



# Toad's Hole Valley Supplementary Planning Document

Early Stakeholder Consultation March 2016

## Issues & Options Paper

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## 1. Context

The Toad's Hole Valley (THV) site is located on the northern edge of Brighton & Hove, between the Hangleton and Goldstone Valley residential areas, the THV Site of Nature Conservation Importance (SNCI) and the South Downs National Park (SDNP).

As detailed in the figure on the bottom left, it is formed of two separately owned areas - Court Farm (north eastern tip of the site) and Toad's Hole Valley, which includes the Toad's Hole Valley Site of Nature Conservation Importance (SNCI).

This document covers all the development site. With a developable area of 37 hectares (excluding the SNCI), this is the city's largest greenfield development site. As such, it presents a major opportunity to deliver purpose-built, mixed-use sustainable development that contributes to meeting the city's identified needs for housing, education, office and open space.

Past examples of suburban development have often produced disconnected, low-density, self-contained, neighbourhoods. However, recent examples in Brighton & Hove (such as the New England Quarter) suggest that applying an integrated, public realm-led approach to new development better addresses the needs of growth and development, as well as ensuring the integration of new communities into existing ones.

The site has been allocated for major mixed-use development in the **City Plan**. Recognising the strategic importance of the site and the challenges posed to the delivery of development at THV, the **Policy DA7 Toad's Hole Valley** indicates the council's commitment to preparing detailed planning guidance for the site in consultation with the landowners/developer and relevant stakeholders.



The principle of development has been established in the **City Plan Policy DA7 Toads Hole Valley** as amended by the Proposed Modifications document (October 2014).

The **strategy** is ‘to secure a modern, high quality and sustainable mixed use development to help meet the future needs of the city, improve accessibility and provide new community facilities to share with adjacent neighbourhoods.’

Policy DA7 sets out the principle for developing the site including strategies, main priorities, amount of development and open space to be delivered. The key elements of the policy are summarised on the left. The full policy wording is provided at the end of this document.

The purpose of producing supplementary planning guidance for this site is to ensure the successful delivery of an integrated, vibrant, safe and attractive sustainable mixed-use development.

Paragraph 153 of the National Planning Policy Framework states that SPDs ‘should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.’

The preparation of the SPD allows a more detailed exploration of the opportunities and challenges facing the site and the consideration of the possible ways to address them within the policy framework established in the City Plan (DA7).

## 2. Issues & Options

The purpose of this ‘Issues and Options’ paper is to discuss and build consensus on the type of guidance that is required to support the delivery of Policy DA7 and other relevant City Plan Policies.

The issues and options table set out below identifies some of the key issues related to the site and whether they would be better addressed through a:

1. **City Plan policies only** approach - City Plan policies provide sufficient guidance and no further work is needed;
2. **Broad brush SPD** approach - document identifies and summarise the parameters, supporting evidence and basic analysis that would be needed as part of a planning application based primarily on information already available (e.g. strategic views, archaeological and ecological surveys); and/or
3. **Detailed SPD** approach – document frontloads masterplanning issues that could facilitate the submission of a planning application (e.g. site capacity, broad locations for particular land-uses and higher densities, options for heights and massing, landscape and ecology analysis and access/movement options).

The options are not mutually exclusive. That means a combination of approaches could be considered as the most suitable. For example, for some issues the guidance in the policy may be sufficient, but other issues may require a more detailed supplementary guidance or a masterplanning approach. Consultation may also propose alternative approaches to address an issue.

This consultation paper will guide a series of workshops to gather stakeholders’ views on the identified issues and options at an early stage in the preparation of the SPD. The outcome of workshop discussions will inform the production of a draft Supplementary Planning Document (SPD) for the site. A city-wide consultation exercise for the draft SPD is expected to take place in late 2016.



View of THV site from Hangleton Road looking down on to King George VI Avenue in 1951 (above - from the James Gray Collection, the photographic archive of the Regency Society, [www.regencysociety.org](http://www.regencysociety.org)) and now (below). Hangleton area to the left and Goldstone Valley area to the right.



