

Land At King George VI Avenue (Toads Hole Valley)

BH2023/02850



Brighton & Hove
City Council

Application site in wider context



3D Aerial photo of site



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Application Description

- Variation of conditions 1, 3, 4, 5, 10, 23, 31, 32, 42, 50, 52, 55, 60, 64, 65 and 68 of outline permission BH2022/00203 to include reference to the option of permission BH2022/02534 as a substitute for the school site, inclusion of additional reserved phase, and to allow associated amendments to approved drawings.

Planning background

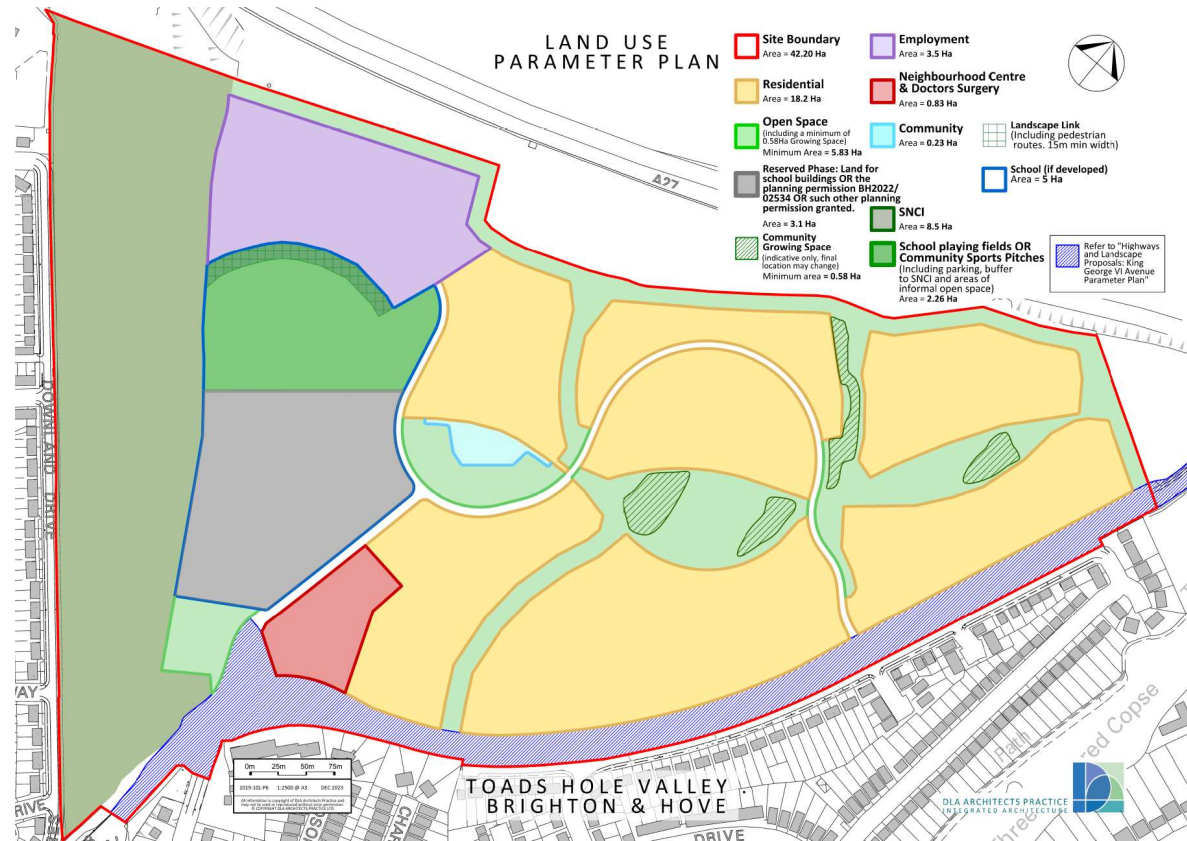
BH2022/00203 Outline application for a mixed use development comprising residential dwellings (C3 use); land for a 6-form entry secondary school (F1 use)/community sports facilities (F2 use); office/research/light industry floorspace (E use); neighbourhood centre including retail outlets (E/sui generis uses), a doctors' surgery (E use) and community building (F2 and E use); public open and play space, alterations to the Site of Nature Conservation Interest (SNCI); and associated landscaping. Provision of 3no. vehicular accesses onto King George VI Avenue (unreserved) with associated highway alterations. Approved 6/6/22. *Note: This included up to 880 residential units.*

