

PLANNING COMMITTEE ADDENDUM Presentation – Item A

2.00PM, WEDNESDAY, 1 DECEMBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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**64-68 Palmeira Avenue; 72-73
Cromwell Road**

BH2020/01403

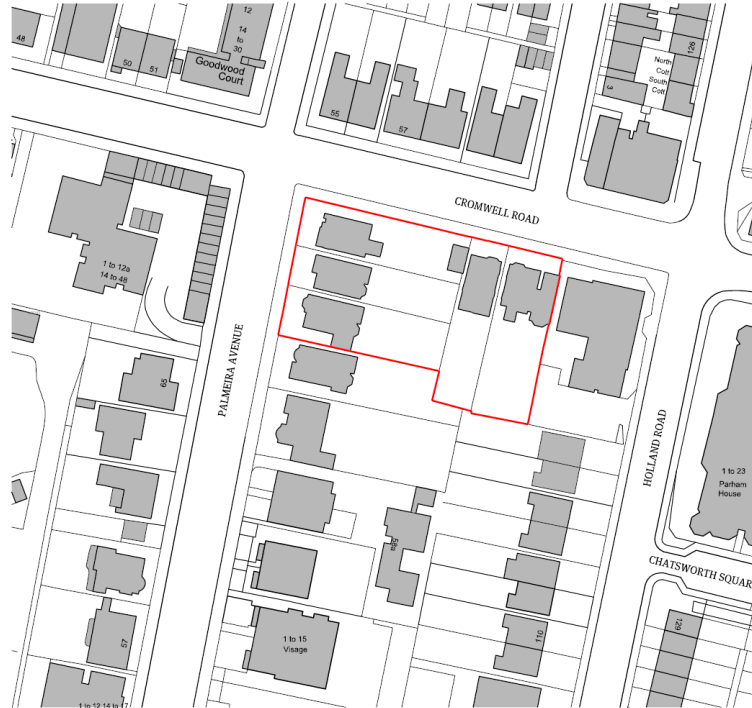


**Brighton & Hove
City Council**

Application Description

- Redevelopment of land on the corner of Palmeira Avenue & Cromwell Road for the erection of 94 flats (C3) with basement parking, landscaping & associated works. (Revised design including additional balconies, revised elevational materials & design, revised layout to ground & lower ground floor residential units & supporting information). Refused September 2020.
- Appeal Lodged. Hearing 14th December

Existing Location Plan



3

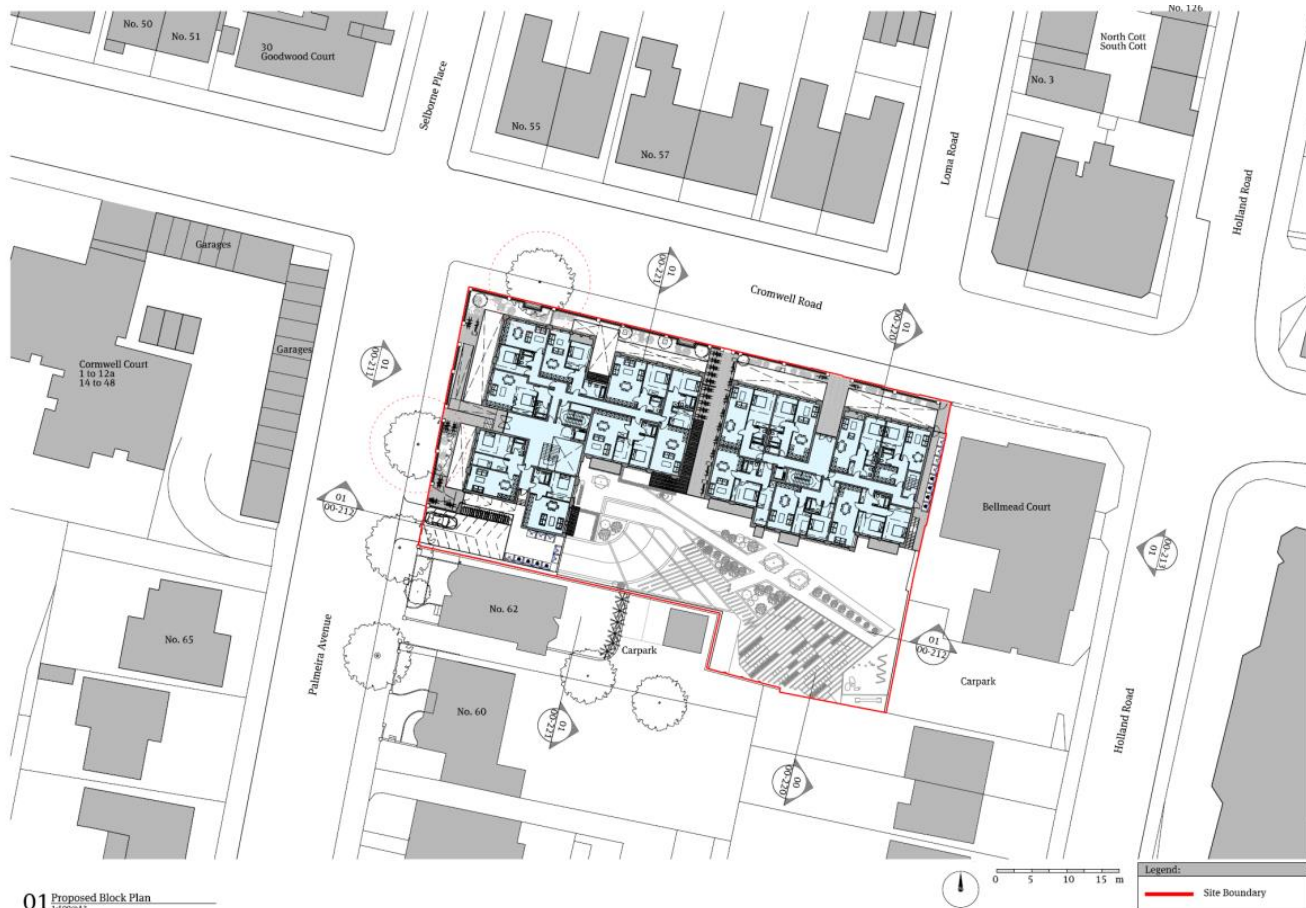
Site Photos – Corner of Palmeira Avenue/Cromwell Road

72 and 73
Cromwell
Road

68
Palmeira
Avenue



Proposed Block Plan



Contextual Front Elevation



01 Palmira Avenue
Context



02 Cromwell Road
Context

Heads of Terms for S106 to be tabled to Planning Inspectorate for Appeal.

- Affordable Housing: Review mechanism to require Viability Assessment prior to occupation to reassess ability to provide affordable housing;
- A contribution of £26,100 to the Council's Local Employment and Training Strategy including a commitment to using 20% local employment during the demolition and construction phases of the development.
- An artistic component / element as part of the proposed scheme to the value of £32,300.

Proposed Heads of Terms (cont.)

- A scheme to secure 3 replacement street trees for every street tree lost within five years of commencement of development.
- A s278 highways agreement in order to secure:
- Closure of 3 x existing site accesses on Cromwell Rd and 1x existing access on Palmeira Ave;
- Amendments to on-street parking and the proposed re-location of the solo motorcycle bay;
- Creation of a new pedestrian-priority vehicular cross-over on Palmeira Ave, which will serve as the basement car park access for the site; and.
- Removal/relocation of bus stop and shelter and creation of new loading bay.