

Site Of Sackville Road Trading Estate

BH2025/01414

5th November 2025



Brighton & Hove
City Council

Application Description

- ▶ Demolition of buildings and structures at land North of the Hove Central access road to allow redevelopment comprising residential units (C3) with associated amenity provision, car and cycle parking, integrated public realm, vehicular access from the access road (via Sackville Road), and other necessary infrastructure.

Application details

The proposal is for the demolition and the redevelopment of the northern plot at Sackville Trading Estate for a residential scheme, with buildings ranging from 5 to 10 storeys. The scale, layout, height and design is closely based on the consented care community scheme approved under application BH2019/03548 approved in August 2020. It comprises the following:

- ▶ 306 residential units (C3)
 - ▶ 109 x one-bedroom,
 - ▶ 137 x two-bedroom,
 - ▶ 58 x three-bedroom,
 - ▶ 2 x four-bedroom
- ▶ A minimum of 40% of affordable housing (55% affordable rent / 45% shared ownership), with the expectation that the remainder of the housing would also be provided as affordable housing, subject to the necessary grant funding.
- ▶ Associated landscaping and public realm
- ▶ Vehicle parking made up of the following:
 - ▶ 32 spaces, with 23 for disabled occupiers and visitors, 5 visitor and 3 car club bays and 1 loading bay
- ▶ cycle parking for residents and visitors
- ▶ Vehicular access via existing entrance from Sackville Road

Details of consented scheme for Northern plot

Care Community Building (C2) of 5 to nine storeys was approved on 6 August 2020 as part of a scheme the redevelopment of the wider site under BH2019/03548. It comprises of the following:

- ▶ 260 units
 - ▶ 37 x one-bedroom,
 - ▶ 223 x two-bedroom,
- ▶ Communal facilities for residential including lounges, dining areas and health and care facilities
- ▶ Under-croft parking for vehicles and cycles. 74 vehicular spaces solely for disabled occupiers, visitors and staff.
- ▶ Raised external landscaped communal amenity area
- ▶ Associated landscaping and public realm
- ▶ Vehicular access via existing entrance from Sackville Road

2



Aerial Photo of Site



3D Aerial Photo of Site



Existing site buildings adjacent to Sackville Road



Site entrance off Sackville Road



View north up Sackville Road



Sackville Road Junction to the north of site



View west from inside the site to existing buildings



View north within the site showing existing buildings



View south from Furniture Village car park showing site, with Hove Central development in the background



