
Planning Statement

Land at Portslade Village Centre

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Planning Statement

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1. Introduction

- 1.1. This planning statement is written on behalf of Brighton and Hove City Council (BHCC), the Applicant, and supports the submission of a planning application for the redevelopment of Land at Portslade Village Centre, Brighton. The development proposals comprise:

“Redevelopment of Portslade Village Centre to provide a replacement community centre and 28 residential units with associated amenity space, landscaping, infrastructure and parking provision”

Background to the Application

- 1.2. The existing site contains a community building located in a sizeable plot that is currently leased out by BHCC to Nautical Training Corps, a charity organisation that provides national maritime youth training.
- 1.3. It is widely acknowledged that Brighton & Hove is a tightly constrained city meaning there are significant constraints on the capacity of the city to physically accommodate new residential built development. BHCC are therefore prioritising the development of ‘infill’ brownfield sites like this one as part of BHCC’s New Homes for Neighbourhoods estate regeneration programme to bring forward the provision of additional affordable housing across the city.
- 1.4. The proposals follow an extensive consultation process with existing residents, the general public, and key stakeholders including officers at the local planning authority and an independent Design Review undertaken by Design South East. The proposals have sought to achieve appropriate mixed-use redevelopment on a site that is currently under-occupied by a dated community facility. In so doing it will reintroduce a modern, purpose built replacement community centre.

Supporting Information

- 1.5. The proposed development complies with the Development Plan when read as a whole, and also complies with core principles of the NPPF, including making the best use of previously developed land, regeneration, biodiversity gain, economic benefits and affordable housing delivery. This Planning Statement should be read in conjunction with the following plans and documents:

- Application Forms, Notices and CIL Forms
- Design and Access Statement
- Landscape Strategy and Masterplan
- Heritage and Archaeology
- Flood Risk and Drainage Assessment
- Transport Statement
- Tree Survey Report
- Noise Assessment
- Ecology Report and Biodiversity Net Gain Assessment
- Air Quality
- Sustainability and Energy Statement
- Suite of Drawings

2. Site and Surroundings

- 2.1. The site is situated in Portslade within the western suburbs of Brighton and Hove just to the north of the A270 (Old Shoreham Road) and falls within the administrative boundaries of BHCC. The area surrounding the site is primarily residential with a range of local amenities to serve the residents of Portslade.



Figure 1 Location Plan

- 2.2. The site comprises brownfield land in Brighton's built-up area boundary (BUAB) and currently consists of a low pitched roof village centre building, existing garages, a hard court play area, vehicle parking and informal amenity green space areas. The existing building is outdated and in need of significant modernisation as it was built in the 1960's. The existing building has a challenging layout with rooms including a main hall and secondary hall (please see existing floorplans). There is little useable public amenity space on the site at present and it is of low quality with predominantly hard landscaping, but does include a poorly maintained hard games court within the site.
- 2.3. In terms of the site's topography, the levelling of the site was manipulated during the original construction of the village centre back in the 1960s to create 3 plateaus with steep banks. The topography of the site therefore slopes down from the east to the west towards Windlesham Close.
- 2.4. The site is located between Windlesham Close to the west and Locks Hill to the east. Residential dwellings primarily surround the immediate vicinity of the site made up of a range of two to three storey semi-detached dwellings and up to three storey apartment blocks. Portslade Village Green meets the north east boundary of the site. A large community allotments site (Camp Site Allotments) is also located just to the west of the proposed development site between Windlesham Close and Applesham Way.
- 2.5. Vehicular access to the site is gained from Windlesham Close to the west which leads to car parking for the community centre along the northern boundary. A row of car parking spaces and garages in poor condition are also located in the south east corner of the site to serve residents of the wider local area. A public right of way (PRoW) footpath 49 runs along the north east boundary of the site and provides a

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pedestrian link from South Street to Locks Hill. Pedestrian access to the site is gained from Windlesham Close via a gated access from the PRoW .

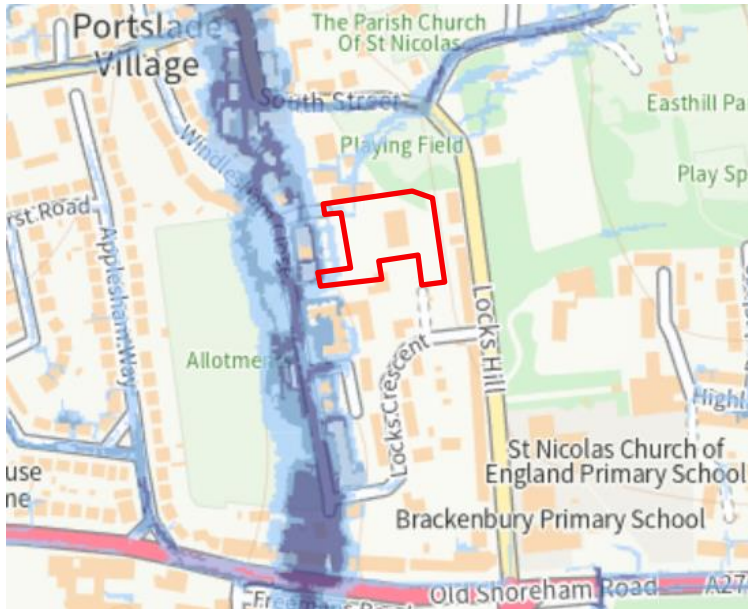


Figure 2 Flood Risk Map

- 2.6. Lying within Flood Zone 1, the site has a very low probability of fluvial flooding. However the western edge of the site falls within a low to medium risk area for surface water flooding and Windlesham Close to the west of the site contains an area at high risk of surface water flooding as shown in Figure 2.
- 2.7. In terms of heritage constraints, there are no listed heritage assets within the site. The Manor Lodge (Grade II Listed) and walls fronting the Manor Lodge (Grade II Listed) circa 100m to the north east of the site are the closest heritage assets. An Archaeological Notification Area (ANA) (black hatched area below) and Portslade Old Village Conservation area (red line area below) are also located just to the north of the site as shown in Figure 3 below.

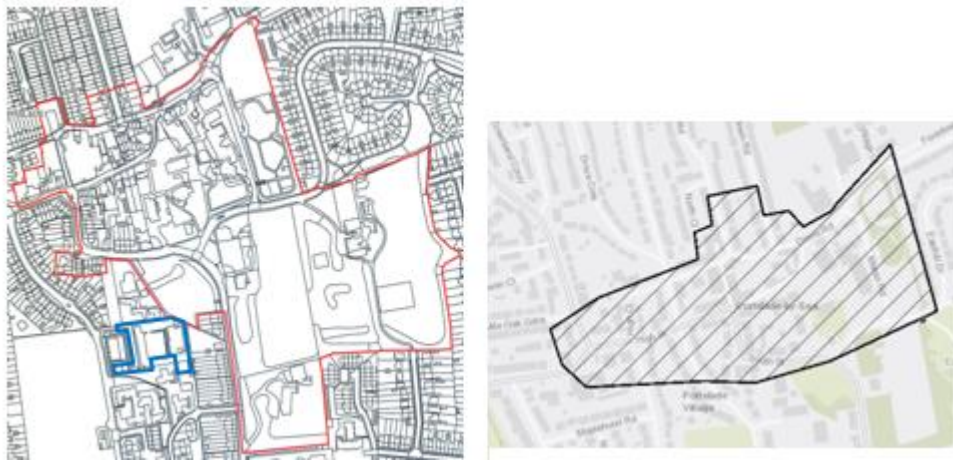


Figure 3 Heritage Mapping

- 2.8. In terms of ecology, the site has limited interest being predominantly brownfield land but the site is located within a designated Nature Improvement Area.

