

Land At King George VI Avenue (Toad's Hole Valley)

BH2022/02534



**Brighton & Hove
City Council**

Application Description

- Outline application for up to 182 residential dwellings (C3 use) with parking and incidental landscaping (All Matters Reserved).
- Is a 'drop-in' application for part of the school site recently approved last year at THV (BH2022/00203)

THV site in wider context



3D Aerial photo of wider THV site



Proposed Location Plan



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Aerial image of site from north



Aerial view of the Toad's Hole Valley site (foreground) to the sea.



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Split of uses/Number of units

- 182 residential units in total
- 60% (109) open market
- 40% (73) affordable (55% rent – even split of social rent and affordable rent, and 45% intermediate -shared ownership/First Homes)
- Includes additional 9 custom/self-build plots
- Mix of sizes indicative at outline stage, will incl least 50% 3+ bed

Illustrative Parameter Plans & Masterplan

As submitted with the original THV scheme, a suite of parameter plans and a masterplan have been submitted – illustrative only, but provide key principles and will guide future development.

These are the same as previously, except with regard to land use and open space/landscaping.

Proposed Illustrative Masterplan



6

1460-SK012-P10

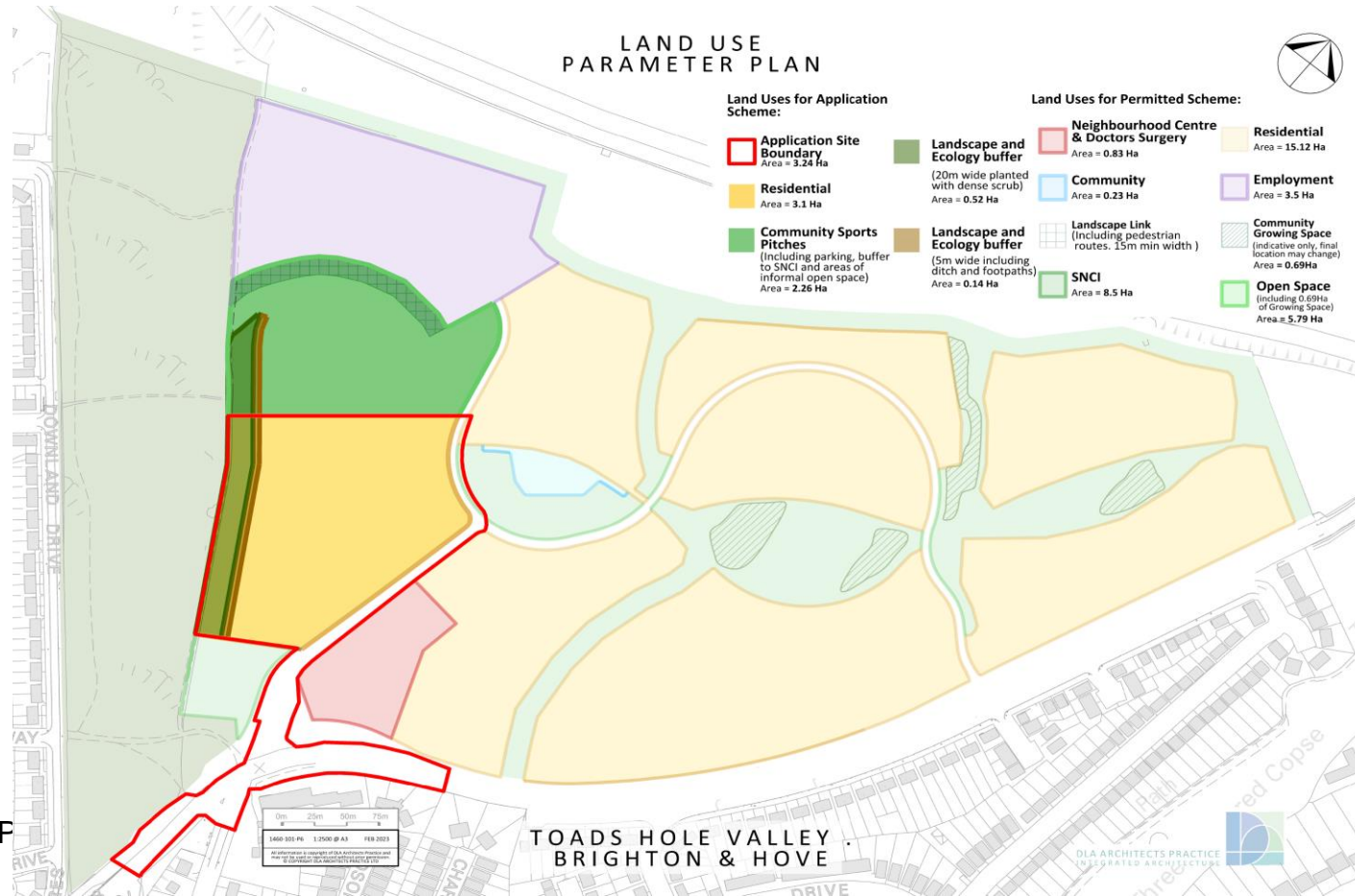
Original THV Masterplan (showing former school land for comparison)



