

Portslade Village Centre

BH2023/03130



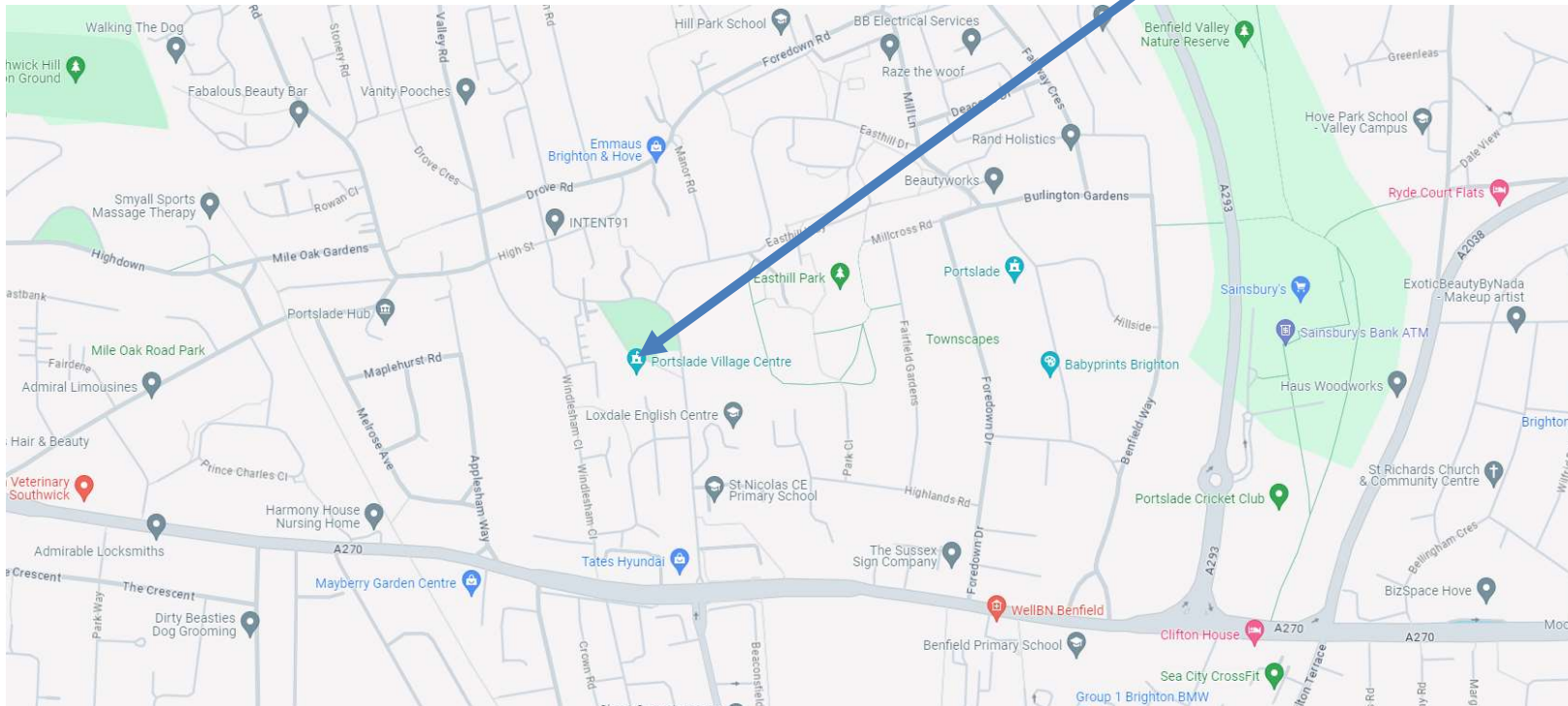
Brighton & Hove
City Council

Application Description

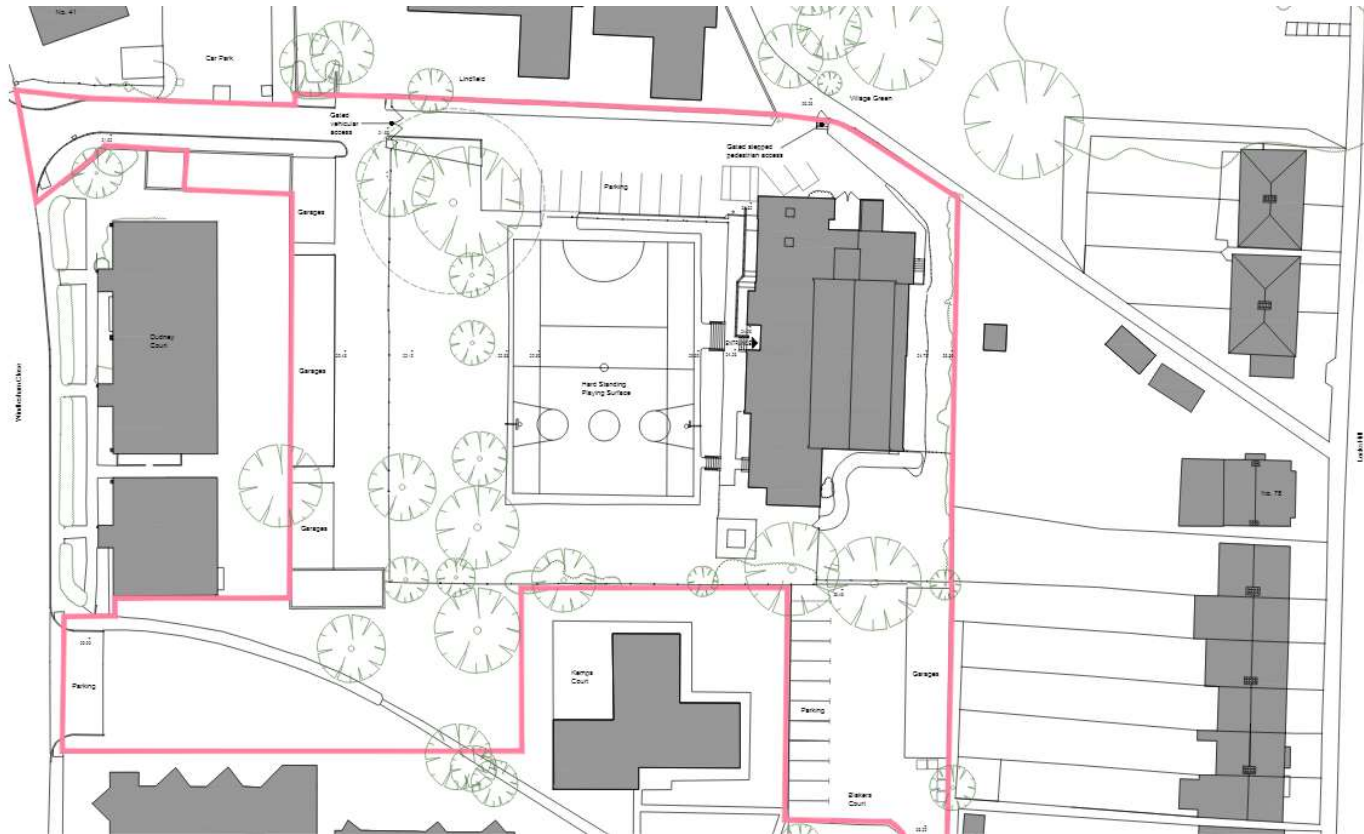
- Demolition of existing Community Centre (F2) and residential garages (C3) to facilitate the erection of 2no three storey pavilion blocks containing 28no affordable flats (C3) and Community Centre (F2) with associated access routes and landscaping.

Map of application site

Application Site



Existing Location Plan



Brighton & Hove
City Council

Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photos of the site from Windlesham Close/Lindfield

