

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 10 MARCH 2021

VIRTUAL

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ADDENDUM

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Coombe Farm, Westfield Avenue North

BH2020/00002



**Brighton & Hove
City Council**

Application Description

- Amendment to Head of Terms relating to resolution to be Minded to Grant permission for:
 - Demolition of existing farm buildings and erection of 72 dwelling houses (two storey and single storey) with associated parking and landscaping.

Amendment to Head of Term **Proposed:**

From:

Affordable housing:

Provision of 40% affordable housing (29 units)

Unit mix :

- 4 x 1 bed 14%
- 7 x 2 bed 24%
- 18 x 3 bed 62%

55% Affordable Rent

45% Shared Ownership

To:

Affordable housing:

Provision of 40% affordable housing (29 units)

Unit mix :

- 4 x 1 bed 14%
- 7 x 2 bed 24%
- 18 x 3 bed 62%

55% Affordable Rent

45% Intermediate Rent

Location Plan

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ID



3D Aerial photo of site



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View of site from Tennant Hill



View from Tennant Hill

Proposed Site Layout



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Split of uses/Number of units

- 72 residential units (C3)
- Housing mix
 - 4 x 1 bed units
 - 16 x 2 bed units
 - 29 x 3 bed units
 - 23 x 4 bed units
- 40% affordable housing (4 x 1 bed, 7 x 2 bed & 18 x 3 bed)



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Conclusions

- Intermediate rent: applicant has confirmed that rent would be at no more than 80% of open market rent; no option to purchase homes;
- Provision of 'intermediate rent' instead of shared ownership units accords with Housing Strategy team's objective for affordable housing tenure split;
- No change to amount of affordable housing provided (40% of units).
- **Approval of amendment recommended.**