1460-SK012-1

Parameter Plan - Land Use

11



1460-101-F

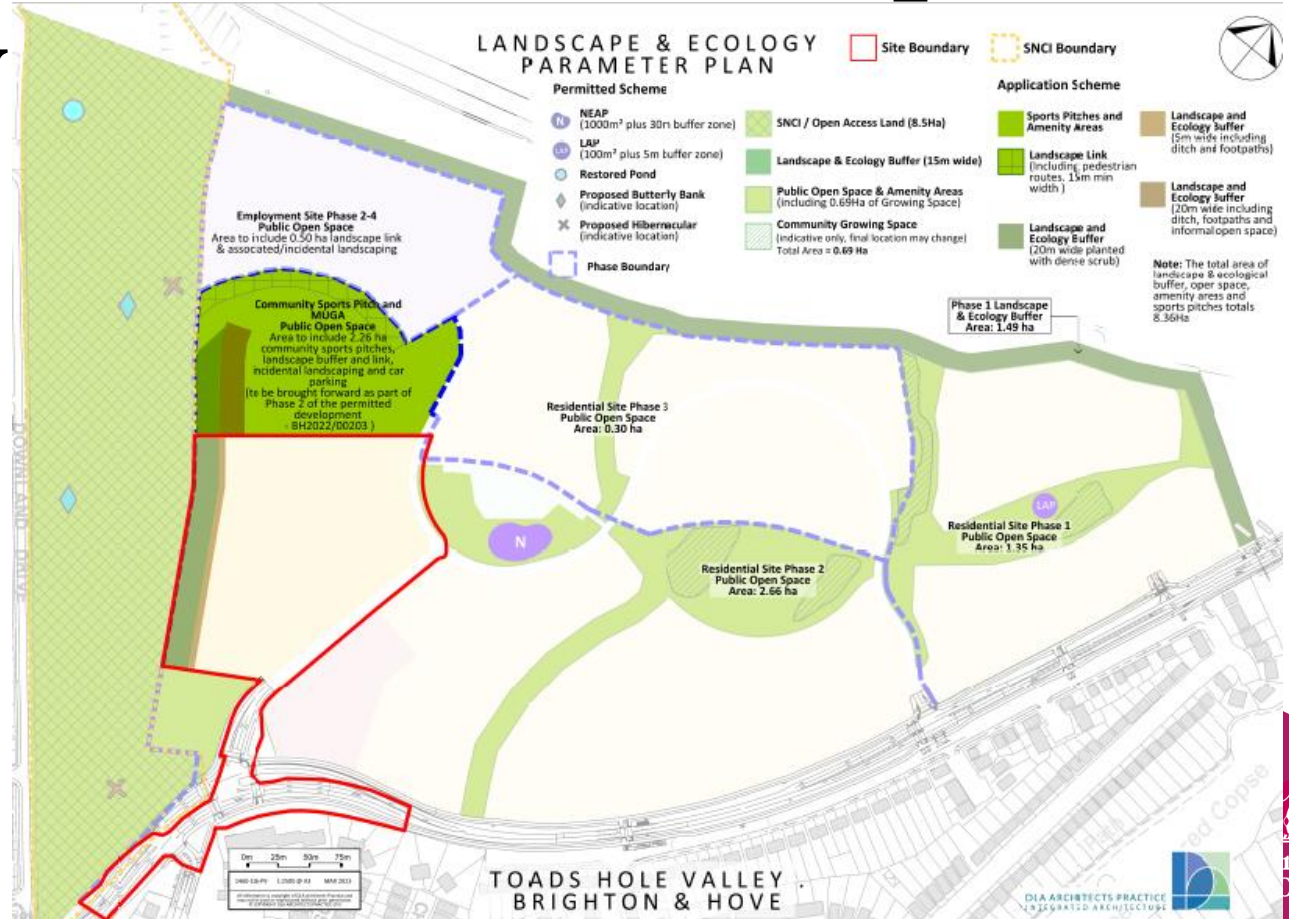
Parameter Plan – land use – close up



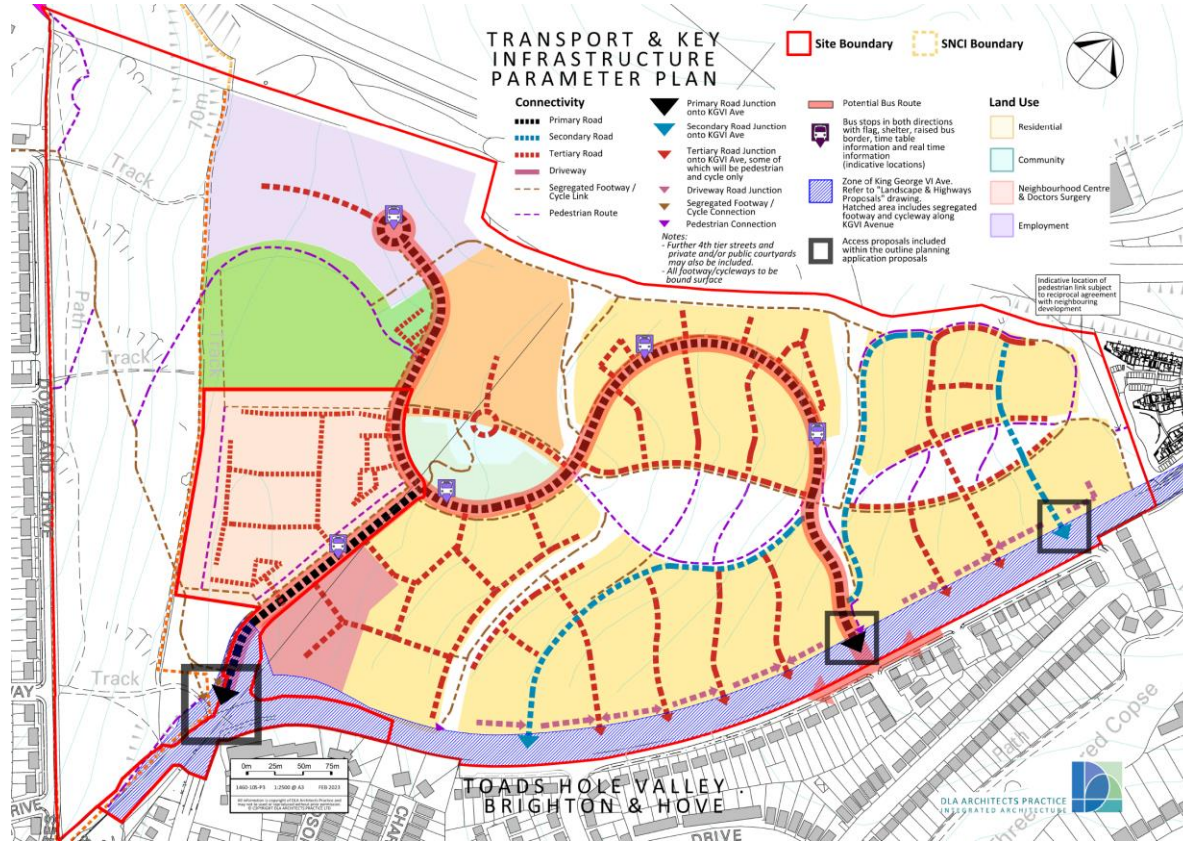
Community sports pitches, incl parking and landscaping (incl 40m buffers to LWS), 2.26ha

Application site –
residential incl parking and landscaping (incl 25m buffers to LWS), 3.1ha

