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Whitehawk Clinic, Whitehawk Road

BH2017/01665 & BH2020/03619



Brighton & Hove
City Council

Application Description

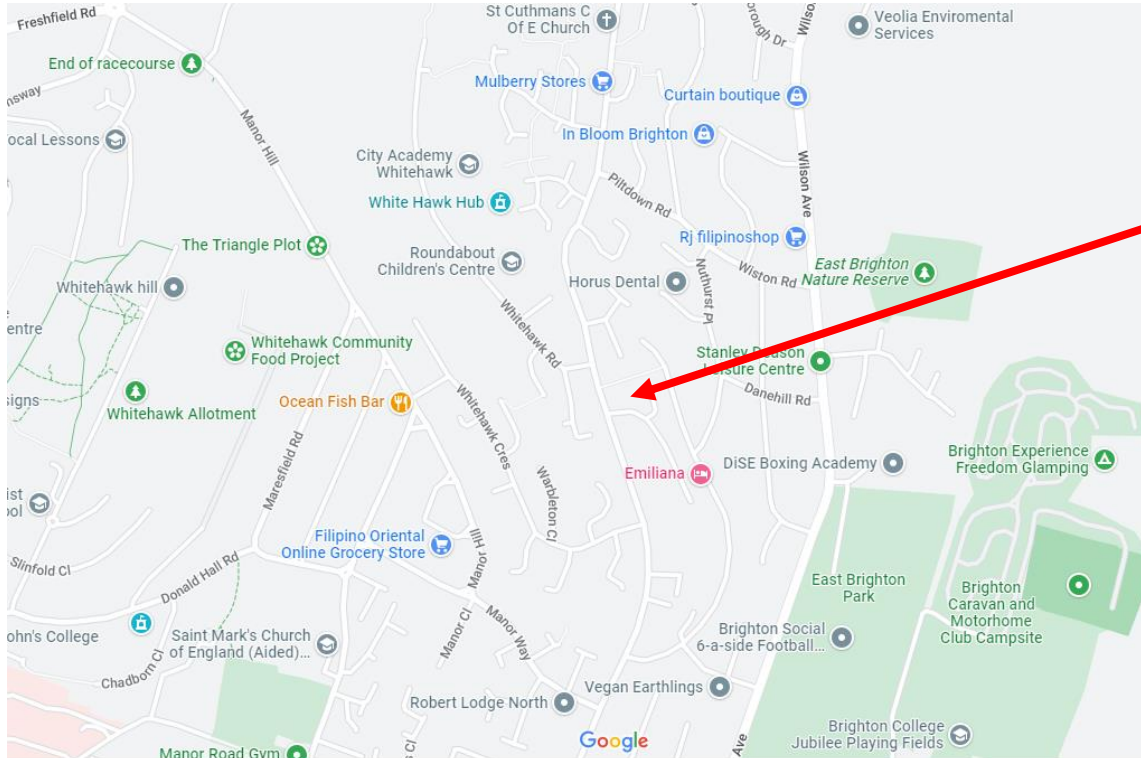
To consider a request to vary one of the Heads of Terms of Section 106 Agreement dated 19 July 2018 in connection with planning permission BH2017/01665, as amended by BH2020/03619. This required the following:

“40% affordable housing (8 units for affordable rent and 7 properties for shared ownership sale, comprising 5x one-bedroom units, 7x two bedroom units and 3x three-bedroom units.)”

A Deed of Variation is sought to provide:

- Ten affordable housing units on site (21%), with the size and tenure to remain flexible;
- A commuted sum of £56,664.
- A clause that should they be unable to secure the interest of a Registered Provider, a further commuted sum would be provided instead of affordable housing on site.

Map of application site



Site

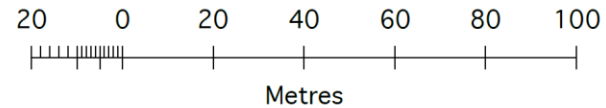


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Existing Location Plan



LOCATION PLAN SCALE 1:1250



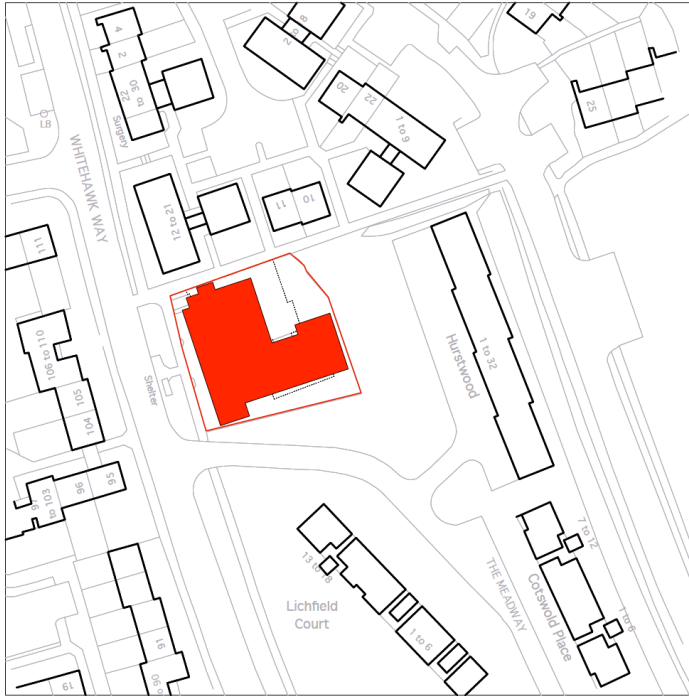
Aerial photo(s) of site



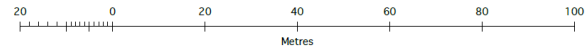
3D Aerial photo of site



Existing Block Plan



BLOCK PLAN SCALE 1:500



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Approved Contextual Front Elevation

38



Visualisation

39



View looking north east on the corner of Whitehawk Way and Meadway

Proposal

Amend Heads of Terms from:

- 40% affordable housing (15 units)

to:

- 21% affordable housing (10 units) plus commuted sum of £56,664;
- Size and tenure to be flexible;
- Commuted sum if a Registered Provider cannot be secured;
- Review mechanism to ensure viability still stacks up.

DVS agrees with conclusions regarding viability.
Housing Team raise no objections.

Conclusion and Planning Balance

41 Considered that the applicant's proposal to vary the legal agreement to provide ten affordable housing units on site, plus a sum of £56,664, rather than the 15 originally approved is acceptable and accords with Policy CP20 of City Plan Part 1.

Recommend: Approval