View of SNCI (forefront of the picture), THV (left) and Goldstone Valley area (background) in 1967 (above - from the James Gray Collection, the photographic archive of the Regency Society, [www.regencysociety.org](http://www.regencysociety.org)) and now (below).



THV SNCI in 1965 (above - from the James Gray Collection, the photographic archive of the Regency Society, [www.regencysociety.org](http://www.regencysociety.org)) and now (below) viewed from King George VI Avenue.



Left: Hangleton area in 1947, before 1950's house building (from the James Gray Collection, the photographic archive of the Regency Society, [www.regencysociety.org](http://www.regencysociety.org)).

Right: THV site in 1965 viewed from King George VI Avenue (from the James Gray Collection, the photographic archive of the Regency Society, [www.regencysociety.org](http://www.regencysociety.org)).



# Submission City Plan Policy DA7 in a nutshell

**Strategy** is to secure a modern, high quality and sustainable mixed use development to help meet the future needs of the city, improve accessibility and provide new community facilities to share with adjacent neighbourhoods.

## Housing

At least  
**700** residential units

Densities between  
**50-75** dwellings per hectare  
**50%** 3-bed family dwellings

Other relevant policies:  
**40%** affordable residential units  
Code 4 (up to 2016); Code 5 (post-2016)  
Mix of **sizes, types, tenures**

## Education

**5-hectare** site area reserved for  
**6** form-entry secondary school

## Environment

Achieve **One Planet** approach  
Promote **Biosphere** objectives  
**Low and zero carbon energy**  
**Sustainable design and layout**  
Meet **Policy CP8 standards**

## Offices

**3.5-4.5** hectare site area to accommodate  
**25,000** square meters  
B1 employment floorspace

**High tech, modern space**  
**Range of unit sizes**  
**Training** for local people

## Community and retail

**New multi-use facility** with community meeting place, **doctor's surgery** and **resource** promoting links with South Downs National Park

**Shops and cafes**

Delivery of some of the items listed in this summary are subject to viability and deliverability. Please refer to Policy DA7 for details.

## Transport and travel

**Appropriate links to South Downs National Park and adjacent residential areas** in particular pedestrian and cycle connections to existing infrastructure.

**Improve sustainable transport links** in particular public transport access.

Address **access, movement and safety issues** on King George VI Avenue and noise and other traffic impacts from the A27.

Improve **operational performance** of the trunk road network and links to local roads.

## Public realm and blue-green infrastructure

**2-hectare** public realm area with children's play and informal sports facilities

**0.5 ha food growing space**

**Retention and enhancement of SNCI**

**Integrated green and water infrastructure**

**These potential options have been drafted to stimulate debate for the early stakeholder consultation stage. They do not necessarily represent current or future council policy.**

Issues	Options		
	City Plan only	Broad brush SPD	Detailed SPD
<b>Housing</b>			
<p>Site is expected to accommodate minimum of 700 units; densities between 50-75 dwellings per hectare; minimum 50%, 3+ bedroom family-sized dwellings.</p> <p>City Plan Policy CP20 seeks minimum of 40% affordable housing, some of which could be achieved via all residential uses to help meet the city's need.</p> <p>Diversity of housing density, mix, type, tenure and design.</p> <p>Respect the setting of the National Park.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Provide guidance on housing density, form, scale, mix of housing types and/or tenures across site to help meet identified needs and support the creation of a sustainable new, vibrant neighbourhood for the city.</p> <p>Identify opportunities for provision of Starter Homes as part of housing mix.</p>	<p>Explore options to maximise housing delivery by identifying broad locations where varying densities, building form and scale could be achieved in a way that is sensitive to the topography of the site and setting of the National Park and its surroundings.</p> <p>Assess site capacity and viability/feasibility of options explored.</p> <p>Identify key views to inform assessment of proposals and explore potential for building siting, height and massing to help minimise the impact of road noise and wind.</p>
<p>Phasing of development and delivery of infrastructure requirements.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Provide guidance on the phasing of development to ensure the delivery of essential infrastructure and, ensure that, supporting, ancillary and community uses are provided at appropriate times</p> <p>Ensure diversity of housing designs and concepts to help establish a strong sense of place over time and help to fund improvements to transport infrastructure, connectivity and access to and across the site.</p>	<p>Through a more detailed masterplan approach ensure a clearer understanding of infrastructure requirements and timely, incremental delivery of sites/areas that are central to the creation of a vibrant new community over time.</p>

