

PLANNING COMMITTEE

ADDENDUM 4

2.00PM, WEDNESDAY, 8 JULY 2020

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ADDENDUM

ITEM		Page
B	BH2018/01622, 295-305 Portland Road, Hove - Outline Application RECOMMENDATION – MINDED TO GRANT <i>Ward Affected: Wish</i>	1 - 36

295 - 305 Portland Road

BH2018/01622



**Brighton & Hove
City Council**

Application Description

- **Outline application for demolition of existing 6no dwellings (C3) to facilitate a mixed-use redevelopment comprising of the erection of 1no four storey building and 1no three storey building incorporating:**
 - **up to 47no dwellings (C3)**
 - **up to 1650sqm of commercial space (B1)**
 - **associated basement level vehicular and cycle parking**
- **Outline application to include layout, scale and access (appearance and landscaping to be reserved matters)**

Existing Location Plan



LOCATION PLAN SCALE 1:1250

20 0 20 40 60 80 100

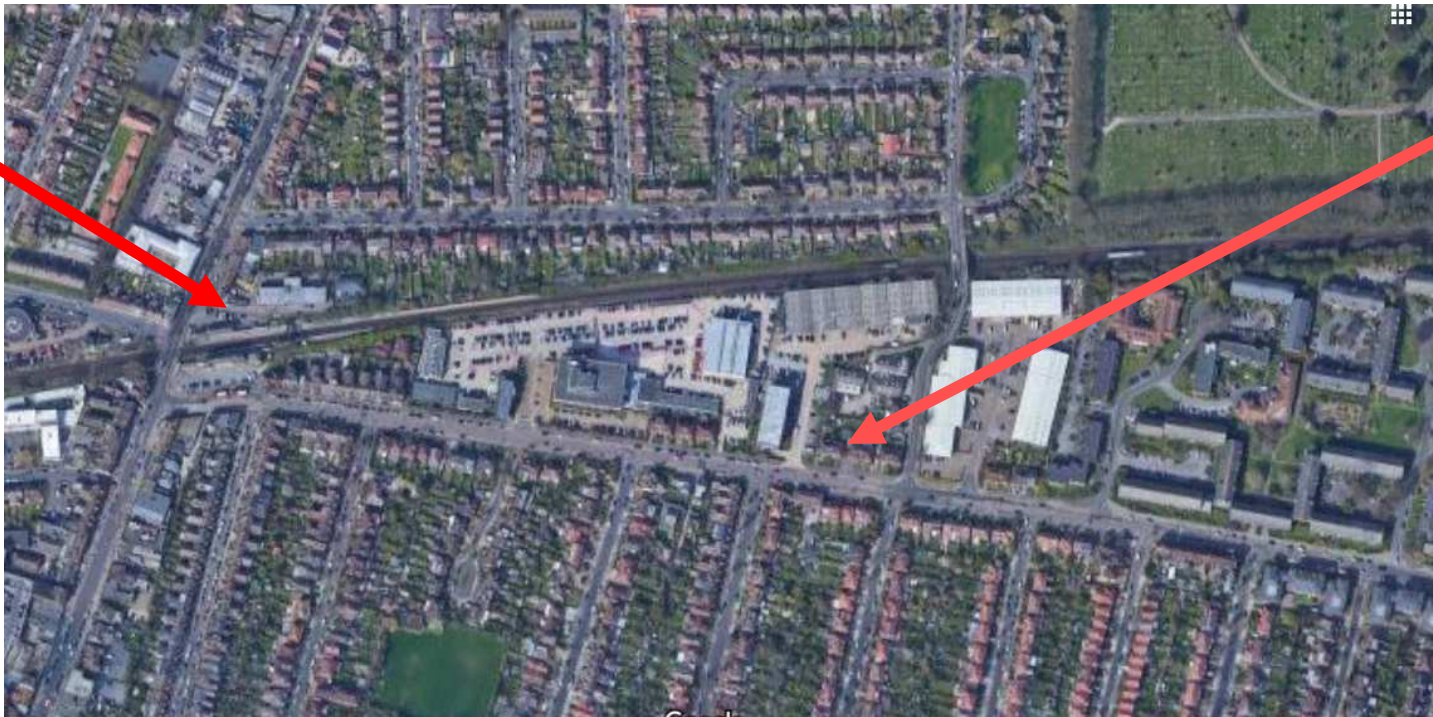
Metres



A001

Aerial view of site

Portsalde
Train
Station



Site

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site

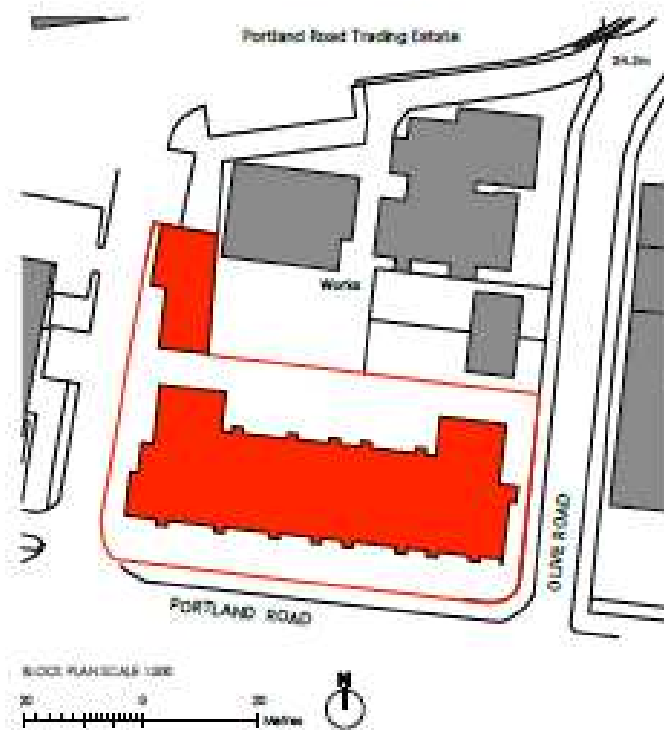