Surrounding Area

- 2.9. The Site is well served by local facilities. There are a number of local supermarkets and restaurants including The Stag's Head 160m to the north and Sainsbury's 1.6km to the east. The site is within close proximity to a range of education facilities including St Nicolas CE Primary School and Brackenbury Primary School circa 320m to the south east and Portslade Community College 1.6km to the north.
- 2.10. There are excellent public transport services within walking distance of the site. Several bus stops are located on both Locks Hill and Old Shoreham Road (A270) which provide regular services to Whitehawk, Mile Oak, Hollingbury, Rottingdean, Southwick and Shoreham-by-Sea. Fishersgate train station is approximately 1.13km to the south of the site and Portslade station is 1.6km to the south east. The two stations provide fast transport links in and around Brighton and to further afield including to London and Southampton.

3. Planning History

- 3.1. The site has not been subject to any planning applications within the last five years and there are no relevant planning applications listed on BHCC's planning application portal within recent years. Furthermore, according to BHCC's Planning and Building Control Service, there is no historic planning history for the site on record.

Pre-Application Engagement

- 3.2. Extensive pre-application engagement has taken place before the submission of this planning application including:
- 2 x Pre-Application responses with BHCC Planning Officers and Consultees;
 - 2 x Design Review Panels conducted by Design South East;
 - 1 x Public workshop;
 - 1 x Public consultation.

Pre-Application Discussion Summary

- 3.3. The Applicant initially engaged with the Council through a Pre-Application enquiry in 2021 (ref: PRE2021/00130). The key feedback from these discussions were to appoint a landscape architect in order to pursue a landscape led approach, which would place emphasis on the contextual landscape as the driving factor in developing the scheme. A landscape architect was subsequently appointed to help deliver the proposals in light of the pre-application feedback.

September 2021

- 3.4. Further to this, as endorsed by the NPPF, BHCC presented the proposed scheme to the Design South East (DSE) Design Review Panel (DRP) in September 2021. The DAS explains the DRP process in detail and how the masterplan and detailed plans have evolved in response to feedback received from the Panel. Following this meeting, no further workshops were undertaken but the comments received from DSE were explored and incorporated into the design of the proposal where possible.

March 2023

- 3.5. Further pre-application discussions (ref: PRE2023/00016) were held in March 2023 to receive feedback on the updated layout including 28 affordable flats, a new community centre space and access route. A number of positive comments were provided by BHCC including:
- It was considered that the new community centre provided sufficient justification for the demolition of the current community building.
 - Residential development on the site would be acceptable and would constitute a windfall development, provided net losses of open space are minimal.
 - The 100% affordable housing provision was welcomed.

- The new public pathway proposed that links up to the Village Green would improve sustainable access to open spaces.
- The landscape led approach was welcomed and the informal play area helped to provide a multi-functional use.

3.6. A second Design South East (DSE) Review Panel was also held on 27th March 2023 and the report was made available on the 12th April 2023.

3.7. The Panel recognised that the scheme had improved significantly since the first review and the approach to sustainable and landscaping was welcomed. The report set out a number of key recommendations and detailed comments for Miller Bourne Architects to review and incorporate to the development proposals where possible.

Public Engagement

3.8. The Portslade Village Centre & Windlesham House Public Spaces Workshop for the redevelopment project at Portslade Village Centre was held on the 30th November 2022. The workshop's purpose was to gather resident's thoughts on their local area in terms of what they think of the current public spaces nearby the sites (that are accessible to them) and whether they use the Portslade Village Green, or the grassed area directly west of Portslade Court. In addition, views were sought on what improvements and amenities can be provided in the public spaces within the red line areas of the sites.

3.9. Subsequent to this workshop, a follow up public consultation was held from 6th February 2023 to 5th March 2023.

3.10. BHCC subsequently produced a consultation report to housing Committee on a number of sites which results in the consultation report for the village centre being dropped. A brief paragraph overviewing the consultation was however included and reported to committee.

4. The Proposals

4.1. The description of development is as follows:

“Redevelopment of Portslade Village Centre to provide a replacement community centre and 28 residential units with associated amenity space, landscaping, infrastructure and parking provision”

4.2. Full details of the proposed development are set out within the Design and Access Statement and the Landscape Strategy submitted with the planning application. This section of the Planning Statement provides a brief summary of the proposals.



Figure 4 Proposed Visual

4.3. As part of the development, the existing community centre will be demolished (with a footprint of approximately 600 sqm) alongside 26 garages, a hard court play area and an informal vehicle parking court area. In place of the demolished buildings, the proposals seek to provide two separate pavilion blocks comprising three storey apartment buildings (West and East Pavilion). A new replacement community centre will also be re-provided on the lower ground floor of the West Pavilion block.

Development Mix and Uses

4.4. The proposed development mix for the replacement community space is as follows:

Community Area	Total Sqm
Circulation	42
Main Hall	100
Small Hall	50

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Kitchen	57
Office	24
Toilets	23
Hygiene Room	15
Sensory Room	16
Meeting Room	11.5
Stores and Plant	30.5
Total	397 sqm

Table 1 Proposed Community Mix

4.5. The proposed residential accommodation mix (all affordable housing) is as follows:

1 bed	6
2 bed	16
3 bed	6
Total	28 units

Table 2 Proposed Residential Mix

4.6. Of these units, three of the ground floor flats will be wheelchair accessible meeting building regulation M4(3) requirements. This equates to 10.7%. The M4(3) units will be in a range of sizes from 1 bed to 3 bed. The remaining units, excluding 4 located above the community hall, will meet building regulations M4(2) requirements to ensure they are accessible and adaptable.