Parameter Plan - Landscape & Ecology



Parameter Plan - Transport & Key Infrastructure

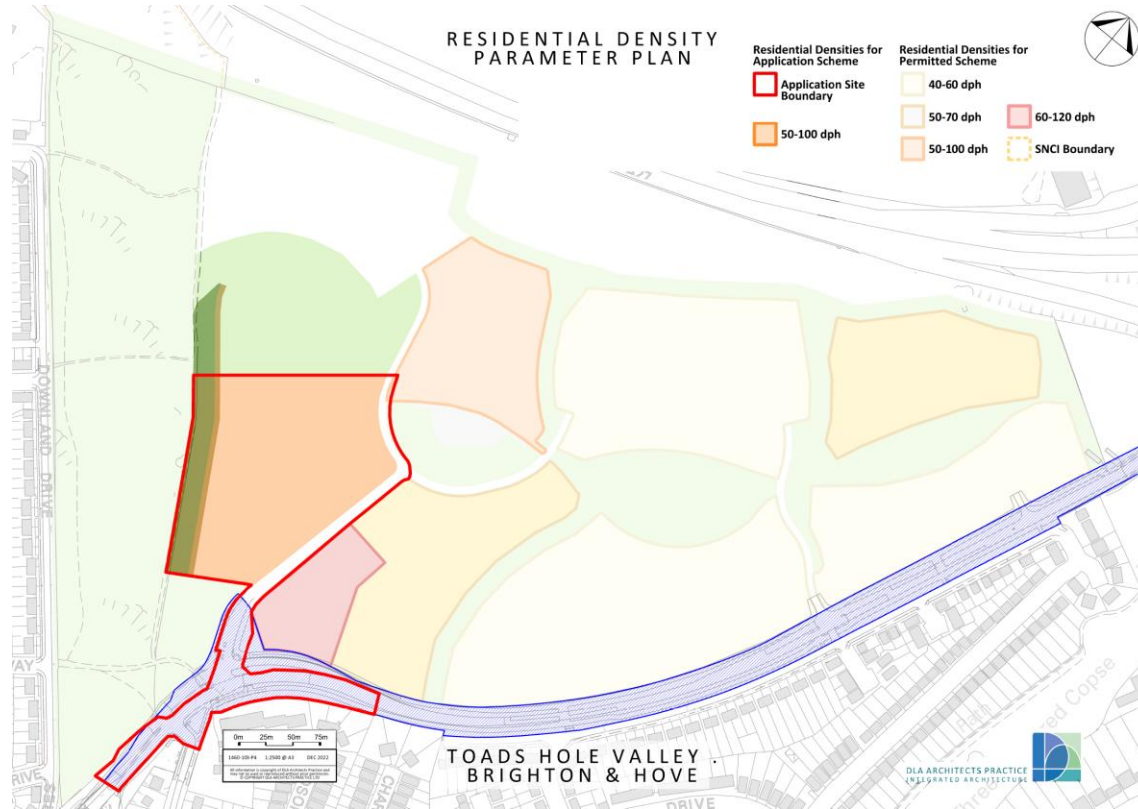


14

1460-105-P3



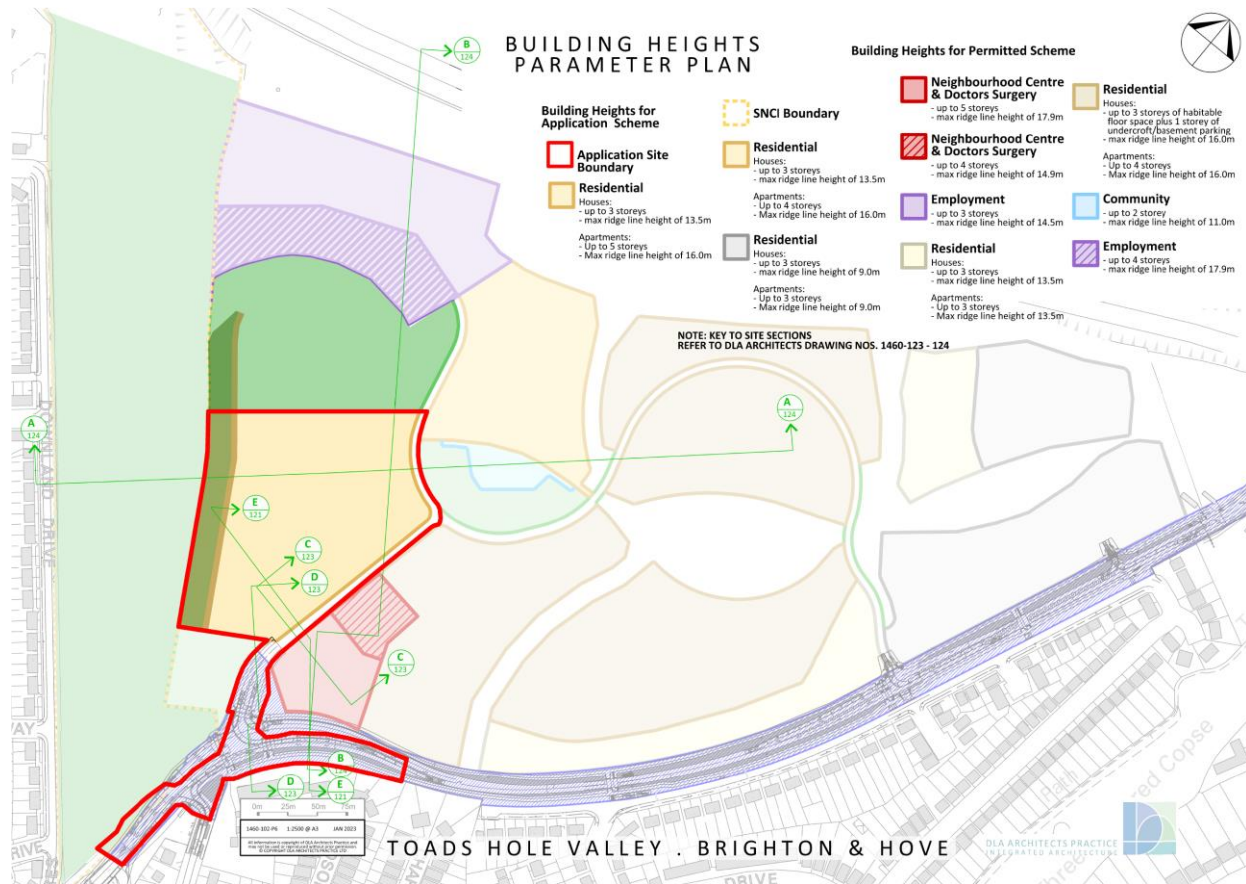
