

Westerman Complex, School Road

BH2018/02583



Brighton & Hove
City Council

Application Description

2 A Deed of Variation to allow the amendment of the affordable housing unit mix and tenure to provide 14, one bed affordable rent units; 11, one bed shared ownership units; and a three bed affordable rent unit.

Map of application site



Existing Location Plan

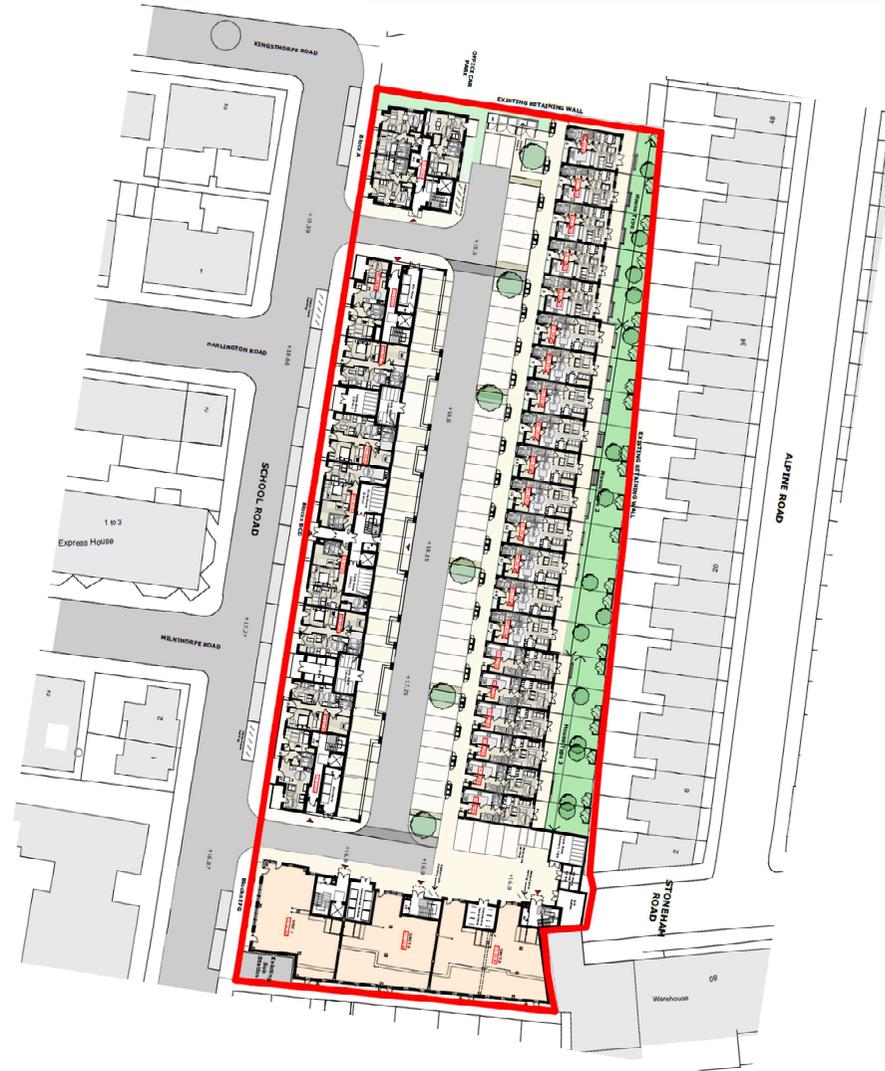


4

100_A



Approved Block Plan



5

16.146.206 B



Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



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City Council

Street photos



South
Eastern
Corner
Elevations



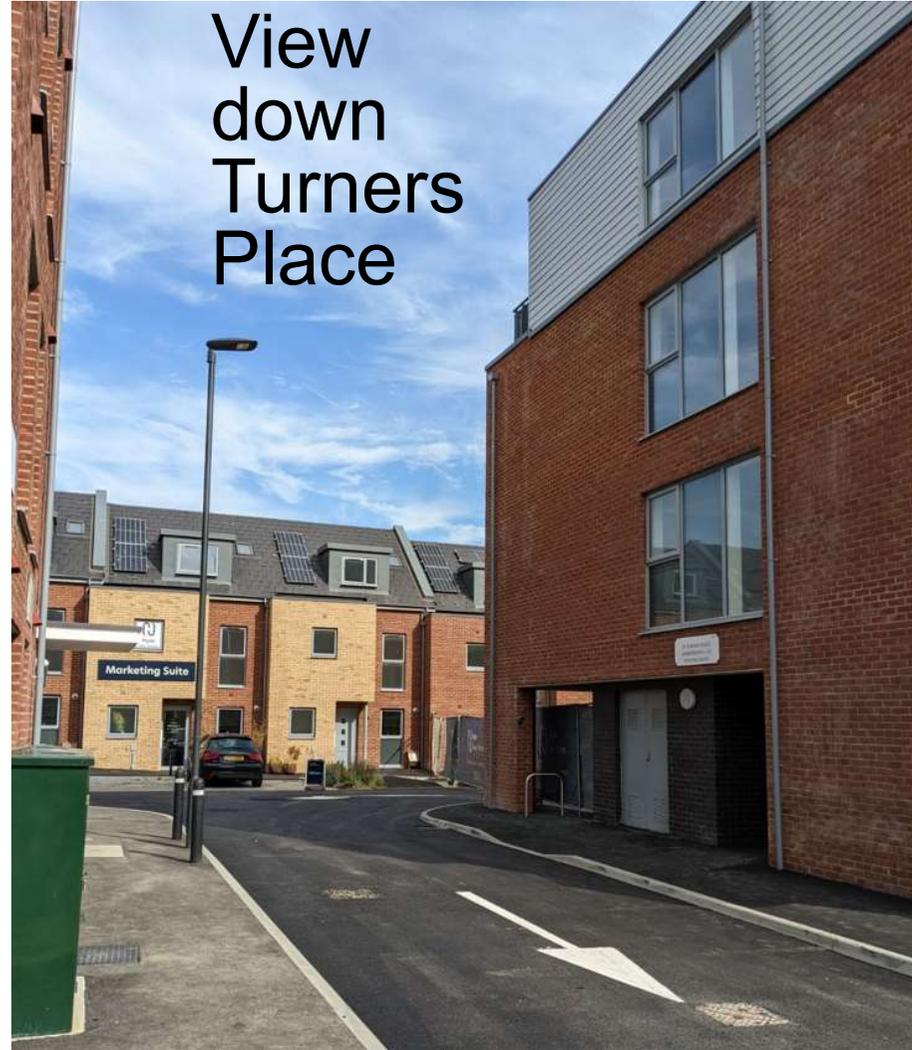
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Street photos