Design, Layout and Appearance

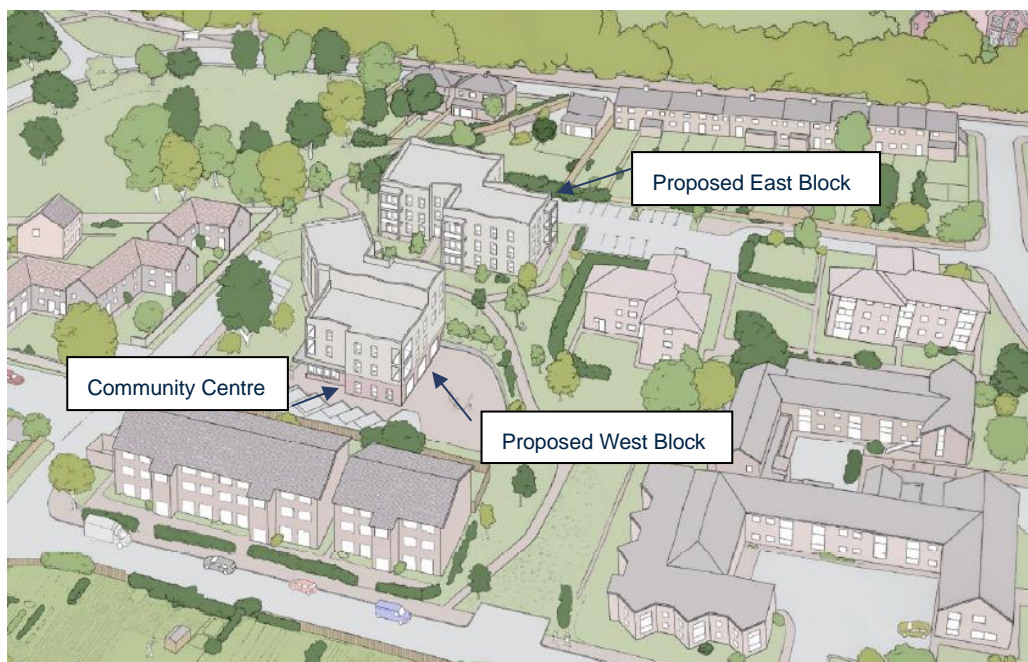


Figure 5 Proposed Sketch View

- 4.7. In respect of the massing and scale, the proposals as shown in the above image have been broken down into two adjacent blocks (West and East Pavilion) to respond to the existing levels of the site. The proposal blocks will be no more than three storeys in height in order to reflect the scale of the built form in the surrounding area. Due to the natural slope of the topography within the site and the restricted height of the development blocks to three storeys, a relatively low density is proposed to reflect the existing characteristics of the neighbourhood and minimise overlooking.
- 4.8. In terms of materials and appearance, the proposals will have a flat roof and the predominant facing material will be a light buff brick with contrasting windows in a shade of red. The walls of the proposed lower ground community centre will consist of a red brick offering a visual marker to the location and use of the Community Centre.

Public Realm and Landscape

- 4.9. The enhanced public realm and landscape elements of the proposal are an essential feature of the site. They include pockets of green open space throughout which provide gateway to the village green to the north in addition to pedestrian routes which provide a variety of sloped and accessible access routes to respond to the change in topography within the site. Importantly pedestrian access to the Village Green to the north will be enhanced to encourage permeability through the site.



Figure 6 Proposed Visual

- 4.10. The proposed landscape also seeks to offer a variety of functions and uses, such as public seating with set-down areas for prams or wheelchairs, raised beds in community / residential growing areas and

pockets of spaces to promote interaction and play. A tree and circular tree seat will provide a central focal feature at the crossing between the access routes to the main Pavilion entrances. New planting is also proposed throughout the scheme including trees, amenity planting and hedgerows.

Access and Parking

- 4.11. The site will be accessed by two separate entrances. Primary access to the site will be via Lindfield from Windlesham Close, which is the existing arrangement. The existing vehicle access from Locks Crescent to Blakers Court at the south of the site will also be retained to provide access to residential parking. The access will remain as existing.
- 4.12. In terms of pedestrian access, this will be both from Portslade Village Green to the northeast and from Windlesham Close in the southeast via a new pedestrian footway providing access across the site. All pedestrian access will tie into the existing footway provision at Locks Hill and Windlesham Close. In addition, footways will provide access to all areas of the site.
- 4.13. In terms of vehicle parking, a total of 22 parking spaces will be provided within the site. This includes 10 spaces for the community centre and 12 for the future residents of the proposed apartments. Two motorcycle spaces are also included within the site layout as well.
- 4.14. The proposed residential cycle storage will take the form of a cycle hub with semi-vertical racks for 28 spaces and 8 Sheffield bike stands (4 located to the south of the south of the eastern building and 4 to the north-east of the western building) to make a total of 44 cycle spaces. There will also be 4 Sheffield bike stands (for 8 bikes) located to the south of the 6 community car parking spaces, to the west of the building for users of the community building.

Refuse and Fire Access

- 4.15. In terms of refuse and fire access, the proposed parking area will be marked with hinged parking posts to the east to highlight that only refuse and fire vehicles can gain access into the north east parcel of the site. Refuse storage is provided for residents and the community uses throughout the site.

5. Planning Policy Position

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the Development Plan for the area, unless any material considerations (which includes the NPPF) indicate otherwise.

5.2. In this case, the proposal was prepared in accordance with BHCC's Development Plan comprising:

- City Plan Part 2 (CPP2) (2022)
- City Plan Part 1 (CPP1) (2016)
- Policies Map (adopted March 2016)

The National Planning Framework (NPPF)

5.3. The NPPF (2021) and guidance is a material consideration and relevant to this proposal. It sets out the national policy which guides Local Planning Authorities on plan making and decision taking.

5.4. The Government places great emphasis on the presumption in favour of sustainability and for decision taking, this means proposals that accord with an up-to-date development plan should be approved without delay (paragraph 11). The council's most recent housing land supply position is published in the SHLAA Update 2022 shows a significant five-year housing supply shortfall of 7,711 (equivalent to only 1.8 years of housing supply). BHCC is therefore currently unable to demonstrate a five year housing land supply and as such the presumption in favour of sustainable development is triggered whereby development should be approved unless it conflicts with policies set out within the NPPF.

5.5. The following are considered the most relevant sections of the NPPF applicable to the proposed development, but this is not an exhaustive summary.

5.6. The role of developments in providing for sustainable development cannot be underestimated, with the delivery of 28 high quality residential units which, which will contribute to the housing provision whilst enhancing a brownfield site in the setting of an existing residential area. This is supported under the provisions of Paragraph 8 of the NPPF.

5.7. Paragraph 86 states amongst other things, that 'residential development often plays an important role in ensuring the vitality of centres, and that residential development on appropriate sites within the town centre should be encouraged.

5.8. Section 12 of the NPPF is concerned about development 'achieving well-designed places' and under paragraph 130 it states that 'Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.9. Section 5 is particularly applicable to this residential application as it is concerned about delivering a sufficient supply of homes for the City.
- 5.10. Section 9 promotes sustainable transport and how this can be delivered through the planning system. Paragraph 105 refers to development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 5.11. Section 11 encourages the effective use of land and paragraph 119 states that “*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.*”
- 5.12. In terms of energy and sustainable development, Section 14, paragraph 153 notes that: “*In determining planning applications, local planning authorities should expect new development to: a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*”
- 5.13. As discussed in more detail under the Strategic Planning Policy section of this Statement, the proposals would comply with Policy CP8 (Sustainable Buildings) of the City Plan Part 1 as demonstrated also within the submitted Sustainability Statement and Checklist.
- 5.14. It is considered that the proposed development is entirely compliant with the thrust of the principles of the NPPF and will deliver a sustainable form of development, making best use of an existing outdated building, which is within a highly sustainable location in the heart of the City, and will protect and enhance the character of the surrounding area.