Existing bus layby adjacent to proposed site



View of Hove Central scheme from the north within the wider site



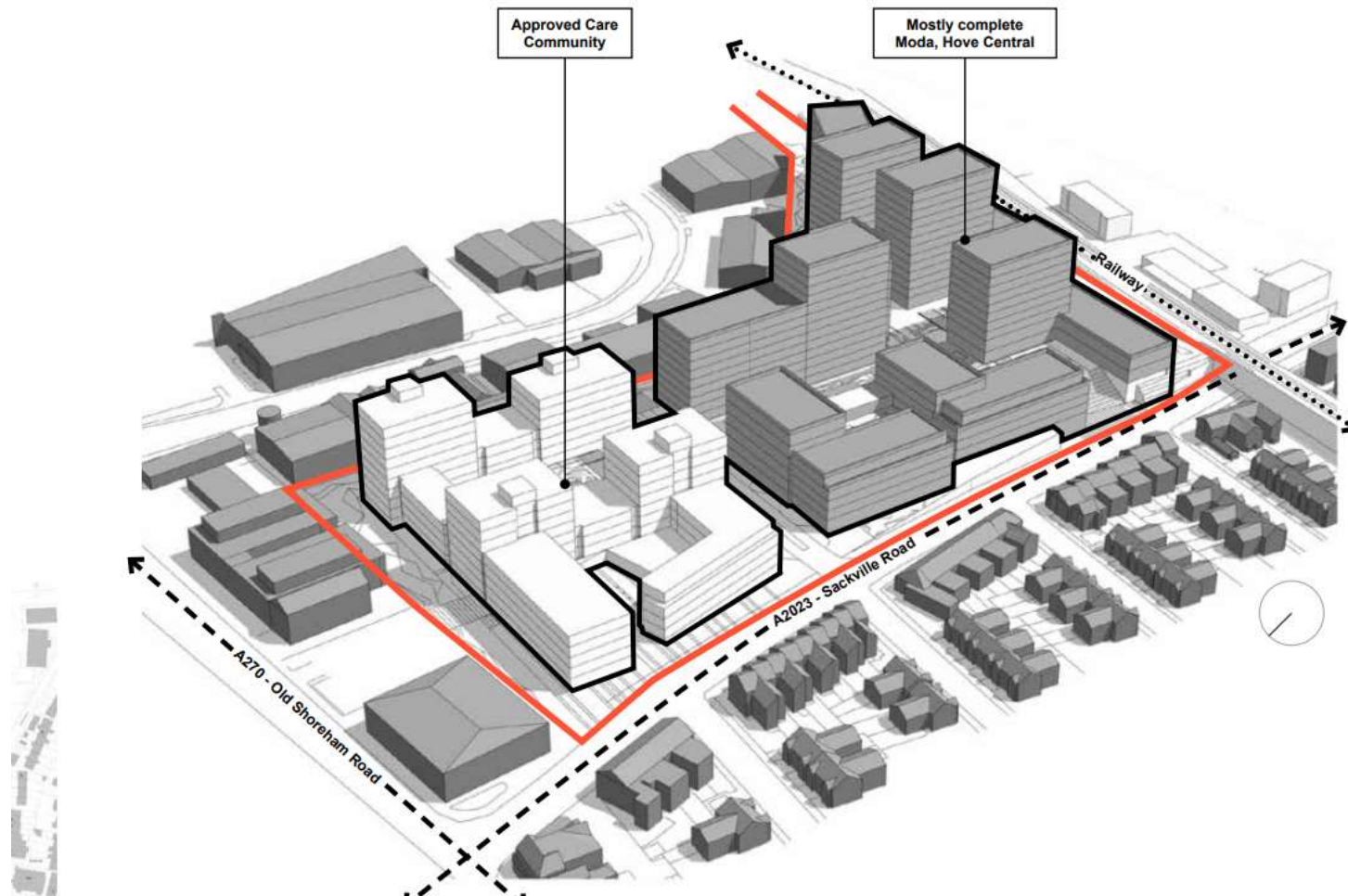
Southern entrance of Hove Central site of Sackville Road



Masterplan of consented planning application (BH2019/03548) approved in August 2020