Photograph from Windlesham Close towards junction with Lindfield



View along the rear of Dudney Court which fronts onto Windlesham Close



View towards the main site entrance



View from Windlesham Close between Dudney Court and Kemps Court



Brighton & Hove
City Council

Street photos from the Portslade village green and conservation area

30



View taken from South Street towards the application site



View eastwards along the public footpath between the site and the village green



View westwards along the public footpath between the site and village green

Street photos from Locks Crescent/Blakers Court



View from Locks Crescent at the junction
with Blakers Court



View from within existing Blakers
Court Car Park



Brighton & Hove
City Council

Photos within the application site

View to the northwest and existing play court



View from parking area to the southeast



View to north from play court toward sparking area



Existing community centre and stepped access to the play court



Brighton & Hove
City Council

Photos within the application site towards neighbours

Views to the north and Lindfield



Views to the south and Kemps Court



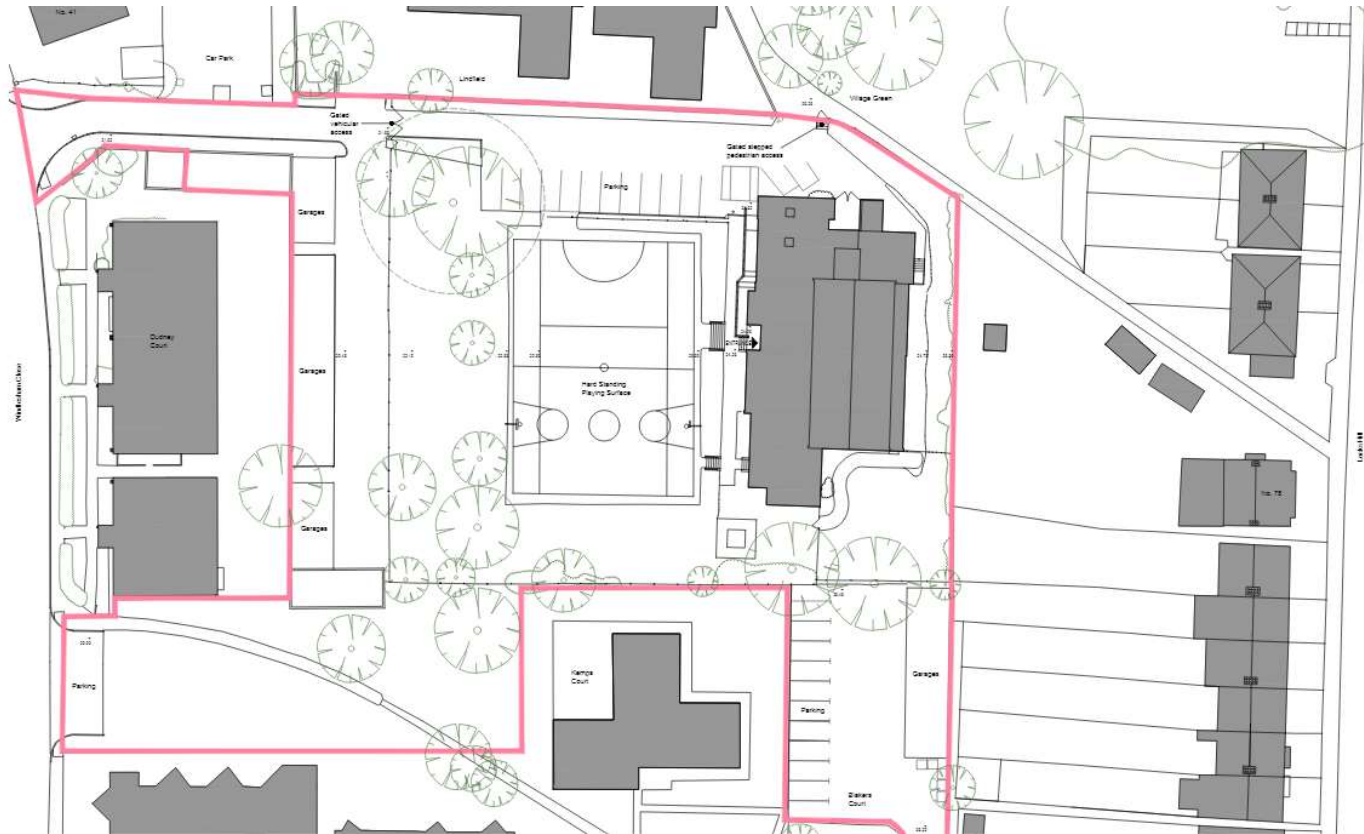
Views to the west and Dudney Court