Strategic Planning Policy – City Plan Part 1 (CPP1) (2016)

- 5.15. The CPP1 was adopted in March 2016 and sets out the overall strategic and spatial vision for the future of Brighton & Hove through to 2030.
- 5.16. Vision: By 2030, Brighton & Hove will have a sustainable, resilient low carbon economy with sufficient jobs at all levels. Local residents will have the skills to enable them to progress through the labour market and earn incomes to help them live successfully within the city. New housing of different types, including affordable housing, will be provided in suitable locations to match a range of requirements and lifetime needs.
- 5.17. The following are considered to be the policies within the CPP1 most relevant to the proposed development.
- 5.18. Policy SS1 of the CPP1 reflects the presumption in favour of sustainable development contained at paragraph 11 of the NPPF.
- 5.19. *CP2 Planning for Sustainable Economic Development* states the council will positively and proactively encourage sustainable economic growth and continue to work with partners in the city and the region to: “Promote and secure inward investment opportunities; retain existing businesses and support indigenous business growth and support the diversification of the city’s economy to ensure its resilience and versatility.”
- 5.20. Policy CP1 in CPP1 sets a minimum housing provision target of 13,200 new homes for the city up to 2030. However, on 24 March 2021 the City Plan Part One reached five years since adoption. National planning policy states that where strategic policies are more than five years old, local housing need calculated using the Government’s standard method should be used in place of the local plan housing requirement. The local housing need figure for Brighton & Hove using the standard method is 2,328 homes per year. This includes a 35% uplift applied as one of the top 20 urban centres nationally.
- 5.21. Policy CP12 Urban Design states that all new development will be expected to ‘conserve and enhance the city’s built and archaeological heritage and its settings’. Policy CP15 (Heritage) reaffirms this requirement and also states that positive action for designated heritage assets will be prioritized. The proposals would not directly affect any designated heritage assets.
- 5.22. Policy CP8 Sustainable Buildings states that new development within the City is expected to achieve minimum sustainable construction standards. For non-residential development BREEAM ‘excellent’ rating is expected to be achieved unless justification is presented otherwise.
- 5.23. The sustainability measures, including a consideration of the thermal performance of the building, efficiency of energy consumption and sustainable energy technology are set out in the supporting Sustainability Statement.
- 5.24. Policy CP9 Sustainable Transport supports the provision of an integrated, safe and sustainable transport system to accommodate new development; support the city’s role as a sub-regional service and employment hub; and seeks to improve accessibility, with a number of specific criteria set out.

- 5.25. The site is situated within a highly sustainable location. The proposed development has had regard to measures which can be incorporated into the development to actively promote and develop travel awareness amongst its users; minimise the number of car movements; and promote walking and cycling and other sustainable modes of transport.
- 5.26. CP13 Public Streets and Spaces states that the Council will seek to improve the quality, legibility and accessibility of the City's public realm. This will be achieved by working collaboratively with partners to contribute amongst other requirements to the network of spaces; reduce the adverse impact of vehicular traffic and car parking; create safe and inclusive spaces.
- 5.27. The proposed development has evolved following a rigorous design process to produce a high quality design and layout with the integration of a modernised community centre, vastly improved public realm, and active street frontage.
- 5.28. Policy CP20 requires the provision of *affordable housing* on all sites of 5 or more dwellings (net) and subject to viability, will negotiate to achieve the following affordable housing targets:
- a) 40% onsite affordable housing provision on sites of 15 or more (net) dwellings;
 - b) 30% onsite affordable housing provision on sites of between 10 and 14 (net) dwellings or as an equivalent financial contribution;
 - c) 20% affordable housing as an equivalent financial contribution on sites of between 5 and 9 (net) dwellings Affordable housing provision should incorporate a mix of tenures.
- 5.29. The scheme exceeds the requirements of CP20 as the proposals consists of 100% affordable housing provision.
- 5.30. Policy CP7 Infrastructure and Developer Contributions states that to meet the needs of Brighton & Hove and the wider sub-region the Council advises that it will work with partners to ensure that the necessary social, environmental and physical infrastructure is appropriately provided in time to serve the development.

Strategic Planning Policy - The City Plan Part 2 (CPP2) (2022)

- 5.31. The BHCC CPP2 was adopted on the 20th October 2022 in which the following policies are considered most relevant:
- DM1 Housing Quality, Choice and Mix
 - DM9 Community Facilities
 - DM18 High quality design and places
 - DM19 Maximising Development Potential
 - DM20 Protection of Amenity
 - DM22 Landscape Design and Trees
 - DM31 Archaeological Interest
 - DM33 Safe, Sustainable and Active Travel
 - DM35 Travel Plans and Transport Assessments
 - DM37 Green Infrastructure and Nature Conservation

- DM43 Sustainable Drainage

5.32. In particular, DM9 (Community Facilities) as listed above states the following in relation to any partial loss of community floorspace:

Planning permission will be granted for new community facilities in Regional, Town, District and Local Centres in accordance with Policy DM12 and in other locations where all of the following criteria are met:

a) the proposed use is compatible with adjoining and nearby uses;

b) the site is close to the community it serves and is readily accessible by walking, cycling and public transport; and

c) where feasible and appropriate, community facilities have been located to maximise their accessibility to residents and reduce the need for travel (for example at Community Hubs).

2. Development that would lead to the loss of community facilities will only be permitted where it has been demonstrated that at least one of the following circumstances applies: a) replacement facilities of an appropriate quality and size will be provided as part of new development proposals or in an alternative suitable location that meets the criteria in part 1 of this policy;

5.33. It is demonstrated throughout this Planning Statement that the current community building on site will be replaced with a new modern facility with an improved layout and a range of facilities for the community.

Supplementary Planning Guidance

5.34. The following supplementary planning documents, guidance or briefs are relevant to the proposals:

- SPD 6 - Trees and Development Sites
- SPD 11 – Biodiversity and Nature Conservation
- SPD 14 - Parking Standards;
- SPD 16 – Sustainable Drainage;
- SPD 17- Urban Design Framework.

6. Planning Considerations

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2. The following section considers the planning merits of the proposals, having regard to National Planning Policy, the Brighton & Hove City Council Plan Part 1, the emerging Brighton & Hove City Council Plan Part 2, and other material considerations. The planning considerations discussed below are as follows:
- Principle of Development
 - Design, Scale & Layout
 - Development Mix
 - Residential Amenity & Overlooking
 - Archaeology and Heritage
 - Landscaping, Tree and Ecology
 - Transport, Parking and Air Quality
 - Air Quality, Sustainability and Lighting
 - Flood Risk & Drainage

The Principle of Development

Affordable Housing Need

- 6.3. The site is located within the existing built up area boundary of Brighton and Hove and consists of an underutilised brownfield site off Lindfield Road between Windlesham Close and Locks Hill, Portslade. NPPF paragraph 84 states “*The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist*”.
- 6.4. It is widely acknowledged that Brighton & Hove is a tightly constrained city and therefore there are significant constraints on the capacity of the city to physically accommodate new residential built development. BHCC are therefore prioritising the development of ‘infill’ brownfield sites like this one as part of BHCC’s New Homes for Neighbourhoods estate regeneration programme to bring forward the provision of additional affordable housing across the city. This sizeable plot provides space for the proposals to deliver both a new and upgraded community centre facility as well as much needed affordable residential accommodation for the city.
- 6.5. Policy CP1 in CPP1 sets a minimum housing provision target of 13,200 new homes for the city up to 2030. However, the CPP1 reached five years since adoption in 2021, and in accordance with the NPPF where strategic policies are more than five years old, local housing need should be calculated using the Government’s standard method instead of the local plan housing requirement. The local housing need figure for Brighton & Hove using the standard method is therefore 2,328 homes per year. This includes a 35% uplift applied as one of the top 20 urban centres nationally.