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Issues	Options		
	City Plan only	Broad brush SPD	Detailed SPD
<b>Office</b>			
<p>Site identified as having potential to accommodate 25,000 sqm of new high-tech, modern office space. Area between 3.5 and 4.5ha to be reserved for provision of a range of unit sizes.</p> <p>Office mix, type and phasing.</p> <p>Integration of office with other uses in the rest of the THV site and neighbouring areas.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Consider the nature of B1 employment floorspace envisaged for site.</p> <p>Identify network of locations across the site where a range of office needs (incubation/ innovation, local businesses looking to expand) could be incorporated into mixed-use development, active street frontages and/or the new neighbourhood centre.</p>	<p>Identify broad location(s) for a dedicated a employment hub that includes a range of flexible spaces to support development of a growth hub.</p> <p>Ensure office space is integrated with the rest of the site and surrounding areas so workers can benefit from access to existing and/or new local services.</p>
<b>Education</b>			
<p>Site identified as having potential to accommodate a new six-form entry secondary school for the city. Area of 5ha to be reserved for this purpose.</p> <p>Incorporation and role of the school in meeting city needs and the development of the new neighbourhood.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Explore potential for use of the school facilities as a more integrated facility for residents, community groups and social enterprises outside the school day.</p> <p>Explore opportunities to help fund delivery and maintenance of shared space, children’s play, formal and informal sport when facilities are not being used for curriculum activities.</p>	<p>Identify a broad location for the new school exploring opportunities for delivery of multi-use school design and phasing (co-provision and co-finance of other required community facilities such as children play, informal and formal sport provision).</p> <p>Consider how design could accommodate shared facilities outside the school day and options for future expansion.</p>

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Issues	Options		
	City Plan only	Broad brush SPD	Detailed SPD
<b>Community and retail</b>			
<p>Site with potential to accommodate a multi-use building with community meeting place, doctor's surgery and resource promoting links to the National Park.</p> <p>Provision of shops and cafes to support the development of a sustainable new neighbourhood.</p> <p>Community facilities, shops, cafés and restaurants are dependent on a critical mass of residents and visitors, and it is necessary to plan for their delivery.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Explore opportunities for temporary community and retail spaces/ activities prior to development to build links with neighbouring communities and attract future residents to the site.</p>	<p>Identify broad location for a multi-use community facility within easy access to the National Park and shops and cafes across the site considering how these link to housing, employment, school and other uses to be provided in order to positively contribute to the creation of a new sustainable neighbourhood.</p> <p>Consider integrating multi-use community building and ancillary retail is into and/or closely linked to a new neighbourhood centre, school and mixed-use development.</p>
<b>Environment</b>			
<p>Development should aim to be an exemplar of environmental, social and economic sustainability, achieve One Planet approach and promote UNESCO Biosphere objectives.</p> <p>Consider impact on the setting and sensitive landscape of the SDNP and guidance for Health Impact Assessment.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Identify opportunities for the design and layout of the development to support sustainable lifestyles and deliver sustainable buildings across the site.</p> <p>Identify key views to and from the National Park and other elements that will inform assessment of impact upon setting of SDNP.</p> <p>Explore options for linking the development with surrounding sports and leisure facilities.</p>	<p>Ensure the design and layout of the development supports low ecological impact lifestyle choices, high standards of building design, generation of decentralised low and zero carbon energy (in particular district heating), control surface water run-off and reduction of the impact of heat island effect and impact upon setting of S NDP across the development site.</p>