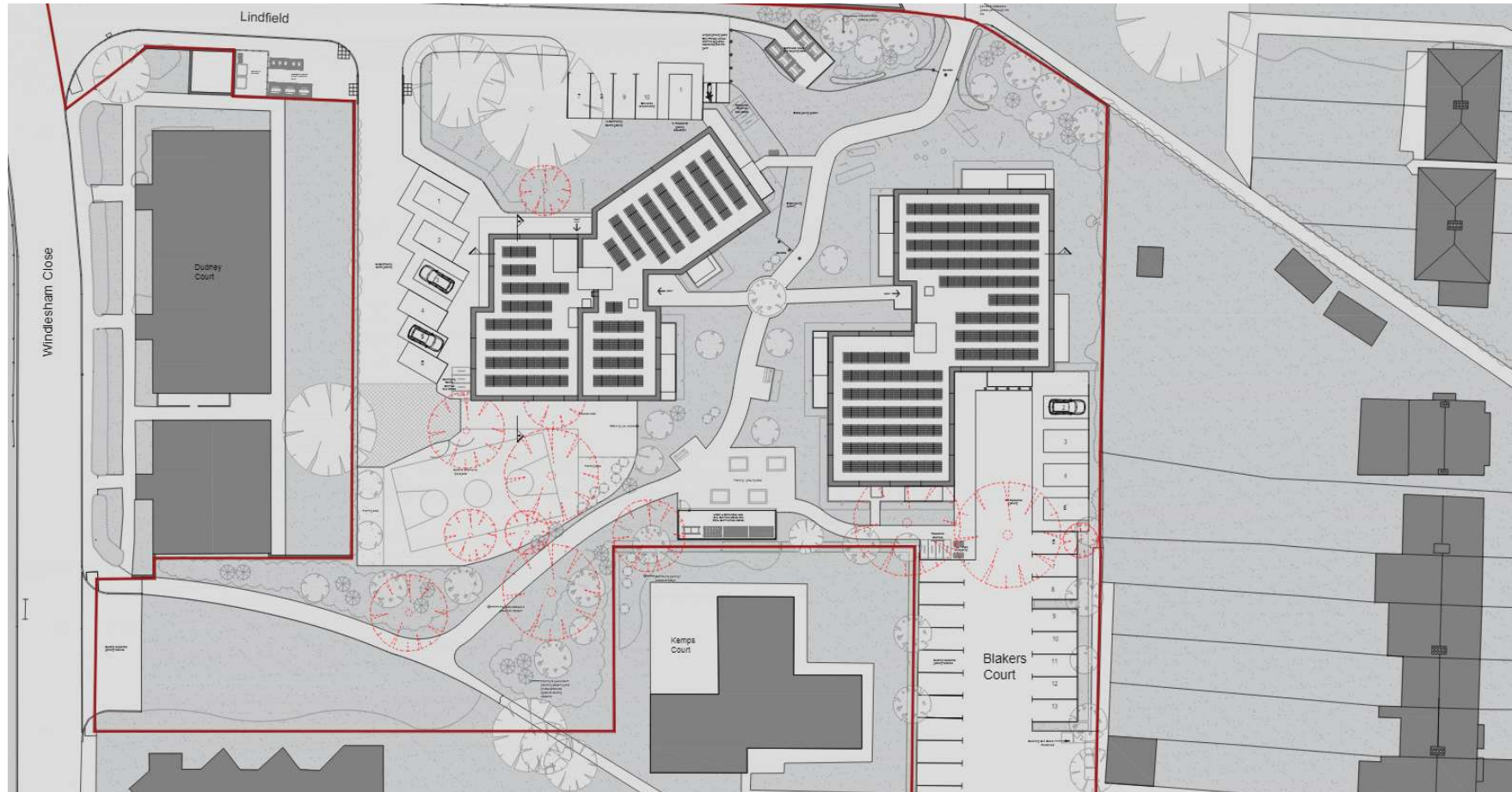
View to the east and Locks Hill



Existing Block Plan



Proposed Block Plan



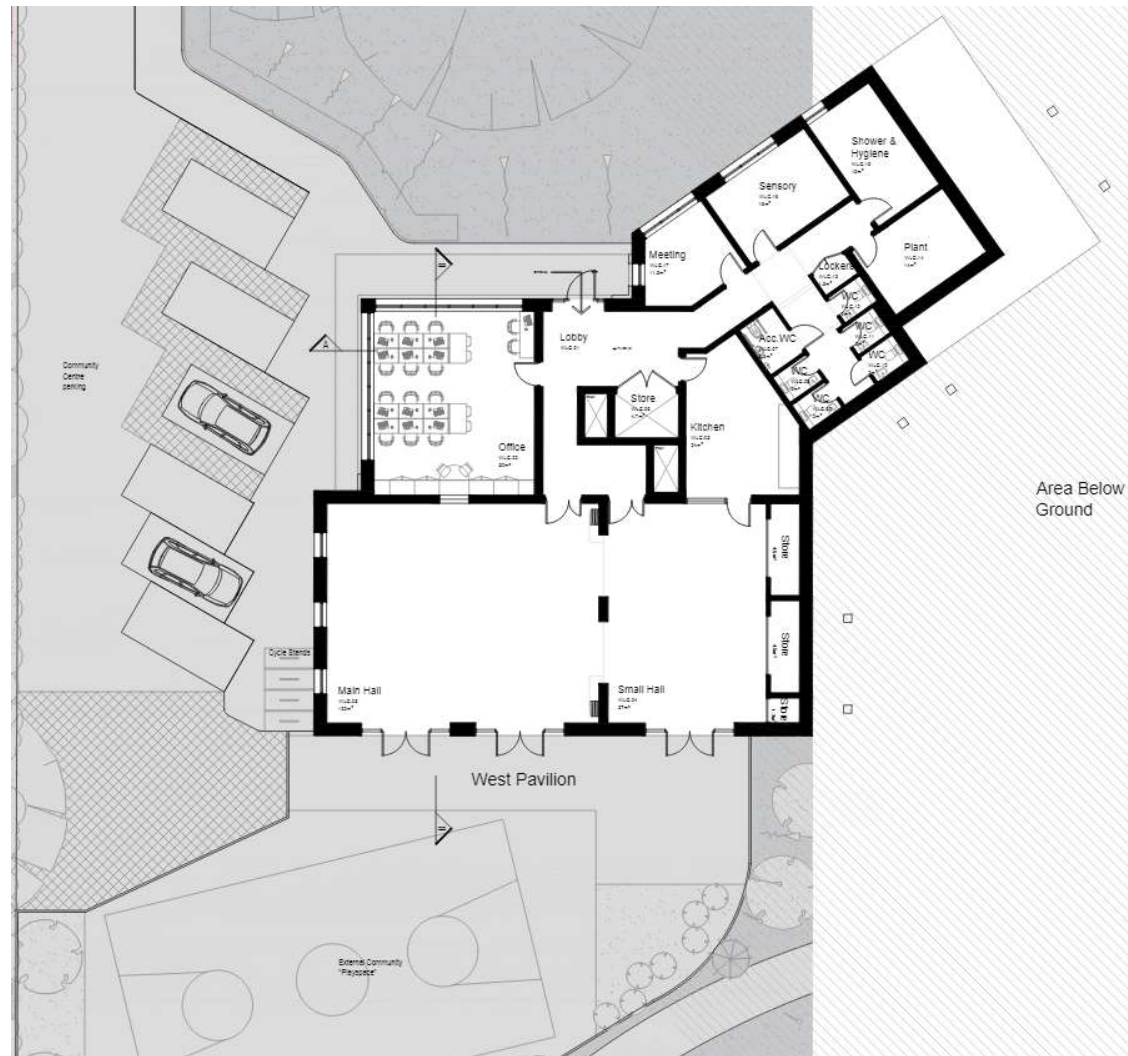
Site masterplan



Proposed floor plans of the proposed community centre and play court

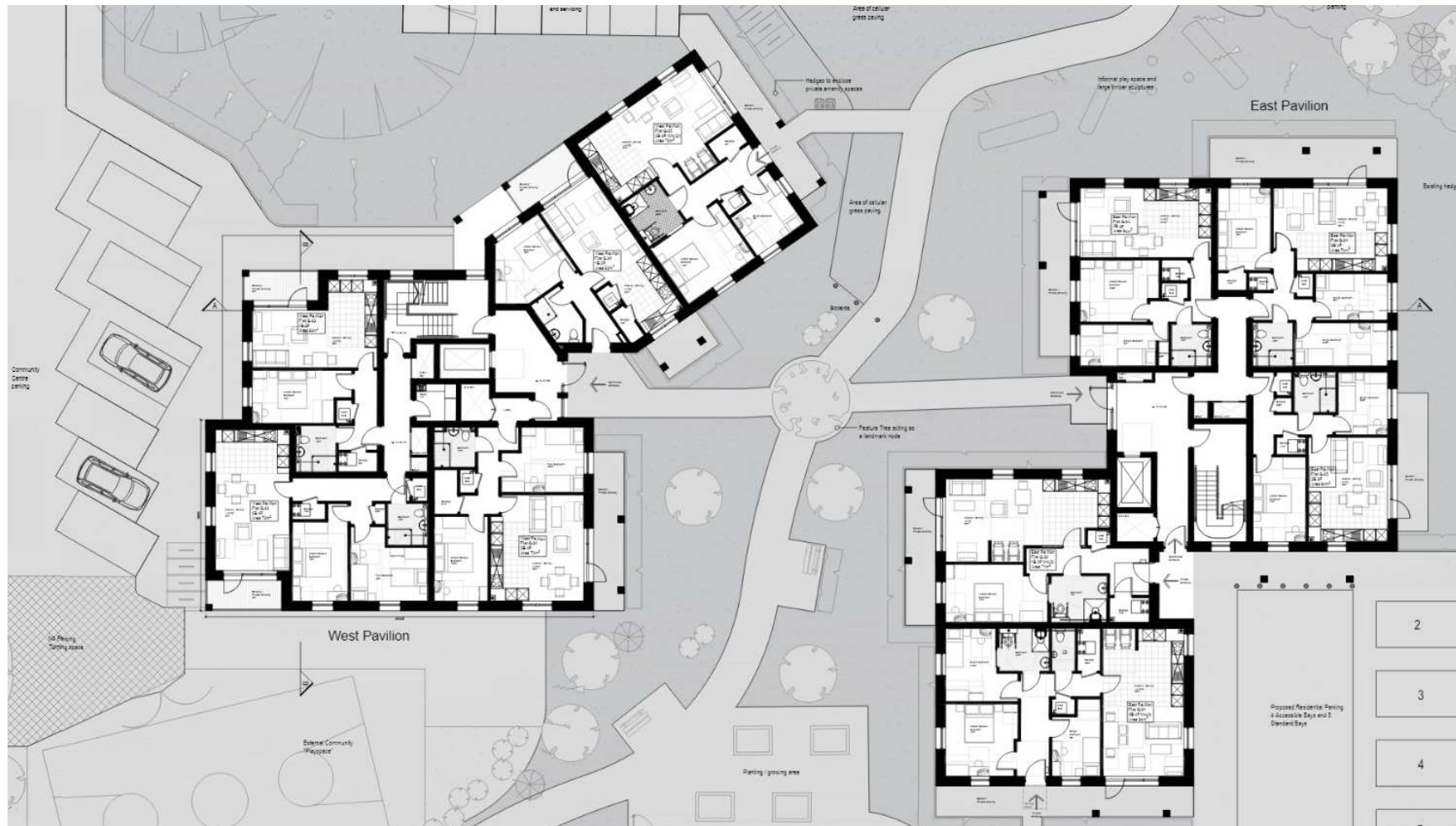
The community centre is located within the western pavilion at lower ground floor level.

The play court has level access via the community centre.