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Existing Block Plan



Proposed Block Plan



Olive Road junction



Existing dwellings to be demolished on application site fronting Portland Road



Existing dwellings on site fronting Portland Road



Portland Road streetscene from west showing adjoining Martello Lofts building



Portland Road Trading Estate access road from south



View from west to existing dwellings gardens on the application site.



View from commercial car park back south towards rear gardens on the application site



Rear (West facing) elevation of neighbouring properties, 2 and 4 Olive Road



View south down Olive Road



Split of uses/Number of units

- Up to 47 residential properties on the first, second and third floors in the main block fronting Portland Road
- Up to 1650sqm of B1 office floorspace at ground floor level in the main block fronting Portland Road and within all three floors of the standalone office block fronting the Portland Road Trading Estate access road.



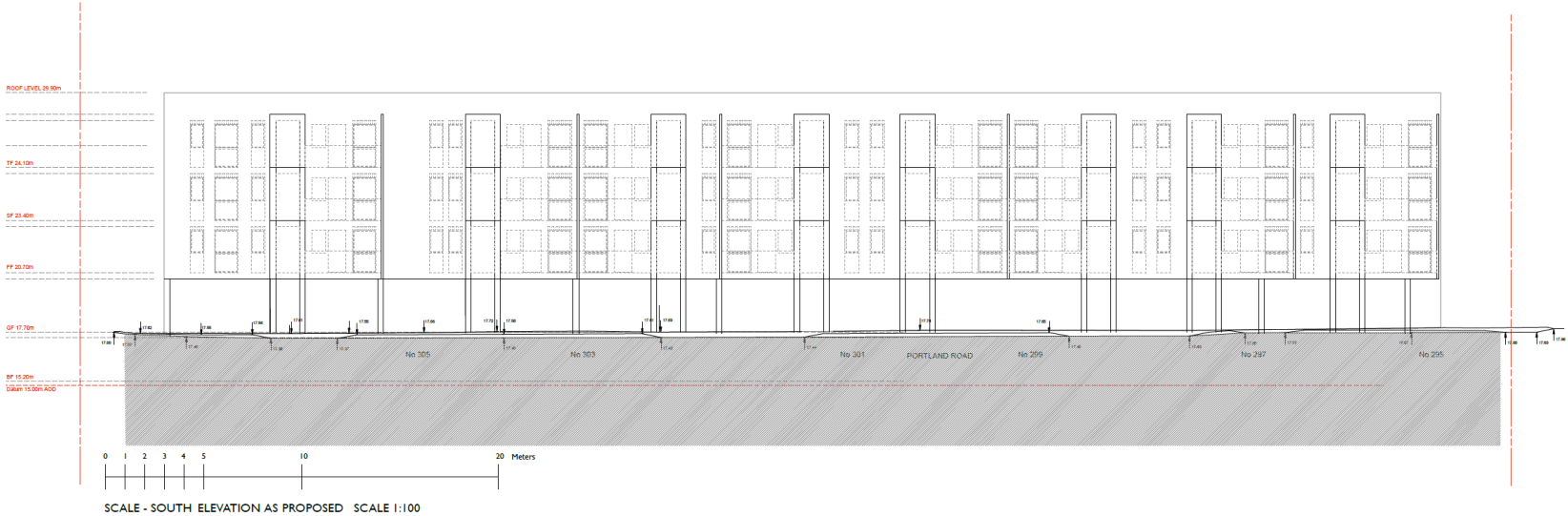
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Existing Front Elevation