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Issues	Options		
	City Plan only	Broad brush SPD	Detailed SPD
<b>Transport and Travel</b>			
<p>Road network surrounding THV severs it from neighbouring areas hindering access and movement to and across the site.</p> <p>The development is expected to reduce the need to travel, particularly by private car by integrating incoming communities into surrounding neighbourhoods. Need for provision of safe routes to school.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Identify road network improvements needed to accommodate new development, improved bus services and links to cycling and pedestrian network.</p> <p>Support production of effective travel plans for business, education and residential land uses to ensure potential for sustainable travel to the site is maximised.</p> <p>Identify opportunities to reduce car ownership/use across the site and create more cycling and pedestrian-friendly environments while providing appropriate car parking levels.</p>	<p>Based on broad land-use locations, identify strategic elements to knit new street pattern with that of existing neighbourhoods.</p> <p>Consider road design options that help decrease traffic speeds via traffic calming measures and/or introducing frontages on both sides of the road to replicate other city access routes, like Dyke Road.</p> <p>Identify key routes and connection/crossing points within movement network and opportunities for road and car parking design to encourage use of public transport, cycling and walking.</p>
<p>Minimise impact of air pollution and road noise.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Outline basic considerations to guide air quality assessment and monitoring prior to and after completion of the development.</p> <p>Explore options for incorporating design features such as vegetation that act as noise attenuation barriers and help reduce air pollution in sensitive areas of the Air Quality Management Area.</p>	<p>Identify broad locations where building design, landscape-led and noise masking measures would be designed into the development to help reduce impact of air pollution and noise.</p> <p>Identify opportunities to fund delivery.</p>

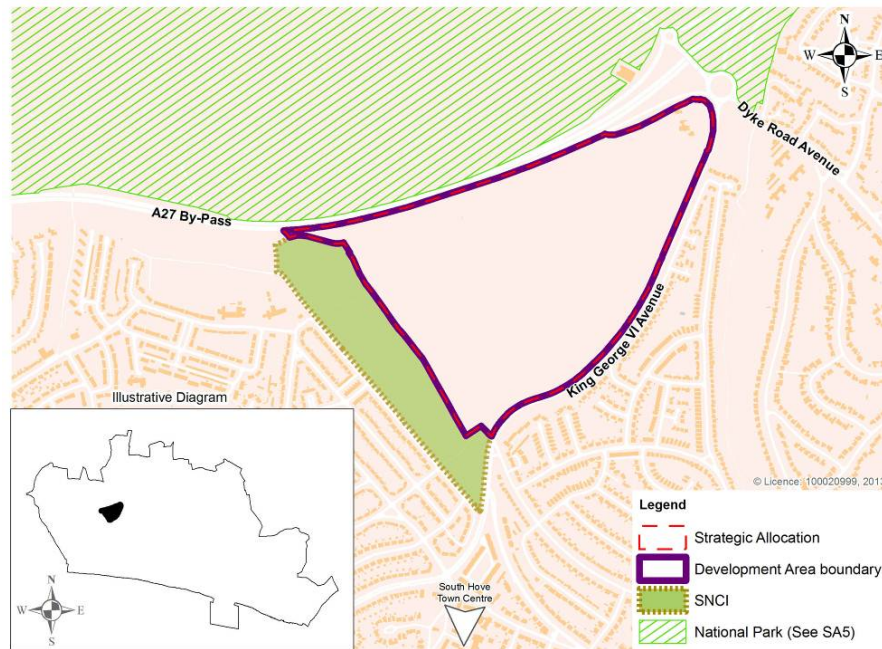
**These potential options have been drafted to stimulate debate for the early stakeholder consultation stage. They do not necessarily represent current or future council policy.**