BH2022/02534 Outline application for up to 182 residential dwellings (C3 use) with parking and incidental landscaping (All Matters Reserved). Approved 26/4/23.

Application proposal

- No new development is proposed
- Changes to conditions are technical to align both permissions and manage the interrelationships between the 2 consents
- Conditions and parameter plans do not change in emphasis, just reference option of either permission
- Enables both permissions to be brought forward

PARAMETER PLAN - LAND USE

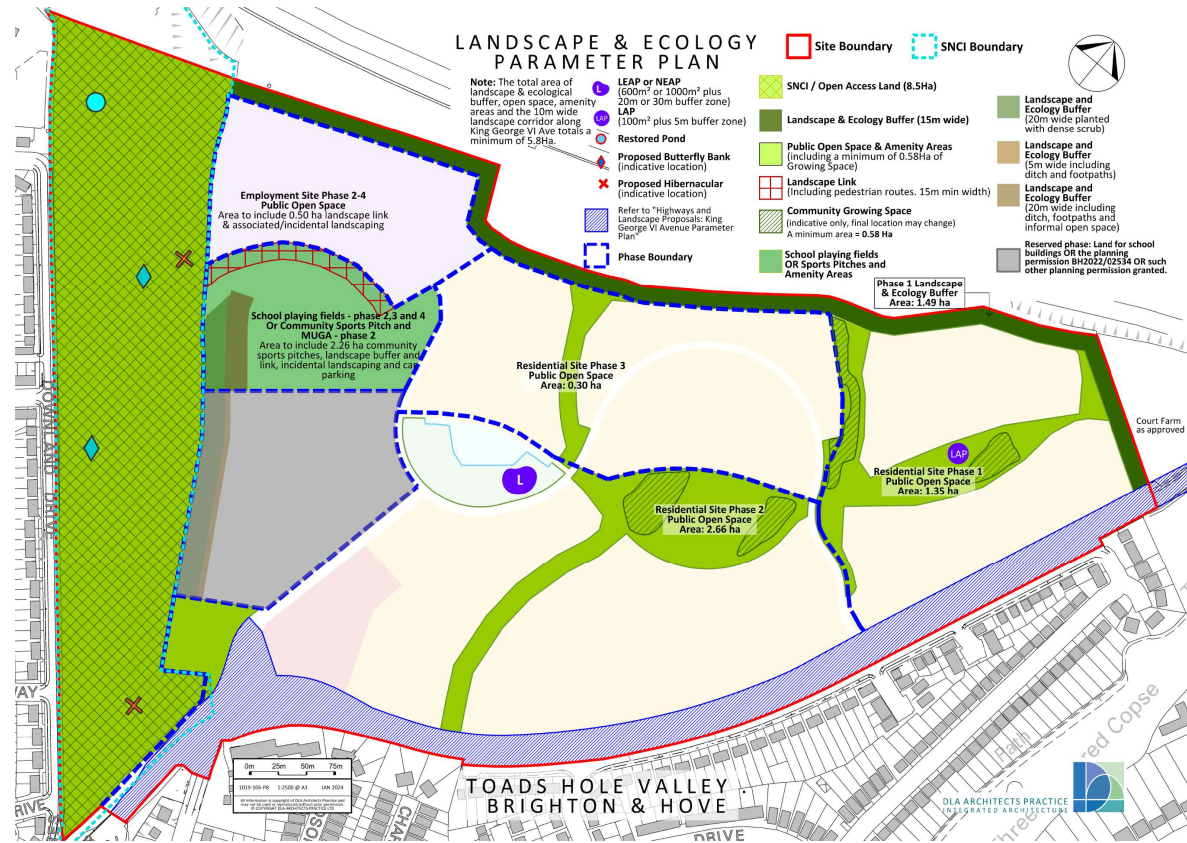


10

1019-101-P6

