

# 35-36 Egremont Place

BH2022/02167



Brighton & Hove  
City Council

# Application Description

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In December 2022, Planning Committee agreed the grant of permission for the following development, subject to a s106 legal agreement:

*“BH2022/02167: Part demolition and part retention of the existing care home buildings (C2) to provide 25 dwellings (C3) in a mix of houses and flats with associated parking and landscaping.”*

The applicant is seeking to vary one of the Heads of Terms of the s106 which required the following:

8 *“On-site provision of 10 Affordable Rent Units (40%) or as a commuted sum in lieu of onsite provision.”*

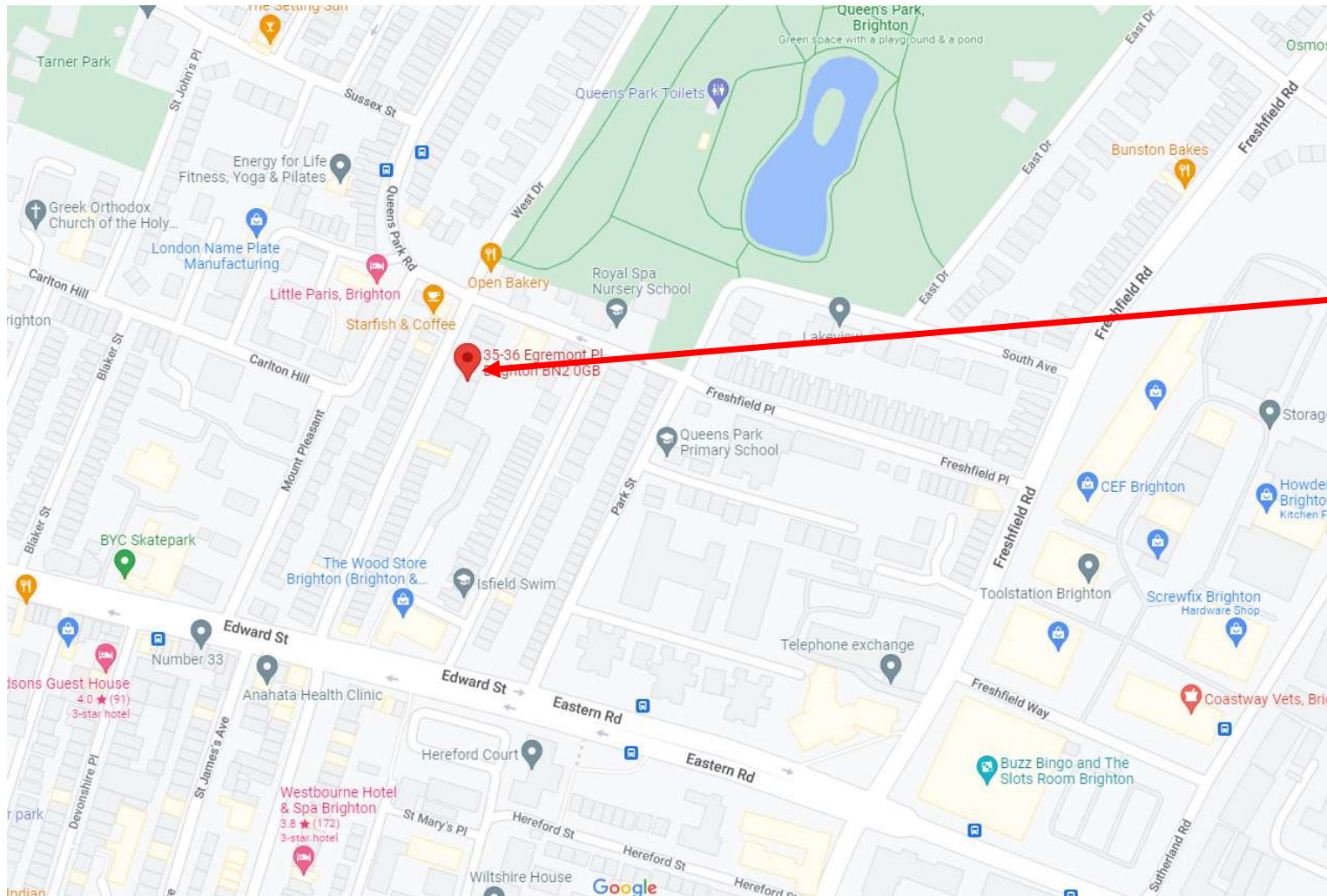
This was incorrectly set out in the Report.

A Deed of Variation is therefore sought to provide 40% Affordable Housing, but with the following tenure mix:

- Four affordable rented units (or the equivalent commuted sum); and
- Six First Homes



# Map of application site



Site



# 3D Aerial photo of site

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# Approved Site Layout Plan



# Proposal

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## Amend Heads of Terms

From:

- 40% affordable housing: 10 affordable rented units;

To:

- 40% affordable housing (four affordable rented units or a commuted sum; and six First Homes.

Housing Strategy team raise no objections.

# Conclusion and Planning Balance

- Proposal would still provide policy-compliant affordable housing of 40%;
- Would meet government requirement that 25% of affordable housing units are First Homes;
- Housing Officers support amended provision as being more attractive to Registered Providers.

**Recommend: Deed of Variation Permitted**