- 6.6. BHCC's most recent housing land supply position is published in the SHLAA Update 2022 which shows a five-year housing supply shortfall of 7,711 (equivalent to only 1.8 years of housing supply). As the Council is currently unable to demonstrate a five-year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11). As such, the provision of 28 dwellings, as proposed in this application, must be given increased weight as a material consideration.
- 6.7. Further to this, housing affordability is a major issue for many residents within the city, particularly for many families and for newly forming households. Policy CP20 of the CPP2 requires the provision of 40% affordable houses on sites of 15 or more dwellings, which equates to 7 units on this site. As part of BHCC's ongoing commitment to provide high quality affordable housing, the Council will exceed this requirement and proposes delivering all 28 units as affordable housing for rent. This scheme is therefore fully compliant with the requirements of CP20 in light of the housing need within the City.
- 6.8. There are currently approximately 5,300 households on the Homemove register for Brighton & Hove with around 3,658 of these households looking for one and two bed Council and housing association accommodation units. Around 663 one and two bed units became available in 2022/2023 and therefore this windfall development will make a valuable and significant contribution to housing delivery especially so given the relatively low delivery of affordable housing across the City in previous years. BHCC should therefore consider the delivery of affordable housing on this site as a significant material consideration in the determination of the application.

Replacement of Existing Community Centre

- 6.9. Paragraph 93 within the NPPF notes the need for planning policies and decisions to guard against the unnecessary loss of valued social and recreational facilities / services, particularly where this would reduce the community's ability to meet its day to day needs. Furthermore Policy DM9 of CPP2 states that if the floorspace of current community facilities is to be reduced by development proposals, it must be demonstrated clearly why the current floorspace is no longer needed in its entirety. Where new community facilities are provided proposals must also meet the criteria as set out in Local Plan Policy DM9 Point 1.
- 6.10. A key component of the proposals, is the provision of a replacement community centre. These facilities will replace those currently on the site but in an upgraded and modern form, which is more accessible and more usable for all.
- 6.11. The existing community facility on site is a well-used building but it is dated and tired and in need of upgrading and modernisation. Notably the existing building sits at a higher gradient to the east of the site making it difficult for the mobility impaired and people with children in prams to access the facility on foot.
- 6.12. On this basis, although the proposals will result in a net loss of community floorspace, the new upgraded facilities will offer a significant overall enhancement in the quality and experience of the community space. The new building will undoubtedly provide a fresh focal point for the whole community.

6.13. In addition to this, BHCC pre-application feedback (ref: PRE2021/00130 and PRE2023/00016) provided positive comments and valuable recommendations for the proposed community centre. These recommendations have been taken on board and therefore the numerous proposed community benefits delivered by the proposals will be as follows:

- *The proposals will re-provide a large hall and ancillary space of similar scale to the existing facility. The proposals will also provide additional facilities such as a sensory space and a modernised more formal office area compared with the existing building.*
- *The existing hardstanding of around 700 sqm currently used as an informal poor quality hard court will be replaced with a higher quality landscaped all weather hard court games area to the south of the site;*
- *The proposals will also upgrade the public realm improvements by reconnecting the site through pedestrian connections that will provide a place for all residents to walk and enjoy.*
- *The new location of the community centre towards the western edge of the site opens up the centre to the local community whilst also benefitting from improved accessibility on a lower and more even topography.*
- *The layout has been designed to provide a level of flexibility to ensure sustainable use and longevity of the centre to suit the needs of different users.*
- *The new community centre location reduces the need for extensive vehicular access, and provides level access to both internal and external spaces.*
- *Extending existing hardstanding parking area into the rear of the site, allowing for greater public realm and pedestrian priority into the centre of the site.*

6.14. On the basis of the above, the proposals will achieve a mixed-use development of a 'brownfield' site currently under-occupied by a community facility. In so doing it will reintroduce a modern, purpose built replacement community centre in order to meet the needs of the existing tenants and wider local community. In this respect, the proposal fully accords with the adopted CPP2 Policy DM9.

6.15. Furthermore, as the council is currently unable to demonstrate a five-year housing land supply and has a very significant shortfall, great weight should be given to the delivery of housing, and further weight attached to the delivery of 100% affordable housing delivery. The presumption in favour of sustainable development set out in the NPPF (paragraph 11) is very clearly engaged and the delivery of much needed affordable housing provides further social justification, and public benefit, for the proposals. The principle of residential development for 28 residential units should therefore be fully supported.

Development Mix

6.16. The proposals will offer an integrated development mix of improved community infrastructure and also new high quality affordable housing within the Portslade area. The community facilities are accessible and located within a sustainable location.

6.17. CPP1 Policy CP19 seeks to ensure that the requirements of specific groups within the city are met and Policy CP20 requires that 40% of affordable housing is provided on sites of 15 or more dwellings. CPP2 Policy DM1 sets out that new residential development will be required to incorporate a range of dwelling types and sizes to meet the identified housing need whilst also taking account of the surrounding context and character. All dwellings should meet Building Regulation M4(2) to allow the units to be accessible

and adaptable. 10% of affordable units should meet Building Regulation M4(3) for wheelchair users. Further to this, all proposed dwellings should meet the Nationally Described Space Standards

- 6.18. The proposed development seeks to deliver 100% affordable provision through delivering 28 affordable properties in a range of sizes with all of the flats being accessible by lifts. All of the flats will be M4(2) compliant apart from 4 flats which are located over the community centre and accessed by a half-landing. 3 of the flats on the ground floor will be M4(3) compliant with independent access, parking and refuse storage. All will meet the Nationally Described Space Standards.
- 6.19. This mix reflects closely the preferred affordable housing mix for the city in Policy CP20 of the CPP1 which is for 30% one bedroom units; 45% two bedroom units and 25% 3+ bedroom units. A comparison between the Council's preferred mix and the proposal is set out in the Table below.

	Policy CP20	Proposed Mix
One Bedroom Units	30%	21%
Two Bedroom Units	45%	57%
3 or More Bedrooms	25%	21%

Table 3 Proposed Mix

- 6.20. The proposed housing mix has taken into account the site constraints and surrounding context to provide a proposal that is consistent with the required mix in terms of offering more 2 bedroom properties. The LPA's housing services has also been consulted on and the proposed mix meets current need on the housing register. All properties will be available for affordable rent.
- 6.21. It is considered that an appropriate housing mix is proposed and all dwellings will meet the specifications requested by local policy.

Design, Layout and Appearance

- 6.22. NPPF Paragraph 126 places great emphasis on the creation of high-quality, beautiful and sustainable buildings and places. Further to this, NPPF paragraph 130 sets out specific criteria that developments should achieve. CPP1 Policy CP12 sets out specific criteria that all new development will be expected to deliver in terms of urban design. Notably, all new development should *“establish a strong sense of place by respecting the diverse character and urban grain of the city's identified neighbourhoods”*.
- 6.23. NPPF paragraph 126 places great emphasis on the creation of high-quality, beautiful and sustainable buildings and places. Further to this, NPPF paragraph 130 sets out specific criteria that developments.
- 6.24. The proposed development is the result of multiple pre-application meetings, workshops and discussions with the Planning Officers and Urban Design Officer. The following points are considered important to the proposed design, layout, scale and appearance.
- The design vision of the proposals is to reinforce and enhance a community feeling and village centre.
 - A new streetscape and enhanced public realm are integral to the proposals providing linkages, a sense of security to complement the existing public areas.