Masterplan of consented care home scheme



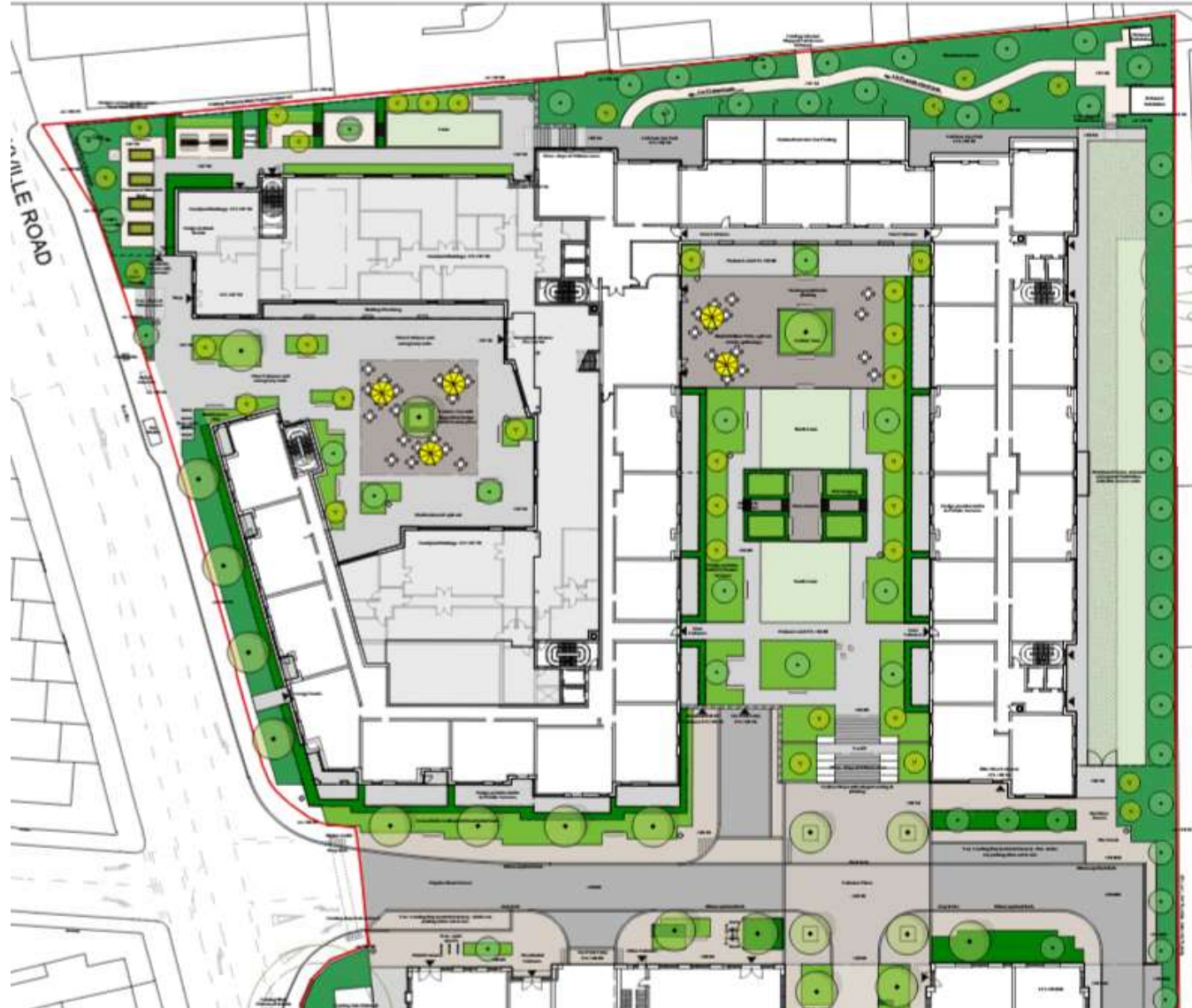
Visual of consented care home scheme



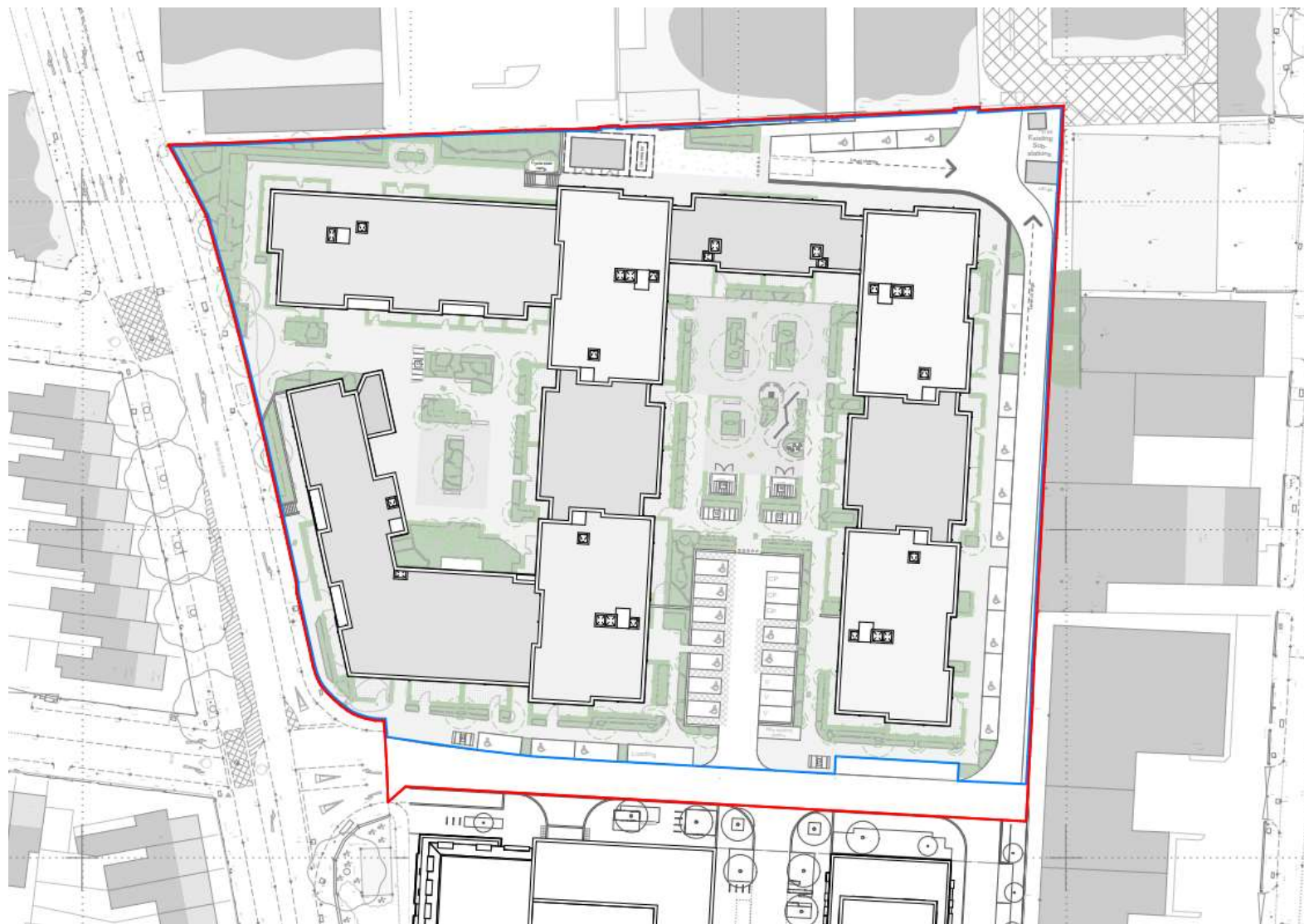
Ground floor of consented scheme showing under-croft car park