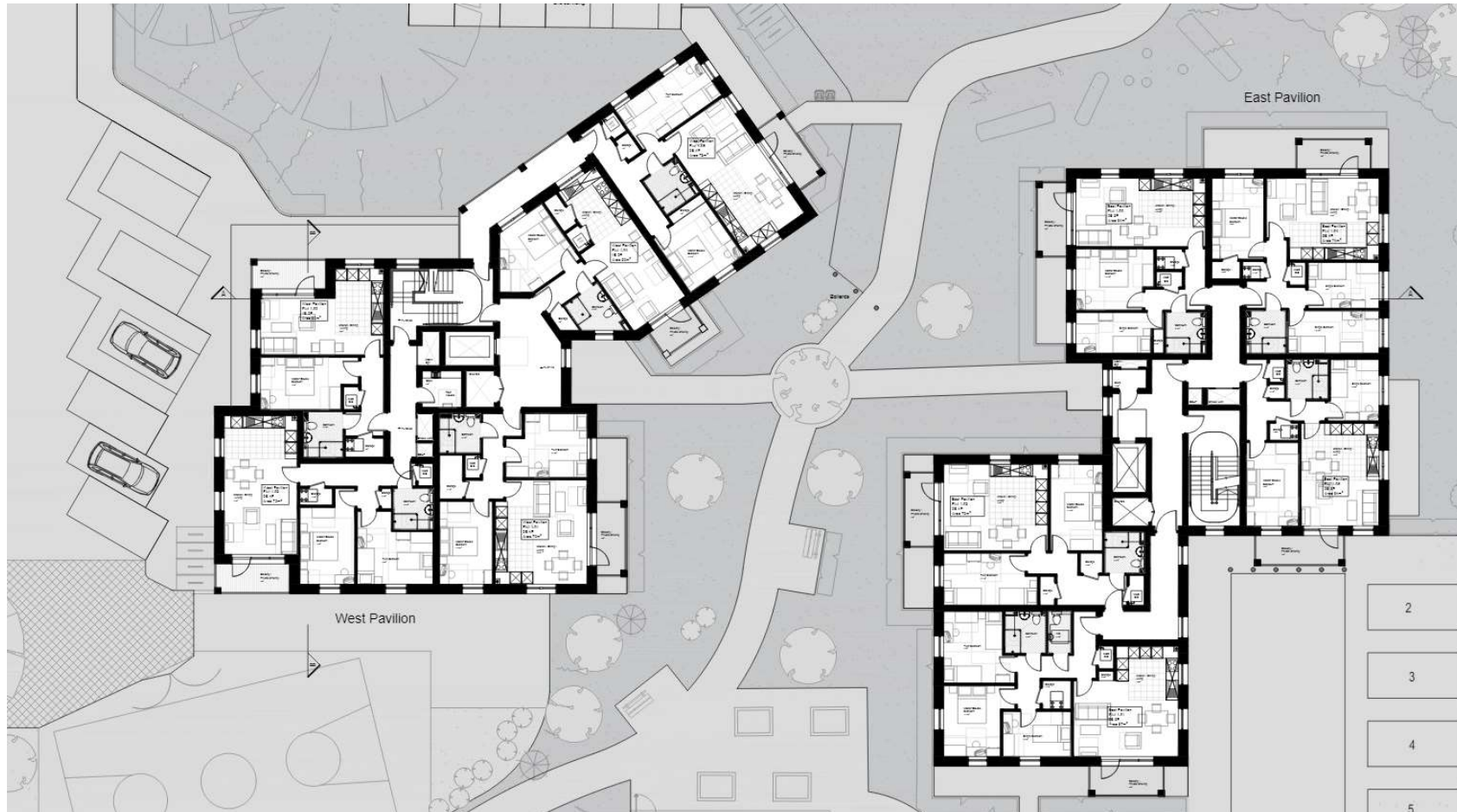


Brighton & Hove
City Council

Proposed ground floor plan



Proposed first floor



Proposed Second floor



Proposed elevations (Eastern Pavilion)