- The proposed layout of the site and design approach is a logical response to the opportunities and constraints presented by the site and its street context.
 - Utilising the rising ground levels to accommodate parking and servicing for the residential blocks and a flat roof to reduce the apparent height and bulk of the building, a three-storey building form is proposed above at ground level.
- 6.25. The new community centre will be located on the lower ground floor of the West Pavilion block, which is achieved by carefully using the natural slope of the site. It will have an improved layout to maximise the space including two halls, an office, kitchen and sufficient toilet facilities.
- 6.26. The public realm has been carefully considered in order to retain existing pedestrian routes whilst also incorporating new routes through the site to ensure permeability from the north east to the south west. The sinuous 'green' link through the centre of the site will provide attractive landscaped areas. These routes have also influenced the placement of buildings. For instance, the proposed community centre is located further to west of the site than the existing building to improve accessibility for the community. The proposed access was reviewed and considered by an accessibility consultant to ensure the proposals are safe and contain accessible pedestrian routes for the community including level access into the community centre.
- 6.27. The location of the pedestrian link through the site creates active public frontages along the two pavilion blocks. These frontages are intended to encourage interactions and develop a sense of community. The site-wide landscape strategy has sought to protect existing site features and enhance biodiversity whilst developing a strong sense of place through open and accessible spaces. Please refer to the Landscape Strategy for further information.
- 6.28. It is clear that the proposed layout has been carefully considered and provides a modern but sensitive form which ensures the site is identifiable whilst complementing the surrounding area. It makes the most efficient use of space whilst enhancing the permeability of the public realm . These layout features are considered to meet the NPPF requirement, CPP1 Policy CP12 and CPP2 Policy DM18.
- 6.29. The materials and shapes of buildings have been influenced by the existing character of the area. The residential storeys of the West Pavilion along with the East Pavilion will be made of a light buff brick colour in order to reflect some of the surrounding character of the Conservation Area, which contains old flint and sandstone walls. The window frames across the development will also be red in colour to match the red brick that is evident within the older parts of the Portslade village area.

Public Amenity and Noise

- 6.30. DM20 (Protection of Amenity) of the CPP2 states that 'planning permission for development including change of use will be granted where it would not cause unacceptable loss of amenity to the proposed, existing, adjacent or nearby users, residents, occupiers or where it is not liable to be detrimental to human health.'

Overlooking

- 6.31. The proposed scheme has been sensitively designed to respect the residential amenity of surrounding dwellings and future residents of the site. The proposed apartment blocks have been carefully set back from surrounding properties as well as been offset to avoid overlooking between the two proposed buildings and residential flats. For instance, the West Pavilion is set back around 21m from Dudley Court to the west and the East Pavilion is located around 40m away from the rear windows of Locks Hill properties to the east. The proposals purposefully do not sit directly adjacent to Kemps Court to the south therefore there will be minimal impact from overlooking onto this existing apartment block.
- 6.32. The proposed scale and form also responds to the sloping topography of the site. The height of the apartment blocks comprising three storeys and as such do not exceed that of Blakers Court to ensure the proposals remaining sensitive and do not cause an overbearing impact. Furthermore, the two storey properties along Locks Hill are located at a much high gradient than the existing site therefore the proposal will not cause amenity concerns or loss of daylight for these properties.
- 6.33. In relation the future occupiers, the proposed offsetting of the buildings and habitable rooms in the new apartments will result in no material intervisibility between rooms in apartments in the proposed buildings. New additional planting will also provide sufficient amenity protection against harmful outlook between the proposed pavilions in addition to the new games area to the south and Dudley Court to the west.
- 6.34. In respect of proposed occupiers, the scheme has been designed to provide for the highest quality living environment with units that meet appropriate space standards with external private amenity space.
- 6.35. Overall, the proposed development is not considered to be overbearing or harmful development and will respect fully the amenity and privacy of occupiers of other adjoining residential properties.

Noise

- 6.36. NPPF paragraph 174 seeks to prevent new and existing development from contributing to unacceptable noise levels. Paragraph 185 furthers this by explaining that new development should mitigate and reduce to a minimum the potential adverse impact resulting for noise avoiding adverse impacts on health and quality of life.
- 6.37. In relation to residential occupation of the development, the proposal will not have or lead to any noise and disturbance from surrounding uses and therefore the residential nature of the scheme is entirely appropriate for this residential suburban location.
- 6.38. In terms of noise from the proposed community facility and external play areas, the proposed development is being built on an existing community site, the nearby residential receptors will already be subject to noise from users and also during use of the existing hard court. The proposed community centre will therefore not cause any additional harm in terms of noise impacts.
- 6.39. A noise assessment will be submitted as part of the determination of this application, which provides more detail.
- 6.40. On this basis, the proposals should not be refused on noise grounds and the proposals are therefore in accordance with the Development Plan.

Daylight and Sunlight

- 6.41. CPP2 Policy DM20 seeks to protect the amenity to existing, adjacent and new occupants ensuring that a new development is not detrimental to human health. The subtext to Policy DM20 requires reasonable steps to be taken to avoid overshadowing windows to habitable rooms or open spaces and gardens, and that well-established guidance will be used to assess whether acceptable levels of daylight and sunlight are available to habitable spaces.
- 6.42. Due to the site's location near to other built residential development and its proposed height, BHCC commissioned a daylight and overshadowing assessment by Smith Marston Building Surveyors to ensure impact from the proposals on neighbouring properties and internal occupiers were not detrimental, whilst also making sure the proposals could achieve appropriate internal levels of natural light.

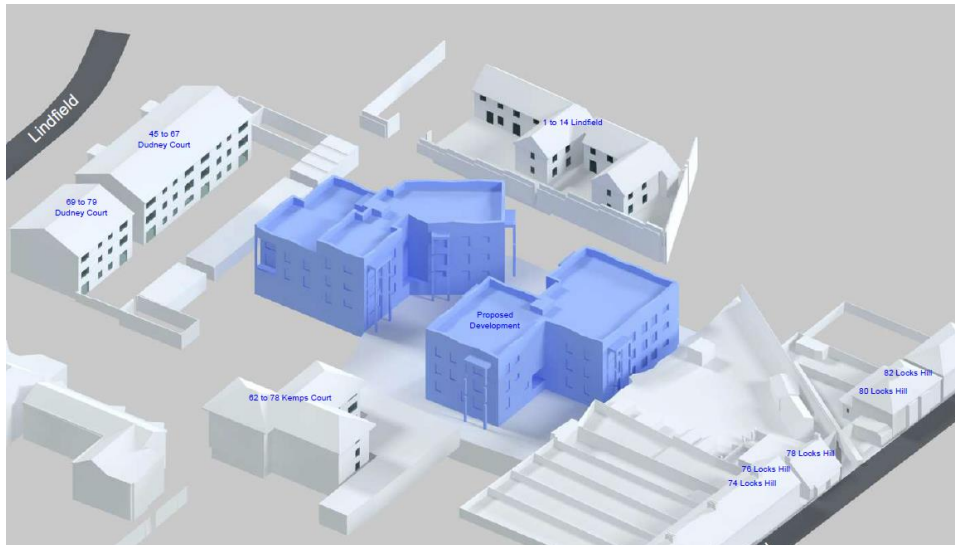


Figure 7 Proposed Image Showing Proposals and Nearby Properties

- 6.43. In terms of impacts to neighbouring properties, the report demonstrates that all neighbouring windows pass the relevant BRE daylight and direct sunlight tests (please see 3D diagram above showing nearby affected properties and their relationship with the proposals). Furthermore, the development also passes the BRE overshadowing to gardens and open space tests.
- 6.44. Regarding the impacts on internal occupiers, the report also concludes that the proposals have been considered to achieve a very high level of compliance with the BRE recommendations. The proposals will therefore provide occupiers with good levels of natural light.
- 6.45. Overall, the proposed development therefore conforms with planning policy.

