

# **Kap Ltd, Newtown Road**

**BH2018/03356**



**Brighton & Hove  
City Council**

# Description

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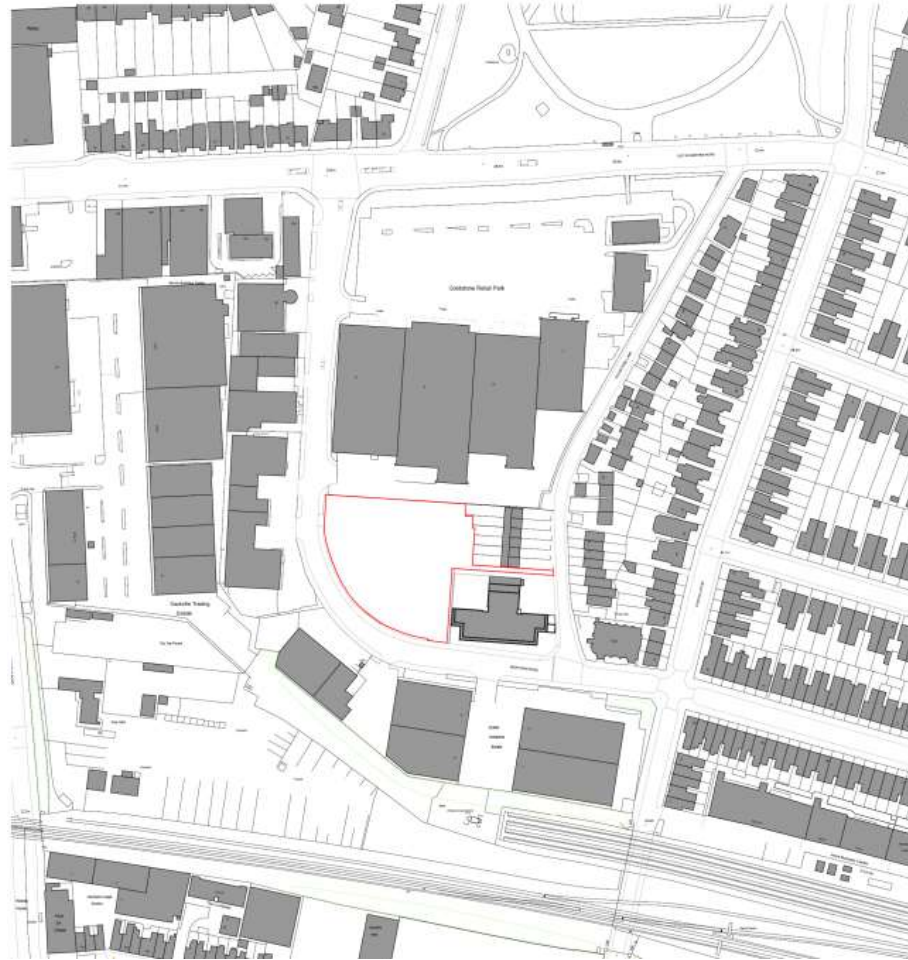
The original permission allowed the “*demolition of existing buildings in association with car dealership (sui generis) to facilitate the erection of a mixed-use redevelopment to provide 148 dwellings (Class C3), 954sqm of office floorspace (Class B1), within a scheme of 3no Blocks ranging from 4 to 11 storeys in height with associated underground car parking, cycle parking and landscaping and 22 sqm of cafe floorspace (Class A3).*”

2 This application is for a Deed of Variation of the s106 to:

1. replace the onsite affordable rented housing provision of 18 units with a commuted sum of £3.642M for offsite provision;
2. allow on-site shared equity affordable housing as a replacement for the 14 onsite shared ownership affordable housing units; and
3. to remove the local employment scheme financial contribution of £46,200 (other than monitoring fees) and use these monies to provide an additional financial contribution of £40,173 towards off-site affordable housing.

# Site Location Plan

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# 3D Aerial photo of site - south



Site

# Existing car dealership building fronting Newtown Road

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# Approved Block Plan



# Proposed Visual – image of scheme from south

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# Conclusion

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- Council officers are satisfied that no Registered Providers are able to take on the affordable rented units and the council are not able to purchase any units themselves. As such it is considered that the payment of a commuted sum, derived in accordance with the Developer Contributions Technical Guidance is acceptable in this instance.
- Shared Equity Housing falls within the national definition of affordable housing for sale as 'other low-cost homes for sale' within the NPPF and as such is comparable to shared ownership affordable housing. Both forms of affordable housing are considered acceptable by the council.
- It is agreed that the Local Employment Scheme contribution (excluding monitoring fees) is not required in this specific case and as such the required monies should be put towards additional offsite affordable housing.