Long view
from the
south



Street photos



Street photos

View from the north

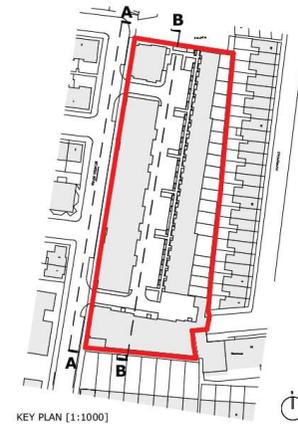


Approved Front Elevation 1

12



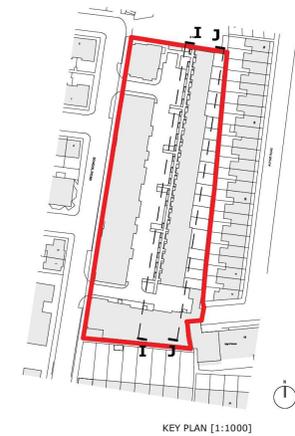
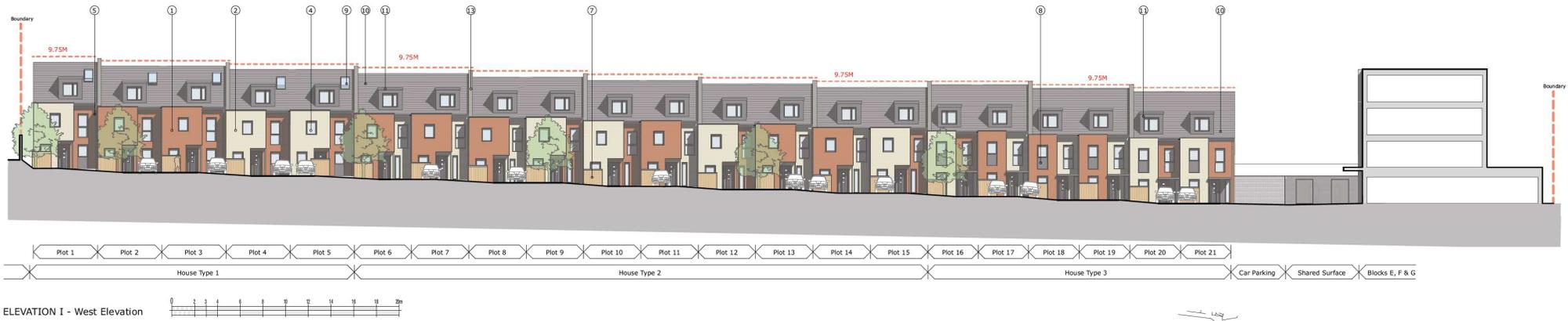
ELEVATION A - FACING SCHOOL ROAD



16.146.220_E

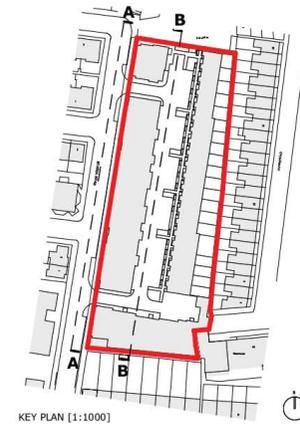
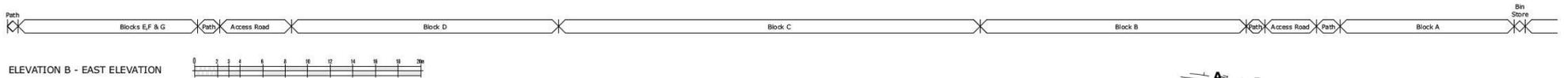
Approved Front Elevation 2

13



16.146.222_D

Approved Rear Elevation 1

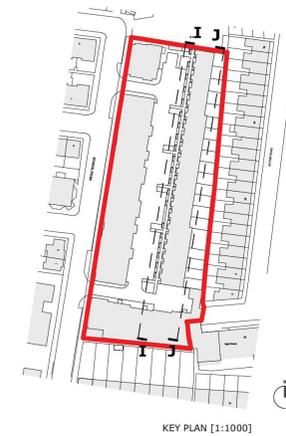


16.146.220_E

Approved Rear Elevation 2



16.146.222_D



Split of tenures and units

- Extant permission:
 - 7 x one-bed affordable rent units;
 - 10 x two bed affordable rent units;
 - 19 x one-bed shared ownership units;
 - 5 x two bed shared ownership units.
- Proposed:
 - 14 x one-bed affordable rent units;
 - 10 x two bed affordable rent units
 - 1 x three-bed affordable rent unit;
 - 11 x one-bed shared ownership units;
 - 5 x two bed shared ownership units.

Planning Policy

- Paragraph 4.213 of City Plan Part One Policy CP19 states that an estimated 65% of the overall need / demand (for both market and affordable homes) will be for two- and three-bedroom properties.
- An additional three-bed affordable dwelling, and one fewer one-bed affordable dwelling is proposed, which is therefore supported.

Planning Policy

- Forty percent affordable housing is still being provided, but with a changed ratio:
 - Approved:
 - 56% shared ownership: 44% affordable rented;
 - Proposed:
 - 61% shared ownership: 39% affordable rented.

Key Considerations in the Application

- The implementation of the development would deliver planning and economic benefits, including much-needed affordable housing, in a sustainable location, with good access to shops and services, and sustainable transport links.
- With the variation, it would also deliver more affordable rent units, which are in demand in the city.
- The S106 also commits the developer to £666,087.69 of contributions towards public art, local education services, employment schemes, sustainable transport improvements, recreation facilities and wheelchair housing.

Conclusion

- Council Officers are satisfied that the continued provision of on-site affordable housing and changing the unit and tenure mix is acceptable. The proposed variation would allow a financially viable and successful housing development to be achieved.