Issues	Options		
	City Plan only	Broad brush SPD	Detailed SPD
<b>Public realm and blue-green infrastructure*</b>			
<p>Development is required to conserve and enhance the designated SNCI and provide 2 hectares of public open space with young people and children’s play space and informal sports facilities, as well as integrate water management and green infrastructure throughout the site to reduce the risk of flooding and deliver Biosphere objectives and contribute to Biodiversity Action Plan targets.</p> <p>Area is rich in prehistoric and Roman remains and an archaeological desk based assessment is required to inform approach. An Ecological Impact Assessment would be required to assess impacts and inform mitigation.</p>	<p>Policy DA7 and other City Plan Policies provide sufficient guidance.</p>	<p>Explore opportunities for incorporating into the design provision of streets and spaces for informal leisure and play, attractive landscape features to enhance biodiversity and sustainable drainage features such as infiltration ditches to accommodate water run-off and reduce the impact of extreme rainfall.</p> <p>Explore approach to secure funded enhancement and maintenance of the designated SNCI and secure it as a public open space.</p> <p>Identify key links between neighbourhoods and green spaces (green corridors).</p>	<p>Identify broad locations and key links to form a basic network of streets, squares and other open spaces, reduce water run-off and provide greater people and wildlife connectivity between sites.</p> <p>Provide guidance on sustainable urban drainage based on broad locations identified for housing and other uses.</p>

\* For the purposes of this document, public realm refers to highways, footways and public spaces and blue-green infrastructure to the network of natural and semi-natural features in Brighton & Hove reaching out to the surrounding countryside, cities and villages. These features can range from individual street trees, green roofs and private gardens through to parks, rivers, transport corridors, verges, grassland and agricultural land.

### 3. Appendix

#### Transcript of City Plan Policy DA7 - Toad's Hole Valley



3.82 The site, including Court Farm, is 47 hectares and is privately owned land. It is located on the northern fringe of Brighton and Hove bounded by the A27 bypass to the north, the south-eastern side is bounded by King George VI Avenue, the major route from Devil's Dyke round-about into Hove, with the Goldstone Valley/Hove Park residential area to the south and Hangleton and Knoll to the west. The site is not accessible to the public with the exception of the Site of Nature Conservation Importance (SNCI) on the western embankment, which is statutory open access land.

#### DA7 – Toad's Hole Valley

**The strategy for the development of Toad's Hole Valley and Court Farm is to secure a modern, high quality and sustainable mixed use development to help meet the future needs of the city, improve accessibility and provide new community facilities to share with adjacent neighbourhoods.**

#### A. The local priorities to achieve this strategy are:

1. That the site is used efficiently and effectively to assist in meeting the development and infrastructure requirements of the city.
2. The development will aim to be an exemplary standard in terms of environmental, social and economic sustainability, achieving a One Planet approach and promoting the city's UNESCO Biosphere objectives.
3. Ensure that development respects the setting of the South Downs National Park and seeks to enhance links to the National Park for local residents and tourists.

#### Context

3.81 Development of Toad's Hole Valley and Court Farm represents a major opportunity to create a model for mixed use sustainable development that will provide family and affordable housing, modern office space and a new school to meet the future needs of the city. There is also an opportunity to conserve and enhance the Site of Nature Conservation Importance on the south-western boundary of the site, to provide new public open space and to improve links to the South Downs National Park. All new development will be expected to meet high standards of sustainability and design.

4. The development will provide the opportunity to benefit residents in terms of the mix of uses, an improved provision of community facilities, road safety improvements, training and job opportunities for local people and the provision of green infrastructure including public open space and natural green space.
5. To improve sustainable transport links to the area.
6. To incorporate appropriate landscaping and planting to maximise opportunities to increase biodiversity across the site.
7. Conserve and enhance the designated Site of Nature Conservation Importance.
8. Protect sensitive groundwater source protection zones from pollution and ensure no increase in surface water run-off and flood risk.
9. Provide the necessary infrastructure for the development including water distribution and sewerage.