Landscaping masterplan of consented scheme



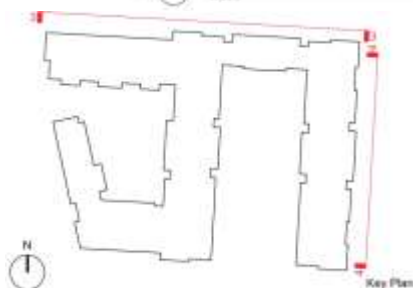
Proposed Block Plan / Site Layout



Proposed East elevation



04 East Elevation
1:200



Proposed West Elevation (Sackville Road)



Typical Elevation detail



Contextual elevation from Sackville Road (west)



Proposed Ground Floor Plan



Proposed Upper Ground Floor Plan



Proposed 1st Floor Plan



Proposed 6th Floor Plan



Soft Landscape and Planting Plan



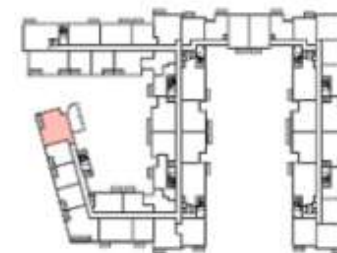
Hard Landscape Plan



Typical 2 bed 3-person and 1 bed 2-person apartments



Typical 2 bed 4-person and 3 bed, 5-person apartments



Material palette



Primary Brick

Buff grey multi brick with pale buff mortar



Secondary Brick

Pale yellow / light buff brick with pale buff mortar

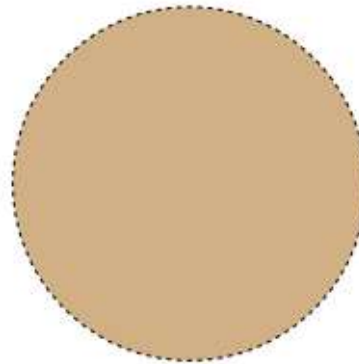


Base Brick

Grey multi brick with pale buff mortar



Metal railings RAL 1001 (Beige)



RAL 1001 (Beige) UPVC window and door frames and, steel work



Perforated wind screen required on some balconies - refer to GA Plans & Elevations

Artist's impression of proposed scheme from the south



Artist's impression of proposed scheme from Pointer Road entrance



Artist's impression of proposed scheme entrance to western courtyard off Sackville Road



Pedestrian, vehicular and cycle access

LEGEND



45

Pedestrian Access / Movement

Building Entrance

Unit Entrance

Entrance corridor

Stair / Lift Core

Vehicular Access / Movement

Car Parking

Cycle Access / Movement

Cycle Storage



Refuse and recycling strategy



Representations (support)

- ▶ **Eight (8)** representations have been made, including from Peter Kyle MP supporting the proposed development, including for the following reasons:
 - ▶ Good design
 - ▶ Sustainable site near Hove station
 - ▶ Much needed homes for the city
 - ▶ Affordable homes will be a substantial benefit
 - ▶ Strategically important site that should be developed
 - ▶ Will add a good balance to the mix of homes in the area
- ▶ **Councillor O'Quinn** supports the application and welcomes the development of a well-located site with affordable homes. Rents and house prices are very high in the surrounding area and the provision of affordable homes in this location is very much needed.