A004

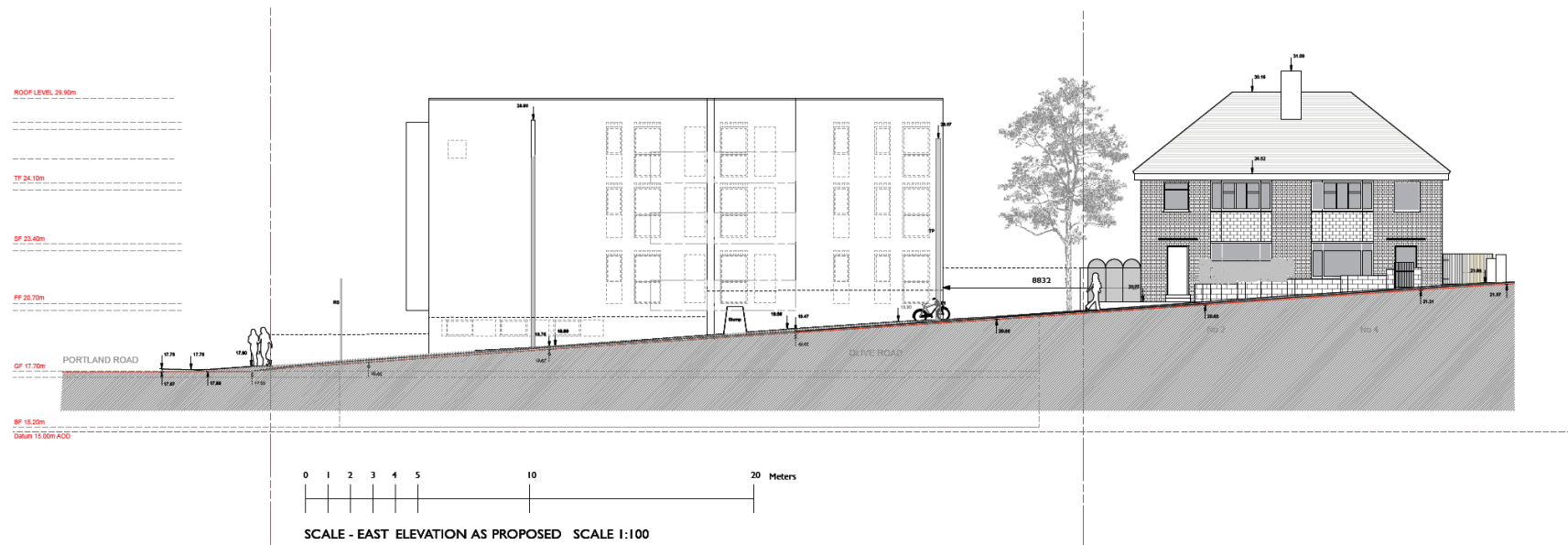
Proposed Front Elevation (with illustrative detailing)