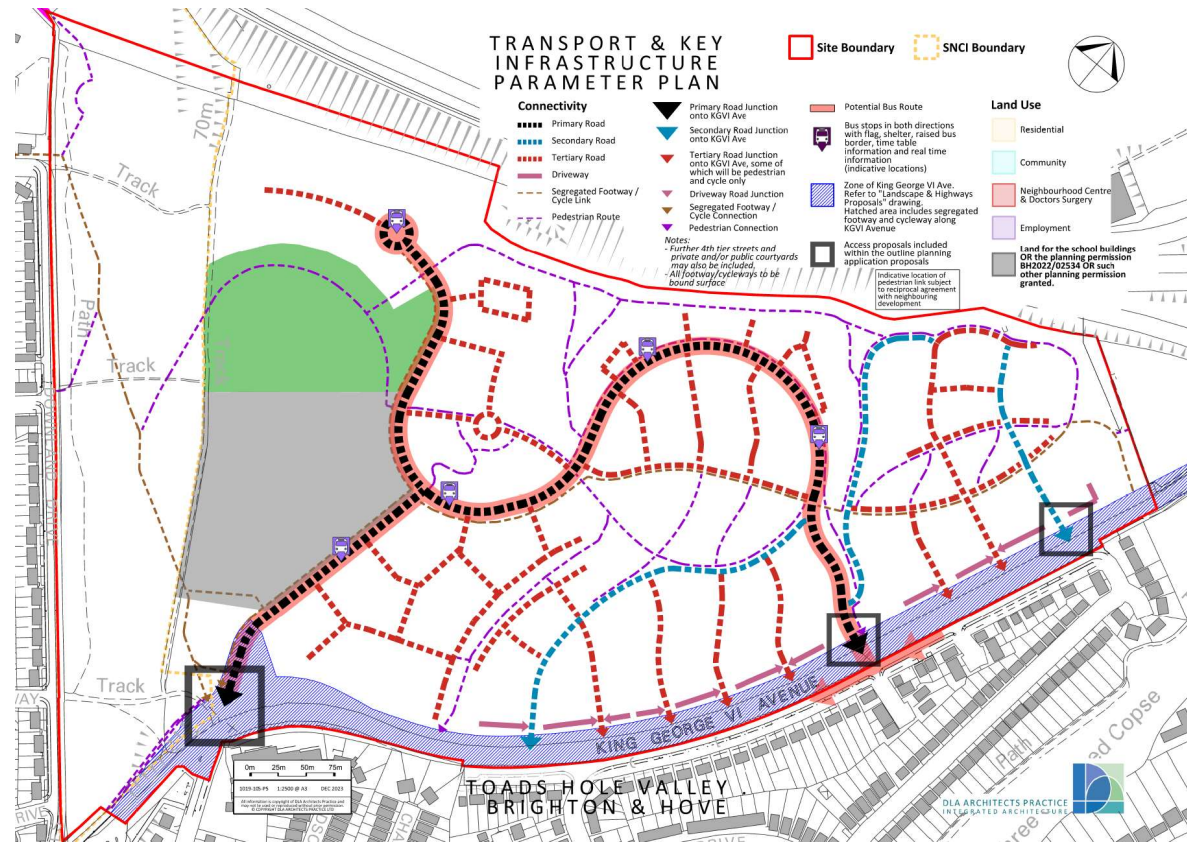


PARAMETER PLAN - LANDSCAPE AND ECOLOGY



1019-106-P8

PARAMETER PLAN - TRANSPORT & KEY INFRASTRUCTURE

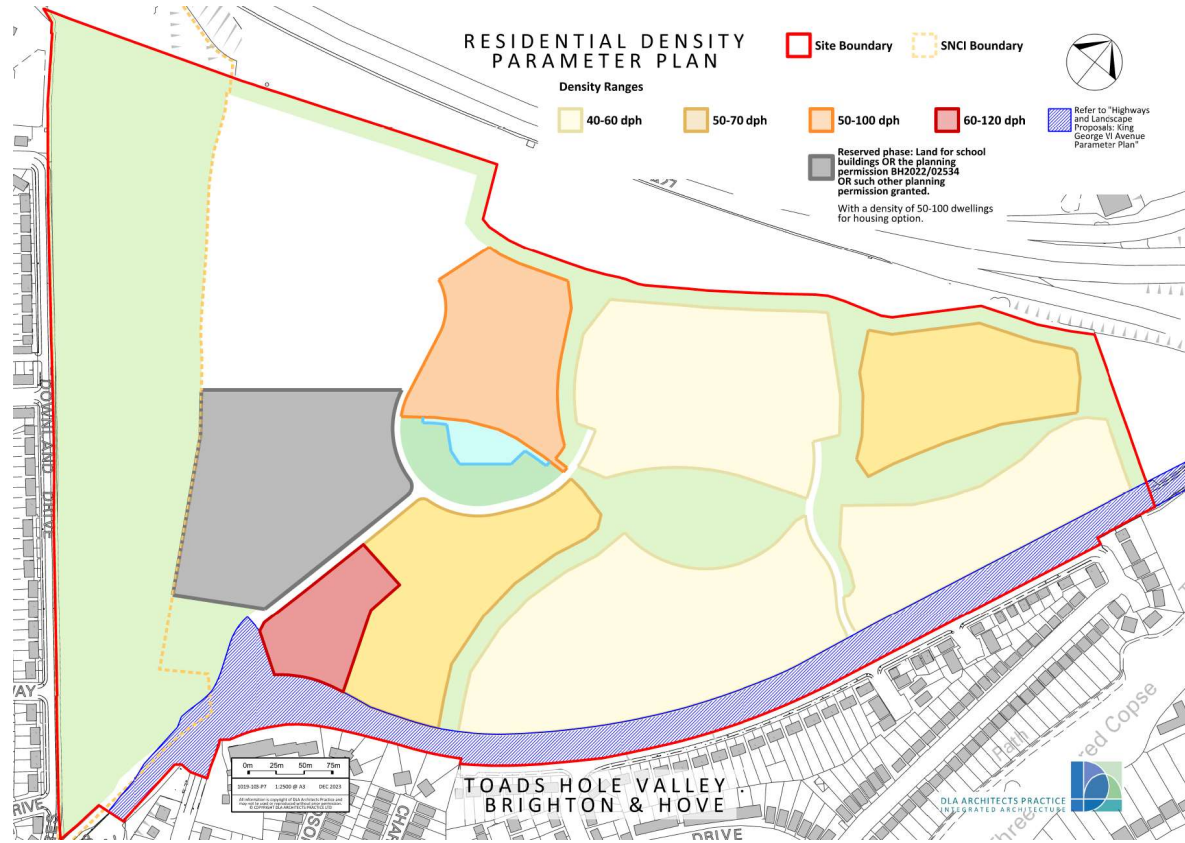


12

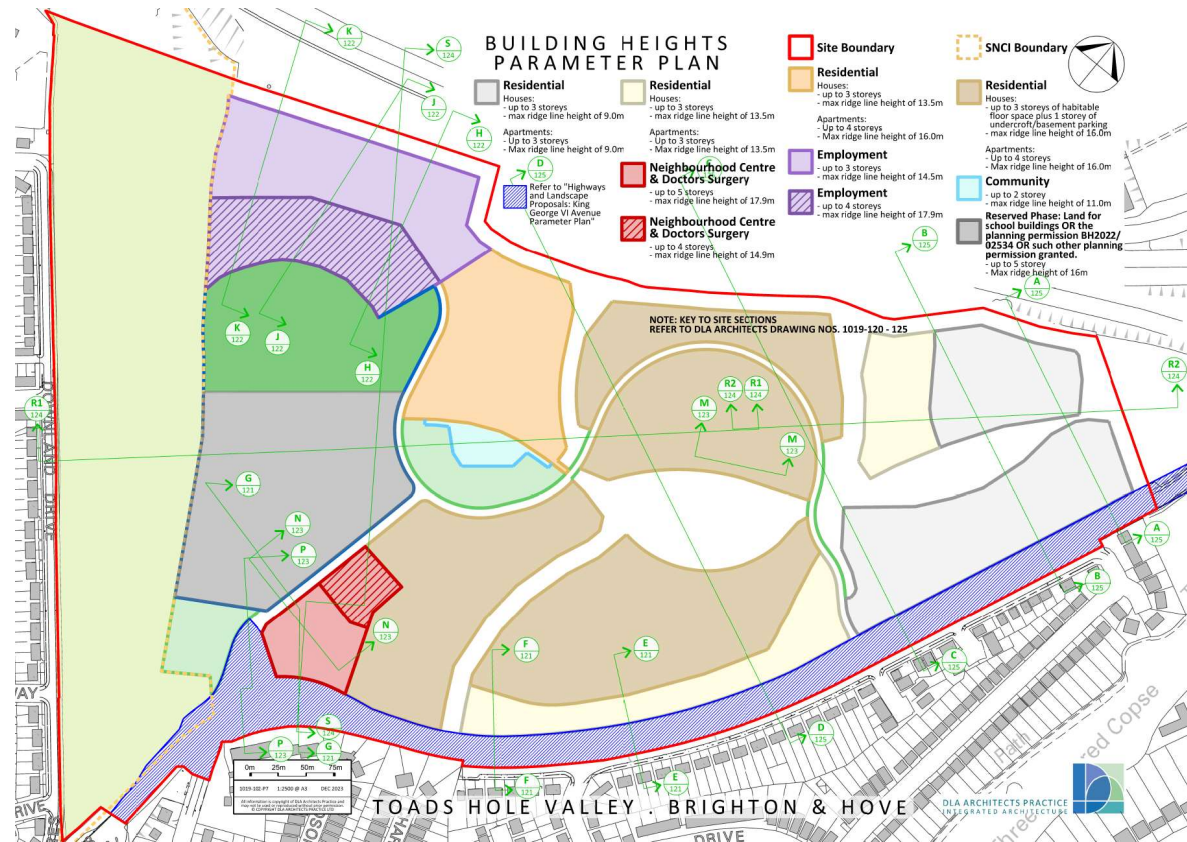
1019-105-P5



PARAMETER PLAN - RESIDENTIAL DENSITY



PARAMETER PLAN - BUILDING HEIGHTS



14

1019-102-P7



PARAMETER PLAN - PHASING



Representations

- **One (1)** letter received from Sustrans commenting that cycle links are poor and require improvement
- Consultees have raised no objections

Key Considerations in the Application

- Whether there have been any material changes in circumstance since the original permissions
- Whether the proposed changes are minor in nature and do not change the type of development proposed or its impacts
- Whether the changes still ensure the proposals meet the aims of development plan policies incl DA7, and deliver the benefits to the city
- Whether the proposal would enable both consents to be permissible and thus enable delivery of housing (which must be given increased weight as per the NPPF)

S106 table

- A Deed of Variation to the original s106 is required to ensure it contains reference to the applications and updated drawings.
- No Heads of Term or financial contributions would be affected.

Conclusion and Planning Balance

- Technical exercise
- Reflects up to date case law
- No new development proposed – this application will ensure that the 2 permissions are aligned and will ensure all the same benefits for the city are delivered
- Particular weight given to ensuring housing delivery in line with NPPF, given the situation has worsened since the previous permissions
- Approval (subject to s106 DoV) therefore recommended