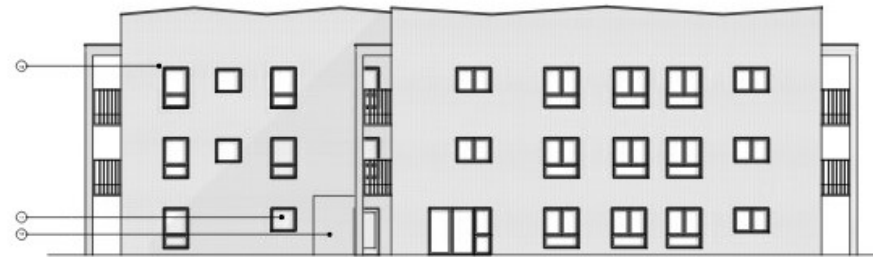
Elevation 1 | North Elevation
1:100



Elevation 3 | South Elevation
1:100



Elevation 2 | West Elevation
1:100

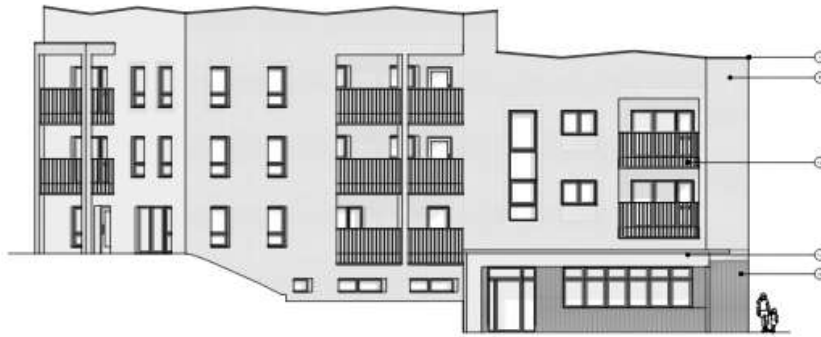


Elevation 4 | East Elevation
1:100

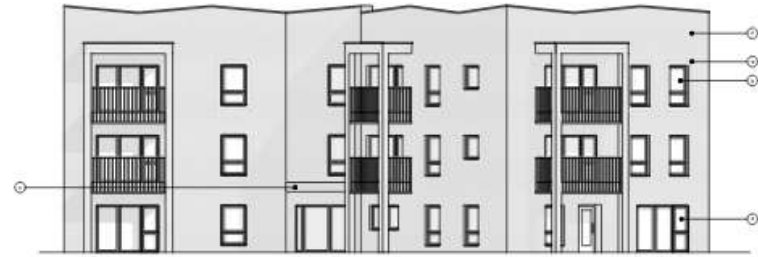


Brighton & Hove
City Council

Proposed elevations (Western Pavilion)



Elevation 1 | North Elevation
1:100



Elevation 4 | East Elevation
1:100



Elevation 2 | West Elevation
1:100



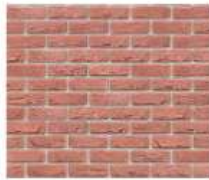
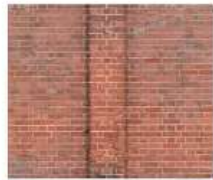
Elevation 3 | South Elevation
1:100

Contextual sections

between east and west, which the proposed development complements between. The landscape can be seen to respond to the existing site to



Proposed materials



Historic local precedents

Contemporary reinterpretations

Material Palette Bay Study



Brighton & Hove
City Council

Proposed 3D visual



Lindfield

Locks Hill Properties

Proposed east pavilion

Kemp's Court

Dudney Court

Proposed west pavilion



Brighton & Hove
City Council

Proposed Visuals



View across the village green



View from Windlesham Close along the green corridor



View within the site



Brighton & Hove
City Council

Proposed visuals



Windlesham Close approach



Community centre arrival

Representations

Twenty-Six (26) Objections:

- Disruption during construction
- Increased parking demand and traffic flow
- Overdevelopment
- Overlooking and loss of privacy
- Loss of community facilities
- Loss of trees
- Reduction in capacity for local services
- Appearance and size not in keeping
- Drainage concerns
- Impact on heritage assets and the conservation area
- Covenants prevent development
- Number of homes not suitable for the area
- No community benefit
- Balconies are out of character

Four (4) in support:

- Acute housing shortage and need for affordable housing
- Area currently underused
- There is ample parking
- Use of brownfield sites for development is preferable to green land
- Plans are sensitive
- Provision of good community facilities

Key Considerations in the Application

- Principle of development
- Affordable housing
- Housing mix
- Character, design and appearance
- Standard of accommodation
- Impact on neighbouring amenity
- Ecology and trees
- Sustainable transport
- Sustainability
- Drainage

S106 table

Section 106 Heads of Term:

Affordable Housing

- Provision of 40% of the dwellings on site as affordable housing.

Employment and Training

- Submission of developer contributions of £9,600 to be submitted prior to site commencement.
- Employment and Training Strategies

Highways

- Provision of a car club bay
- Permissive paths agreement for the new pedestrian route through the site
- Minor Works Agreement for the pedestrian crossing works on Locks Crescent

Management and Monitoring

- Financial contribution of £tbc towards on-going monitoring (over a 30 year period) of Biodiversity Net Gain
- Financial contribution of £6,303.00 towards on-going monitoring of Travel Plan requirements

Conclusion and Planning Balance

- Partial loss of open space acceptable given significant enhancements to the open space to be provided.
- Net loss of community floor space is accepted given provision of improved modern facilities.
- Provision of 28 affordable dwellings would make a welcome contribution to the city's housing target. Public benefit given significant weight.
- Appropriate mix of housing sizes and good standard of accommodation.
- Pavilion buildings sensitively designed to respond to landscape and reduce impact on neighbouring amenity.
- Ecological benefit through uplift in habitats and hedgerow, sensitive landscaping scheme with 33 new trees.
- **Recommended: Mind to Grant subject to S106 agreement.**