Parameter Plan – Residential Density



Phasing Plan in Relation to Permitted Scheme



Parameter Plan - Building Heights

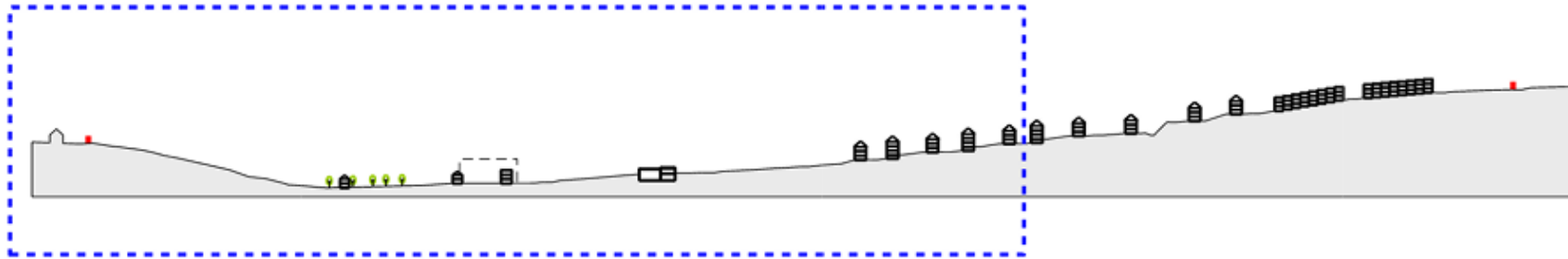
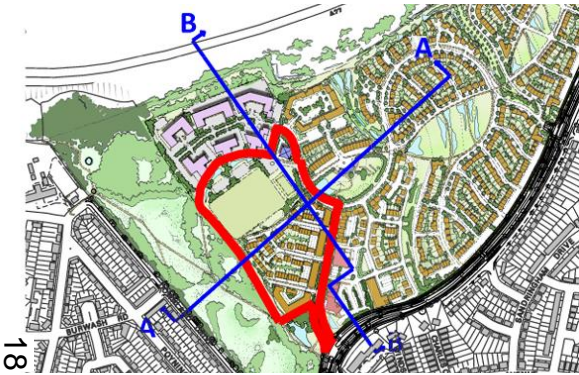