**B. The following key elements will be provided by 2030:**

- A minimum of 700 residential units
- B1 employment space – site area 3.5 - 4.5 ha
- Site reserved for a new secondary school – site area 5ha
- Public open space with children’s play space and informal sports facilities – 2 ha
- Provision of ancillary supporting uses – shops and cafes and multi-use community building
- Food growing space – 0.5 ha hectares
- Green infrastructure integrated through the site to deliver Biosphere objectives and contribute to Biodiversity Action Plan targets.

**C. The strategic allocation for Toad’s Hole Valley is:**

**1. Toad’s Hole Valley east of the SNCI and south of the A27 embankment**

Provision will be made for a high standard sustainable, mixed-use development across the site comprising a minimum of 700 residential units, B1 employment space, a new secondary school, a multi-use community facility and ancillary supporting uses.

The proposals will be assessed against the citywide policies and the following criteria:

- a) New development will be expected to make the best use of the site and residential densities should fall within a range of 50 - 75 dwellings per hectare.
- b) There will be a minimum of 50 per cent 3+ bedroom family sized dwellings provided as part of the residential scheme.
- c) The office element of the scheme will be high tech, modern office space that will provide a range of unit sizes to attract new businesses to the city and support growing business.
- d) Due regard will be given to the impact of development on the purposes and setting of the South Downs National Park<sup>82</sup>.
- e) Environmental sustainability will be central to the design and layout of the scheme which will be expected to meet the requirements of policy CP8.
- f) Development within this area will aim to incorporate infrastructure to support low and zero carbon decentralised energy and in particular heat networks subject to viability and deliverability.

<sup>82</sup> National Parks have two purposes under Section 62 of the Environment Act 1995:

- Conserve and enhance their natural beauty and cultural heritage; and
- promote public understanding and enjoyment of their special qualities.

- g) The scheme will make provision for 5ha of land to accommodate a new secondary school to be developed by the city council or its nominee.**
- h) Development will make contributions towards improved pedestrian and cycle links to the South Downs National Park.**
- i) The provision of a new multi-use community facility to include a community meeting place, a doctor's surgery and a resource promoting links to the National Park.**
- j) Development proposals will address the issues of highways safety on King George VI Avenue, noise and other traffic impacts from the A27 and provide improved links to adjacent residential areas.**
- k) Improvements to public transport access and a good quality public realm that encourages healthy lifestyles (walking and cycling with connections to existing cycle infrastructure).**
- l) Development will need to provide local infrastructure to the water and sewer system at the nearest point of adequate capacity.**
- m) Provision of children's play facilities, public open space (2 ha.), contributions towards improved links to existing parks and food-growing space (0.5 ha.) and opportunities.**
- n) Developer contributions will be sought to secure the sustainable conservation and enhancement of the adjacent Site of Nature Conservation Importance.**
- o) The developer will enter into a training place agreement to secure training for local people.**
- p) The site will be the subject of detailed guidance provided in a future planning brief prepared in consultation with the landowners/developer and relevant stakeholders.**
- q) Work in partnership with the Highways Agency and developer to improve the operational performance of the trunk road network and links to local roads that will be set out in a future planning brief for the area.**

### **Supporting Text**

3.83 Brighton & Hove is a tightly constrained urban area. With the sea to the south and the recently designated South Downs National Park boundaries drawn tightly to the city's edges there are few opportunities for the city to physically expand. The development needs of the city are such that making effective use of a scarce land supply is essential. This is particularly so given the need to balance development requirements with the city's need for open space and the need to safeguard the city's highly valued natural and historic environments.

3.84 Identifying land at Toad's Hole Valley for development represents an opportunity to secure new housing, employment, education, open space and community facilities for the city. It is also an opportunity to achieve high standards of development, improve accessibility to this part of the city and secure new community facilities, green infrastructure and open space for residents of the new development and for adjacent neighbourhoods. As a result, development at Toad's Hole Valley should aim to be an exemplar of sustainable development and demonstrate that the city's UNESCO Biosphere Reserve objectives can be successfully integrated throughout the development scheme subject to viability and deliverability.