D.10 REV B

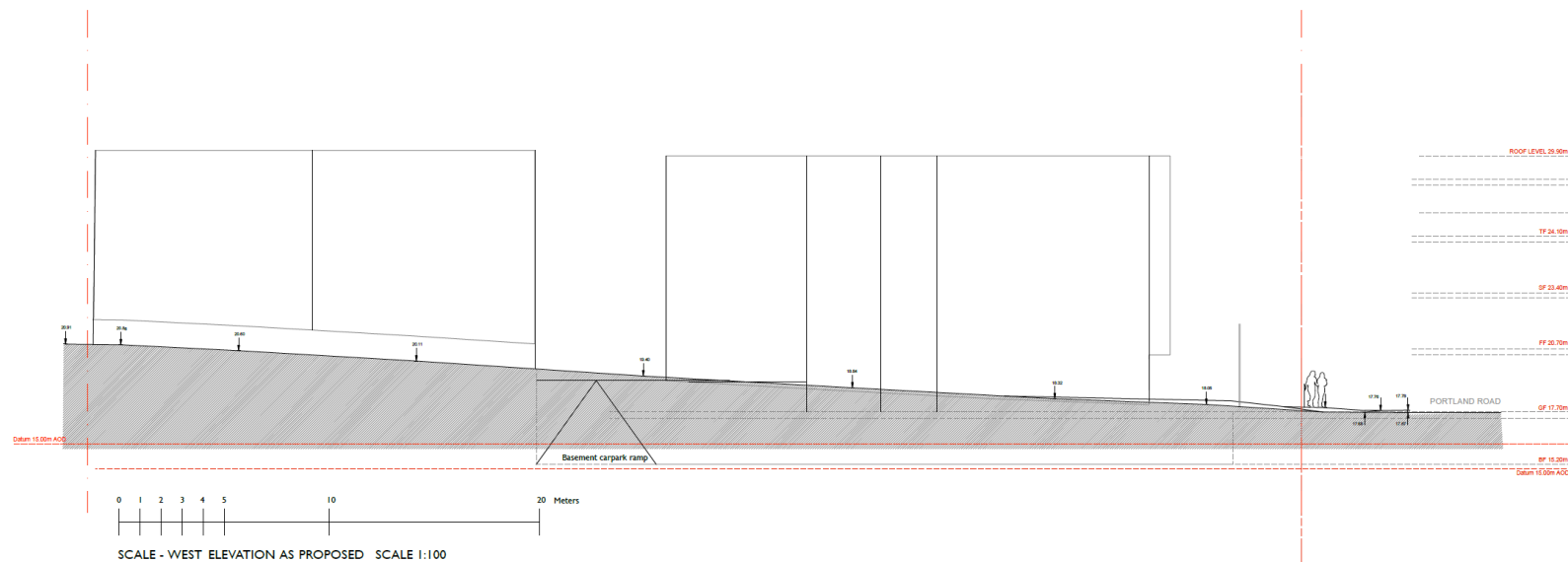


Proposed East Elevation (with illustrative detailing)