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1460-102-P6

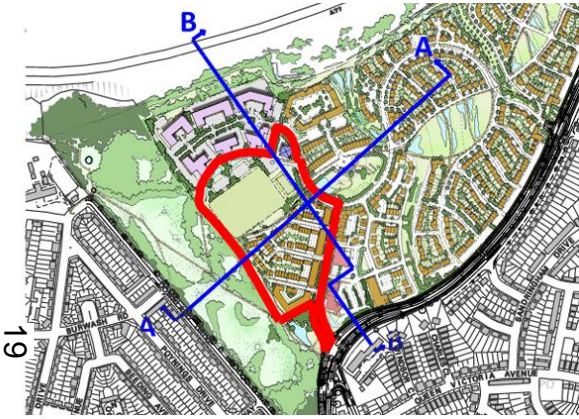


Proposed Site Section(s)



SECTION A-A

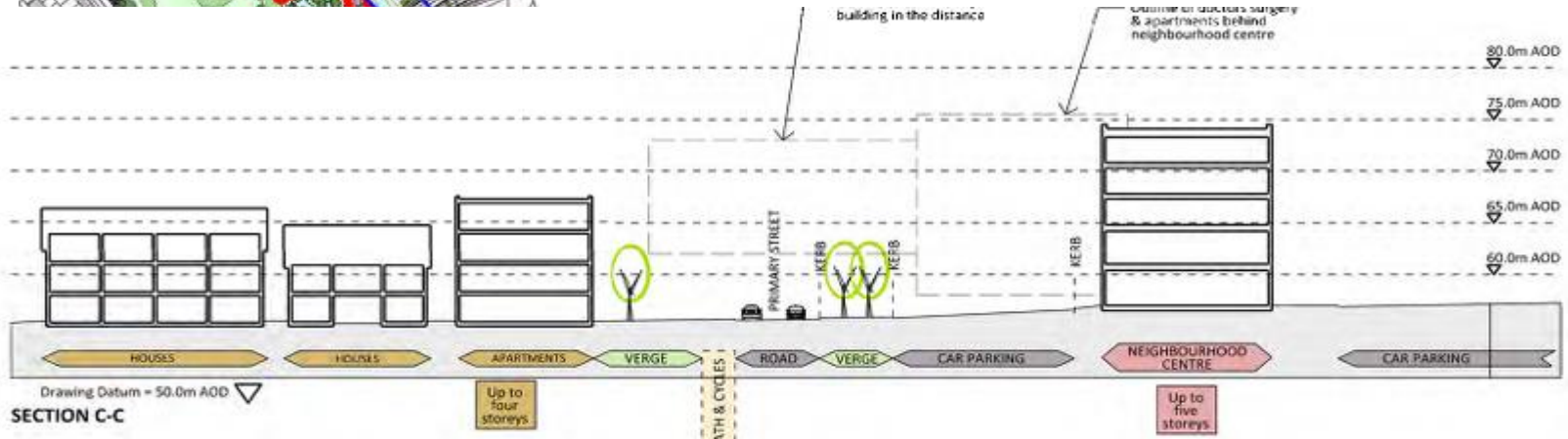
Proposed Site Section(s)



Proposed Site Section(s)



20



Key Considerations

- This is a 'drop-in' scheme only, not re-assessment of whole of THV again
- Need for a school at THV, departure from Policy DA7
- Part replacement with housing (and NPPF requirement)
- Supporting infrastructure
- Associated ecological, transport and other impacts and mitigation (incl Biodiversity Net Gain)

S106 table

- **Implementation of this application with BH2022/00203 only**, and not carried out separately (phased delivery of all associated infrastructure incl A27 junction works prior to occupation of Phase 2/300 dwellings)
- **Affordable housing (40% of overall dwellings)**, with 55% even split of social/affordable rent and 45% intermediate shared ownership/First Homes
- Addition of **9 custom/self-build plots**
- **Neighbourhood Equipped Area of Play** and **0.11ha food growing space**
- Provision of **sports facilities** on remaining part of former school site
- **Enlarged community centre** to accommodate changing for sports
- **Employment training strategy** and additional contribution of **£70,800**
- **Public art component** additional value of **£59,600**
- **Biodiversity Net Gain (BNG) monitoring fees**

Conclusion and Planning Balance

- Robust evidence school site is not needed, exceptional case made
- Housing provision (incl affordable) must be given significant weight as per NPPF to boost housing supply
- Transport and other impacts similar to original THV scheme, similar mitigation and supporting infrastructure to be secured via condition/S106 as before, incl on-site sports facility, plus larger play areas, food growing areas and ecological landscape buffers
- On balance acceptable to have a degree of off-site BNG, will be conditioned
- No objections raised by expert consultees
- S106 Deed of Variation to ensure the development only comes forward as part of wider THV permission, with associated infrastructure
- Approval recommended