3.85 In terms of design, care will be taken to ensure that future development will not adversely affect views to and from the South Downs National Park. A future planning brief for the area will provide guidance for the future development of the site.

### **High standards of sustainable development**

3.86 Environmental sustainability will be central to the design and layout of development at Toad's Hole Valley which will be expected to meet the requirements set out in CP8 Sustainable Buildings. When it can be demonstrated that sustainable building standards cannot be met on site, mitigation measures will be

sought in accordance with policy CP8 Sustainable Building and CP7 Infrastructure and Developer Contributions through Allowable Solutions or an agreed local offset mechanism. Development will be expected to address the principles of a One Planet approach<sup>84</sup> and incorporate measures to help mitigate or adapt to climate change, reduce greenhouse gas emissions, address fuel poverty and security and reduce the city's ecological footprint subject to viability and deliverability. Measures to help achieve the delivery of these objectives include these objectives include:

- facilitating low ecological footprint lifestyles and practices, both on site and in the surrounding area;
- rationalising site layout, street and building orientation to maximise passive design;
- maximising the potential to generate energy renewably on the site;
- delivering a decentralised energy network;
- offering options to extend energy infrastructure to the surrounding built environment;
- surface water run-off being controlled to maintain Greenfield run-off rates; and
- tree-planting to help reduce the impact of urban heat island effect.

3.87 The Brighton & Hove Energy Study has identified particular potential for networks for District Heating in and around this area as part of a long list of priority areas based upon straightforward installation opportunities and cost effectiveness. Development within the area will be expected to incorporate infrastructure to support low and zero carbon decentralised energy and in

particular heat networks subject to viability and deliverability.

### Housing

3.88 The city's housing requirements are such that it is important for the council to identify all suitable opportunities to secure new housing for the city's growing population (see Policy CP1). The scale of housing requirements forecast for the city coupled with the constrained nature of the city's urban land supply supports the planned release of this land at Toad's Hole Valley.

3.89 The strategic allocation at Toad's Hole Valley will secure a significant amount of new housing provision of which a significant amount will be family-sized accommodation and affordable housing. Most of the city's urban sites are relatively small in terms of site area and more suited to flatted forms of development. The evidence base<sup>85</sup> indicates that over the course of the plan period, an estimated 53 per cent of overall housing need and demand is likely to be for larger (3 and 4 bedroom) properties and in terms of house types demand/need is likely to be greater for houses (68 per cent) than for flats (32 per cent)<sup>86</sup>. In reality, the likelihood of delivering this mix of housing in the city is restricted by the types of sites likely to be brought forward for development. Planned development at Toad's Hole Valley allows for a better housing mix to be integrated within the overall development. For this reason the policy requires at least 50 per cent of the new housing to be family-sized. The specified density range should also enable the provision of a mix of housing types and sizes to achieve a choice in the range of housing at this location and ensure effective use of the site whilst recognising this is an area of lower densities compared to the other seven development areas.

<sup>84</sup> See table 2, [\[of the Submission City Plan\]](#) page 24

<sup>85</sup> [Implications of Demographic Change on Demand for Homes in Brighton & Hove, GL Hearn, March 2012.](#)

<sup>86</sup> See Figure 11 and 12, [Implications of Demographic Change on Demand for Homes in Brighton & Hove, March 2012.](#)

### Employment Floorspace

3.90 The allocation of 3.5 – 4.5 ha site area for employment use with the aim of accommodating 25,000 sq m B1 employment floorspace at Toad’s Hole Valley that will support a key growth sector in the economy - the knowledge based economy. This will be done by providing the opportunity for high quality, sustainable and flexible business space offering move-on space for successful companies that need to expand and incubation space linked to the universities. The Employment Land Study Review 2012 indicated that in light of the identified needs for industrial floorspace over the plan period there was the potential for some of the B1a, B1b, employment floorspace to be substituted by B1c light industrial floorspace subject to appropriate masterplanning. Parking provided in connection with a future office use may be considered for informal weekend Park + Ride where the criteria set out in the supporting text of policy CP9 Sustainable Transport can be met. It is considered that the most appropriate location for the employment area is in close proximity to the trunk road network in terms of accessibility and amenity.