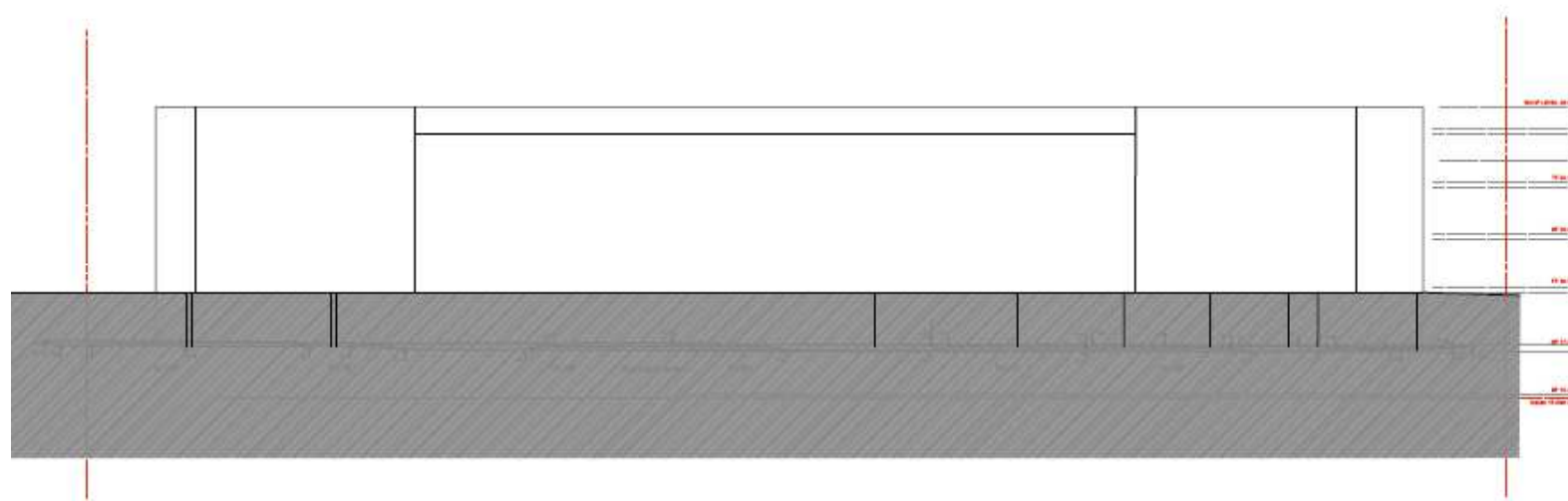
D.09 REV B

Proposed West Elevation



D.11C

Proposed Rear Elevation



ID



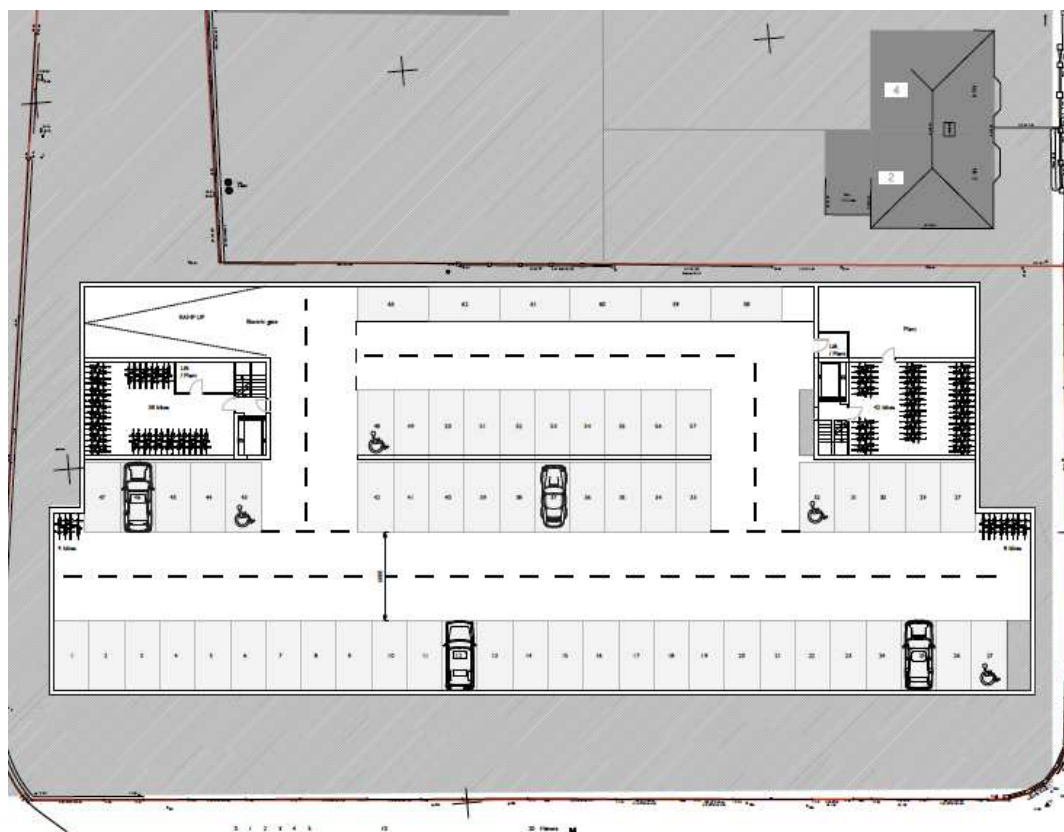
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Contextual Front Elevations (with illustrative detailing)