Representations (objections)

- ▶ **Eight (8)** representations have been made, objecting to the proposed development, including for the following reasons:
- ▶ Impact on neighbouring amenity including overlooking, loss of privacy, loss of light and overshadowing
- ▶ Noise and disturbance from construction and also from the operation of the completed scheme,
- ▶ Excessive height, overdevelopment of the site and poor quality of the elevations in design and detailing terms
- ▶ Increased traffic and congestion as well as overspill parking
- ▶ Highway safety concerns
- ▶ Impacts on the Air Quality Management Area (AQMA)
- ▶ Conflict of interests - the LPA should not determine a council scheme
- ▶ Lack of infrastructure in the wider area
- ▶ **Councillor Bagaeen** objects to the application on the grounds of poor design, too high density and lack of infrastructure

Key Considerations

- ▶ The main considerations in the determination of this application relate to:
 - ▶ The principle of redevelopment for residential (C3),
 - ▶ Housing: layout, mix, and affordable housing provision,
 - ▶ Impact on the amenity of existing neighbouring occupiers,
 - ▶ Standard of accommodation including provision of private and communal amenity space and accessibility,
 - ▶ Design: including form, density, materiality and impact on the character and appearance of the locality, including the setting of heritage assets,
 - ▶ Sustainable transport: vehicle and cycle parking, access and highway safety,
 - ▶ Sustainability, biodiversity, ecology, land contamination, air quality and flood risk,
 - ▶ Infrastructure and developer contributions.

Conclusion and Planning Balance

- ▶ The Council is currently unable to demonstrate a 5-year housing supply and as such the relevant planning policies relating to housing delivery are considered out-of-date and the tilted balance of paragraph 11 must be applied and sets out that planning permission should be granted... 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.'
- ▶ The proposal is considered acceptable in design terms and would not significantly harm the appearance or character of the area,
- ▶ Whilst some negative highways impact remain the 'low car' proposal strongly aligns with the sustainable transport aims for the city and subject to necessary obligations and conditions the scheme is acceptable in this regard.
- ▶ The standard of accommodation is considered acceptable overall when considered in the context of the need to maximise housing delivery on a site allocated in policies DA6 and SSA4 and DM19.
- ▶ Impacts on neighbouring properties would not be materially different from those of the consented care community scheme and the proposal is acceptable in this regard.

Conclusion and Planning Balance

- ▶ The proposal C3 housing use is acceptable in principle and would provide a significant uplift in housing numbers over and above the consented care community (C2) use.
- ▶ The proposed affordable housing provision provides a significant public benefit over and above the consented scheme and weighs strongly in favour of the scheme.
- ▶ Overall, the benefits of the scheme, which includes the provision of affordable housing on an allocated site, significantly outweigh any deficiencies identified,
- ▶ The proposed development will make a significant contribution towards sustainable development in the city and thus complies with the NPPF and contributes towards meeting the objectives of City Plan 1 and 2 and approval of planning permission is therefore recommended subject to the completion of a s106 planning legal agreement and to the conditions recommended.

S106 – Heads of Terms

► Affordable housing:

- 123 residential units (40%) to be provided as affordable housing in broad alignment with the Council's target mix and tenure split.

► Public Realm Improvements:

- The provision of two street trees in Sackville Road in close proximity to the site.

► Sustainable Transport and Highways:

► Sustainable Transport Contribution

- A contribution of £200K to be put towards the design and modelling of a scheme of improvements to the junction at Sackville Road/Old Shoreham Road to support safe cycling and bus movements.

► Bikeshare Hub Safeguarding

- Land safeguarded onsite for future bike docking station

► Car Club Bays

- The provision of three car club bays within the site

S106 – Heads of Terms continued

▶ Highway works

- ▶ A scheme of highway works should be secured via a section 278 agreement (to be secured in turn via a section 106 agreement). The agreement should incorporate a final set of agreed detailed drawings that have achieved full technical acceptance and include:
- ▶ A scheme to amend the bus layby on Sackville Road (southbound) to enable refuse collections to be carried out with minimum of interference with the operation of the bus stop
- ▶ A scheme for pedestrian/cyclist shared use of Sackville Road footway

▶ Permissive Path Agreement

- ▶ Public access through the site shall at all times shall be secured via a permissive path agreement.

▶ **Employment:**

- ▶ Submission of an Employment & Training Strategy to set how the developer, contractor (and their sub-contractors), as well as any other relevant agents will collaborate in order to meet the Local Employment Scheme's key objectives

▶ **Monitoring fees:**

- ▶ Contribution of **£6,622.21** for the 30-year monitoring of Biodiversity Net Gain (BNG)
- ▶ Contribution of **£7,612** for the monitoring of the measures and objectives within the Travel Plan
- ▶ Contribution for the necessary monitoring of the s106 agreement