### Secondary School and Infrastructure

3.91 There is a strategic need for additional secondary school places in the city. Since 2005 the council has expanded a number of primary schools to provide an additional 11.5 forms of entry (345 more places) per year. These additional places will need to be provided in secondary schools by 2018. To go towards meeting this requirement it is proposed that 5 ha is reserved for a 6 form-entry secondary school as part of the mixed use development. Playing fields provided with the school should be made available for dual use with the local community when not being used by the school.

3.92 Southern Water has identified the need for water and wastewater infrastructure to serve new development and new development will need to connect to water and sewerage systems

off site. This will be determined when development comes forward and where appropriate, developer contributions will be sought towards meeting these priorities.

### Phasing of Development

3.93 It is important that supporting, ancillary and community uses (including the school, ancillary shops and the multi-use community facility) are provided at the appropriate time so as not to place an unacceptable burden on existing facilities. Therefore careful consideration should be given to the phasing of development on the site. Additionally the new employment floorspace represents an important element of this mixed use scheme. The land should be retained for employment purposes and development should be delivered to a phasing programme to be agreed. A minimum of a first phase of the employment land should be completed prior to completion of the housing element of the scheme to stimulate the market. This will ensure the site will contribute to the overall supply of office floorspace in the city (see CP3).

### Transport

3.94 The key issue for any comprehensive redevelopment of Toad’s Hole Valley is to ensure there are improved sustainable transport links to the area. Work will be undertaken with sustainable transport providers to ensure that links are improved. In terms of promoting cycling and walking, improved links to adjacent neighbourhoods and to designated national cycle routes will be sought as part of a redevelopment scheme.

3.95 The site is bounded by King George VI Avenue which is a main route into Hove from the A27 Bypass. The redevelopment of Toad’s Hole Valley represents an opportunity to improve safety on this steep and curving road. Redevelopment proposals should give consideration to slowing traffic, realigning the road, providing off-street parking in accordance with parking standards and

improving the local environment. More details will be provided in the future planning brief.

3.96 The development is likely to have an effect on the operation of the Devils Dyke Junction with the A27. Work will be undertaken with the Highways Agency and developer, taking into account sustainable measures to reduce vehicular traffic, and mitigation measures will be identified to ensure the safe movement of traffic on the A27. Options will be developed as part of the future planning brief.

3.97 Improved walking and cycling links to the South Downs National Park will be expected to be provided as part of the redevelopment scheme. This may involve improving existing links.

#### **Public Open Space**

3.98 Toad's Hole Valley is privately owned and not accessible to local residents. As part of a redevelopment 2 ha of public open space should be provided. This should include a children's playspace as well as a landscaped space and consideration should be given to ensuring long term maintenance.

3.99. As part of the scheme 0.5 ha should be set aside for food growing by local residents within and in neighbourhoods near to, the site.

#### **Local Shops, Community facilities**

3.100 In addition to the land reserved for a new school, provision should be made for a multi-purpose community facility that may include a doctor's surgery, a community meeting place and National Park Interpretation/education facility. Further facilities required as part of a balanced and sustainable community will be for local shops and services.

#### **Site of Nature Conservation Importance (SNCI)**

3.101 The western bank of Toad's Hole Valley is an identified SNCI and lies outside the strategic allocation for the area. As part of the proposed development measures will be expected to be undertaken to improve the quality and biodiversity of the SNCI and to improve walkways through the area and to the National Park.