Landscape Arboriculture and Ecology

Landscaping, Open Space and Sport Facilities

- 6.46. CPP1 CP12 (Urban Design) states that all new development will be expected to ensure the design of external spaces are an integral element to the overall design approach. Furthermore, CPP1 CP16 (Open Space) states the council will require the retention of and seek better, more effective and appropriate use of all existing open space, as shown on the policies map. Planning permission resulting in the loss of open space will only be granted by BHCC where the proposed development is ancillary to the use of the open space and will result in only a small loss of open space, provides improvements to and better use of the remaining space and optimises public access.
- 6.47. The existing site contains designated open space in accordance with the adopted policy map. This existing open space however is ancillary to the community use of the site rather than being available to the general public to use and enjoy. The proposals therefore seek to re-provide higher quality open space through the provision of a sensitive landscaping strategy. The proposed new open space on site will also be available to both the community users and the general public to enjoy on a daily basis, thus increasing the availability of open space within the city.
- 6.48. The landscaping masterplan and strategy submitted with this application provides further detail on the various enhancements which includes the below:
- A new sinuous pedestrian green link between Windlesham Close and Portslade Village Green to the north-east;
 - a residents growing area with raised timber planters providing vegetable and flower growing opportunities for residents;
 - A species rich wildflower and grassland area to the south-west of the site;
 - New public realm between the new East and West Pavilions; and
 - A retained woodland edge habitat framing the entrance to the village green to the north-eastern edge of the site.
- 6.49. On this basis, through the provision of a high quality landscaping strategy, the proposals will be entirely in accordance with the development resulting in no significant net loss of public open space in accordance with Policy CP16.
- 6.50. CPP1 Policy CP17 relates to BHCC's aspiration to increase the participation in sports and physical activity. Importantly, this policy supports the retention, seek the enhancement and more effective use of existing indoor and outdoor sports facilities and spaces.
- 6.51. The proposed new hard court area will be smaller in scale compared to the existing court. It will however be usable all year round unlike the existing hard court area. Accordingly the new hard court represents a significant enhancement in the sports provision on site in accordance with the policy by delivering the following improvements:
- Improved accessibility and proximity to changing facilities/welfare and vehicle parking areas;
 - Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from the hard court area for use by people of all ages and abilities;

- Provision of perimeter fencing to contain any balls within the pitch during play. In addition to this, the fencing will also help to protect the playing surface from contamination and ensure its longevity; and
- A well considered soft and hard landscaping strategy to protect the residential amenities of the surrounding residential properties from any noise generated by the courts use whilst providing appropriate privacy screening for the users of the court.

6.52. On the basis of the above, the proposals entirely comply with CP17 and adopted policy.

Ecology

6.53. Chapter 15 of the NPPF seeks developments to minimise the impacts on biodiversity whilst also providing measures to achieve a net gain in biodiversity. The Environment Act came into force in 2021 and introduces a requirement for development proposal to achieve a 10% net increase in biodiversity. This is currently within a transitional period.

6.54. Locally, CPP1 Policy CP10 sets out the following requirements for new developments:

- Provide adequate up-to-date information about the biodiversity which may be affected;*
- Conserve existing biodiversity, protecting it from the negative indirect effects of development, including noise and light pollution;*
- Provide net gains for biodiversity wherever possible, taking account of the wider ecological context of the development and of local Biosphere objectives; and*
- Contribute positively to ecosystem services, by minimising any negative impacts and seeking to improve the delivery of ecosystem services by a development.*

6.55. An Ecological Walkover Survey and Technical Note has been produced in support of this application. The purpose of the survey was to reassess the extent, character and condition of habitats, including buildings and trees for roosting bats, present within the survey area to establish any change from the 2019 Preliminary Ecological Appraisal (PEA; Appendix II). The survey area's potential to support protected species was also reassessed, with reference to any implications arising from the Proposed Development.

6.56. The updated walkover survey concluded that no further surveys for protected species were required. Preliminary recommendations have therefore been provided in order to protect important ecological features to avoid or mitigate ecological impacts, and to deliver ecological net gain on site post-construction. These include but are not limited to:

- Green spaces being sown with a locally sourced native wildflower and grass seed mix
- Provision of bird and bat boxes

6.57. In terms of Biodiversity Net Gain (BNG) and based on the above enhancement measures, Urban Edge has calculated that the proposal will provide a BNG of over 10% exceeding the mandatory Environment Act 2021 requirements coming into force in November 2023.

6.58. Measures have been taken to protect existing wildlife as well as provide these enhancements. As such, the proposal is considered to comply with the NPPF, Environment Act and local policy.

Trees

6.59. Regarding arboriculture, MWA Arboriculture Ltd. have produced an Arboricultural Survey and Report to support the application package. The report identifies that 13 trees will be removed on site of which 3 are Category B trees and 10 are Category C. The removal of the existing trees will be mitigated with a replacement planting scheme as part of the overall landscaping strategy for the development.

6.60. The proposal is therefore considered to be acceptable in arboricultural terms.

Heritage and Archaeology

6.61. Section 16 of the NPPF provides national policy in relation to the conservation and enhancements to the Historic Environment. As set out in NPPF paragraph 190, local Planning authorities should take account of three factors when determining applications that affect heritage assets. These are:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness;*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place.*

6.62. The site contains no listed heritage assets or scheduled monuments nor does it fall within a Conservation Area. The proposal however lies adjacent to the Portslade Old Village Conservation Area in addition to an Archaeological Notification Area to the north east. On this basis, a Heritage and Archaeological Assessment has been submitted with this application.

6.63. The Heritage Assessment considers the site to be well screened on all sides by the existing development and it would appear that there are no direct views to and from the site towards any of the listed or locally listed buildings nearby. The small section of the site that bounds the Portslade Old Village Conservation Area adjoins a footpath with a grassed area beyond and any planting here within the site would be retained as part of the proposals. On this basis, the Heritage Assessment concludes that none of the settings of the listed buildings nor the adjoining Conservation Area are likely to be negatively affected by the proposed development.

6.64. In terms of archaeology, the proposal lies near to an archaeological notification area. The Archaeology Report also confirms that the area around the site contains no prehistoric evidence, very limited evidence for the Roman period (a small cemetery) and only marginally more substantial evidence for medieval occupation. The Archaeology Desk Based Assessment therefore concludes that a suitably worded condition can be applied to secure further field investigation if considered necessary by the LPA's Archaeology Advisor.

- 6.65. Overall, the proposal meets the requirements set out in national and local policy and has due regard to the heritage of the site.