A005 & D.012 REV B

Proposed basement plan showing indicative layout



Key Considerations in the Application

- Principle of the proposed uses,
- Visual impact of the development on the streetscene and the character of the surrounding area (in respect of the scale, massing and footprint),
- Transport impacts,
- Impact on residential amenity,
- Standard of the accommodation for future occupiers,
- Housing Mix
- Sustainability and Ecology

S106 table

Affordable Housing

- Provision of policy compliant affordable housing (40%) with a split of 55% of the affordable offer for affordable rent and 45% as shared ownership.

Sustainable Transport and Highways:

Sustainable Transport Contribution

- A sustainable transport contribution of **£199,530**. This should be allocated to the following, stated here in order of priority.
- Pedestrian crossing improvements on but not limited to Portland Road; and/or
- Improved pedestrian crossing on Portland Road; and/or
- Bus stop improvements on Portland Road; and/or
- Public realm and accessibility improvements to footways within the adopted highway in the vicinity of the site.

Highway works

- Reinstatement of vehicle crossovers on Portland Road
- Repaving of footway on Portland Road
- The works shall be secured via a section 278 agreement and completed to the satisfaction of the LHA prior to the first occupation of the development.

Travel Plan

- Travel plans measures for residential and commercial occupiers

S106 table

Education

- A financial contribution of **£18,736.80** for secondary school and sixth form education (Blatchington Mill and Hove Park Schools)

Public Art

- Commissioning and installation of an Artistic Component to the value of **£28,300** within the development in public view or in the immediate vicinity of the site. This could comprise an 'uplift' in the value of public realm provision to incorporate an artistic component

Open space and recreation/sports:

- Provision of a financial contribution of **£117,234.81** towards enhancement of outdoor/indoor sports, parks and gardens, children's playspace, allotments, amenity greenspace and semi-natural space at the following locations:
- Outdoor sport (£28,317.03) - Kingsways and/or Hove Seafront and/or Knoll Park and/or Wish Park and/or Neville Recreation Ground and/or Hove Lagoon Skatepark and/or Hove Seafront,
- Indoor sport (£18,620.00) – Portslade Sports Centre,
- Children's Play (£2, 898.87) – Hove Lagoon Skatepark and/or Hove Seafront and/or Wish Park and/or Victoria Recreation Ground and/or Vale Park,
- Parks and Gardens (£41,445.08) - Hove Lagoon Skatepark and/or Hove Seafront and/or Wish Park and/or Victoria Recreation Ground and/or Vale Park,
- Allotments (£4,064.10) – Weald and/or North Nevill Allotments,
- Amenity Green Space - (£3,322.93) - Wish Park and/or Hove Seafront and/or Isabel crescent and/or small amenity green spaces within the vicinity of the development
- Natural and semi-natural - (£18,566.80) Street trees and small amenity green spaces within the vicinity of the development and/or Hove seafront.

Employment:

- Submission of an Employment & Training Strategy to secure the use of at least 20% local construction labour,
- A financial contribution of **£28,200** towards the Local Employment Scheme

Conclusion and Planning Balance

- The proposed scheme has developed positively through the life of the application in design terms with significant reductions in the height of the building, a greater set back to the building line on the Portland Road frontage and a reduction in the overall housing density,
- The housing mix - which is skewed towards smaller units and some limited negative impacts on neighbouring residential amenity, design and the standard of accommodation for future occupiers weigh against the scheme,
- It is considered that there is sufficient scope at reserved matters stage and with the use of carefully worded conditions to ensure the development is acceptable in respect to highways impacts,
- The public benefits of the application include the redevelopment of a site partially within and adjoining an existing industrial site allocated in CPP1 for mixed use redevelopment with a proposal with a total of up 47 homes, including 40% affordable housing and up to 1650sqm of high quality employment floorspace,
- Overall, the public benefits of the scheme significantly outweigh any harm identified and the recommendation is to approve.



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