Transport and Parking

- 6.66. The NPPF paragraph 105 seeks to actively control the patterns of growth by focusing development in areas that can improve sustainability through limiting the need to travel. Paragraph 112 requires future development to prioritise pedestrian and cycle movements within the scheme and the locality.
- 6.67. The accompanying Transport Statement by Paul Basham Associates considers existing transport conditions, local accessibility and details of the proposed access and parking.
- 6.68. The proposed development will provide a vehicular access from Lindfield via Windlesham Close. Pedestrian access will be both from Portslade Village Green to the northeast and from Windlesham Close in the southeast via a new pedestrian footway which will provide access across the site. All pedestrian access routes will tie into the existing footway provision at Locks Hill and Windlesham Close.
- 6.69. The existing site contains circa 26 garages that will be demolished as part of the proposals. It has been confirmed that due to their size constraints these garages are largely used for informal storage rather than vehicle parking .
- 6.70. The proposals include 13 residential parking spaces (4 disabled) and 10 car parking spaces (3 disabled) provided for the community aspect of the development. Although the proposed parking provision is below the BHCC adopted maximum standards, the site is located in a sustainable location near to public transport services. Furthermore, Paul Basham Associates have undertaken a car parking survey in the locality, which demonstrates there to be sufficient capacity on street to accommodate any overspill if this occurs.
- 6.71. In terms of vehicle trips, The Transport Statement concludes that given the existing uses at the community centre will remain as is, the trips to the site will remain the same as existing. In terms of the proposed residential proposal, the Transport Statement demonstrates that the proposed development will slightly increase vehicle trips to and from the site but concludes that the level of traffic movement will not cause a material impact on the local highway network as a result of the proposals nor would it be considered to be severe impact, the test cited by the NPPF.
- 6.72. Overall, in terms of highways, the assessment demonstrates that the development proposals are appropriate in this location and will have no material effect on the safety, reliability or operation of the local transport network. The proposed development is therefore in accordance with the relevant Development Plan Policy and Council parking standards.

Flood Risk and Drainage

- 6.73. The site is within Flood Zone 1 and has the lowest probability of fluvial/tidal flooding. The site itself is at very low risk of surface water flooding, however the western edge of the site meets Windlesham Close which has a high risk of surface water flooding.

- 6.74. A Flood Risk and Drainage assessment has been submitted by HOP Consulting Ltd as part of this application, which demonstrates that the surface drainage proposals seek to deliver a sustainable drainage system (SuDS) in the form of attenuation as there are no watercourses in the vicinity of the site for direct connection of surface water discharge.
- 6.75. In terms of foul drainage, there is an existing on site connection to the public foul water sewer located along Windlesham Close, just to the west of the site. It is proposed that foul water from the new development will continue to discharge to the public foul water sewer via the existing connection, subject to approval by Southern Water.
- 6.76. Overall, it has been demonstrated that the proposals can be successfully implemented and managed sustainably and that there should be no increase in risk to future users and neighbouring properties in regard to foul or surface water flooding over the expected lifetime of the development. The proposals therefore accord with the development plan.

Sustainability, Energy & Air Quality

- 6.77. Both national and local policy requires all new development to incorporate sustainable design features, to avoid expansion of the city's ecological footprint, seek reductions in greenhouse gases and mitigate against impact from climate change. The proposed development is located within a sustainable location and has good links to public transport.
- 6.78. Section 14 of the NPPF explains that the planning systems “should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.
- 6.79. BHCC are seeking a sustainable city and CPP1 Policy CP8 provides planning policy with regards to buildings. All residential development will be required to meet a 19% reduction improvement against Part L of Building Regulations and water efficient ‘optional’ standard set out in 2015 Approved Document G, Building Regulations ‘Sanitation, hot water safety and water efficiency’.
- 6.80. This application is supported by a Sustainability Statement produced by Consult Sustainability (October 2023) which outlines the following proposed features that support the overall sustainability of the development proposal:
- Redevelopment of an inefficient and underutilised building;
 - Efficient design for ample daylight and sunlight levels;
 - Maximisation of energy and carbon dioxide emission reduction;
 - Ground source heat pump energy supply and water efficient fittings;
 - Responsibly sourced materials;
 - Minimisation of waste and pollution during construction; and
 - Enhanced air quality

- 6.81. The Sustainability Statement concludes that due to the incorporated measures, the proposed development will reduce on-site regulated carbon emissions by circa 66%. As such the residential proposals exceeds the requirements set out within the CPP1 Policy CP8.
- 6.82. In terms of air quality, Phlorum have produced an accompanying report which demonstrates that the operations of the proposals is not expected to introduced new receptors into an area of poor air quality not is it anticipated to significantly impact on a local air quality. On this basis, the proposal is considered to comply with all adopted policy.

7. Conclusion

7.1. This planning statement has been prepared, on behalf of Brighton and Hove City Council (BHCC) for:

“Redevelopment of Portslade Village Centre to provide a replacement community centre and 28 residential units with associated amenity space, landscaping, infrastructure and parking provision”

7.2. The purpose of this Planning Statement is to explain the proposal and how it accords with relevant planning policy. This statement has set out how a sustainable development of 28 homes is justified. In accordance with NPPF paragraph 39, the proposal is the result of substantial pre-application engagement which has been used to inform and guide the final proposal.

7.3. The site is situated within a sustainable area with a range of services and facilities which the proposal will add to. The proposal also involves the redevelopment of brownfield land which is supported by the NPPF paragraph 84. As such the principle of development of this site is deemed acceptable.

7.4. It is widely acknowledged that Brighton & Hove is a tightly constrained city and therefore there are significant constraints on the capacity of the city to physically accommodate new residential built development. BHCC are therefore prioritising the development of ‘infill’ brownfield sites like this one as part of BHCC’s New Homes for Neighbourhoods estate regeneration programme to bring forward the provision of additional affordable housing across the city. The proposals have therefore sought to achieve appropriate mixed-use redevelopment on a site that is currently under-occupied by a basic community facility. In so doing it will reintroduce a modern, purpose built replacement community centre.

7.5. The proposal will provide significant benefits for BHCC and the Portslade area. These benefits and key points relating to the proposal are set out below:

- *The need for housing in BHCC is evident by the five year housing land supply. The proposal will provide 28 new affordable homes;*
- *The proposal will provide a new dedicated community centre to replace the current Portslade Village Centre with an improved layout and facilities;*
- *The proposal has been carefully designed to ensure that the proposal creates an attractive and functional environment for residents and visitors. This is in terms of the massing, scale and design as well as the public realm;*
- *The design proposal has been landscape led to ensure the proposal provides an enhance open space strategy and attractive environment within the internal and external space for residents and visitors;*
- *The vehicle trips generated are not significant and will have no material impact on the operation or safety of the local highway network as demonstrated within the Transport Assessment. Ample vehicle spaces and cycle storage are provided for residents and visitors in accordance with the Council’s requirements.*
- *The proposals will replace an environmentally inefficient building with two new development blocks that will reduce on-site regulated carbon emissions by circa 66%.*

Planning Statement

Land at Portslade Village Centre



- 7.6. The proposed development complies with the NPPF, and relevant policies within the Development Plan and the Council is therefore respectfully requested to grant full planning permission.

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