

Land South Of Ovingdean Road

BH2020/02836

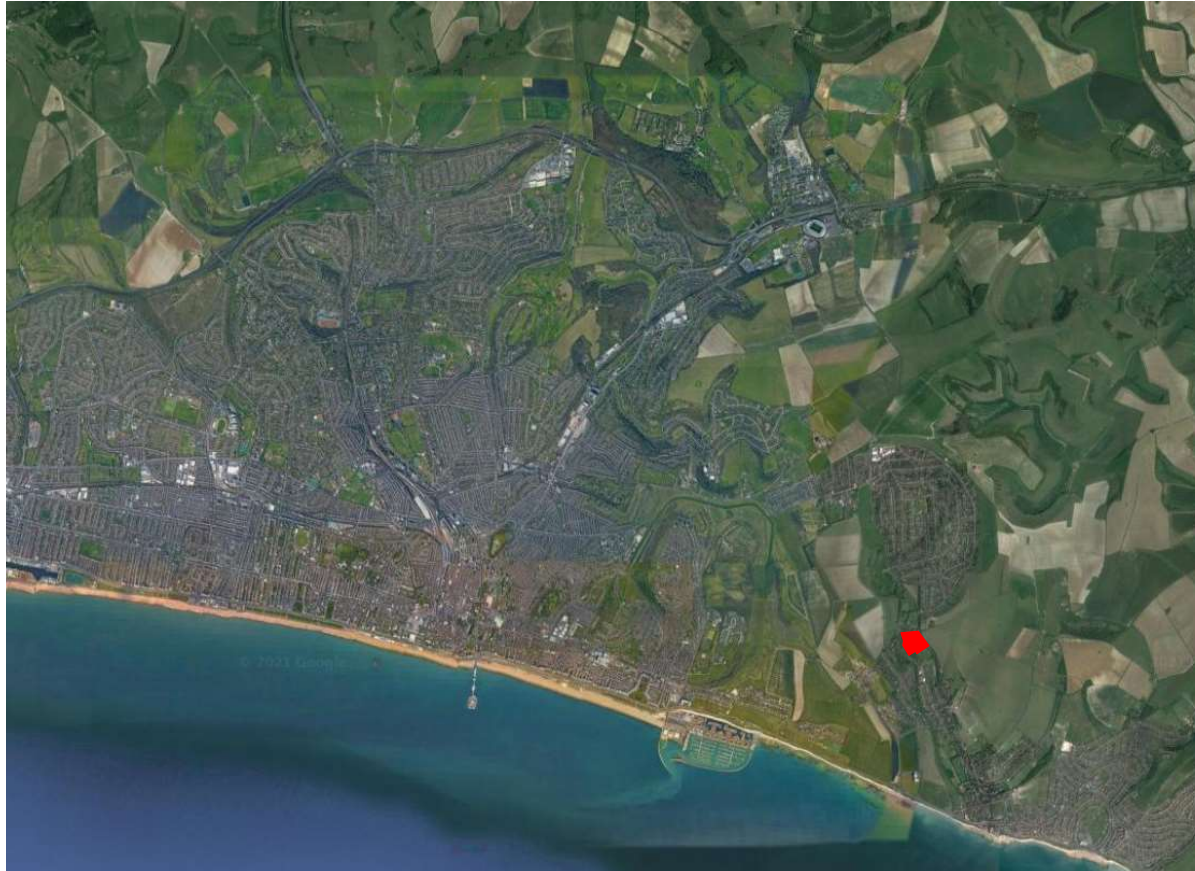


**Brighton & Hove
City Council**

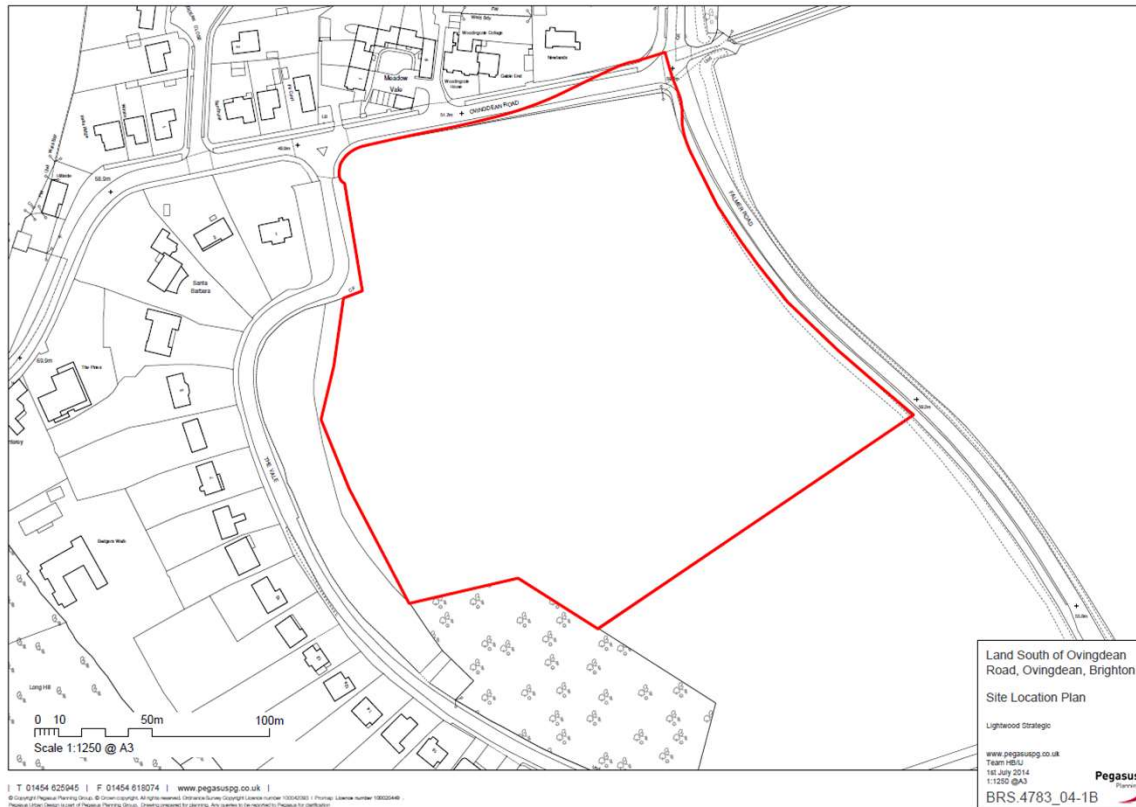
Application Description

The application seeks permission to vary an outline permission (BH2016/05530) for the construction of 45 dwellings at Land for the South of Ovingdean Road, in order to allow changes to the layout, access, landscaping and accommodation split or the approved scheme.

Map of application site



Location Plan



Aerial photo(s) of site



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3D Aerial photo of site



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3D Aerial photo of site



Ovingdean
Road

Falmer
Road



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View From Falmer Road (East)



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View From Ovingdean Road (North-West)



Approved Site Plan



LAND SOUTH OF OIVINGDEAN ROAD, OIVINGDEAN, BRIGHTON - LAYOUT

T 01454 625945 | F 01454 618074 | www.pegasusp.co.uk | Team: DW/JA | Date: 20/03/2017 | Scale: 1:500 @ A1 | drwg: BRS.4783_20A0 | Client: LIGHTWOOD STRATEGIC



Proposed Site Plan



FA20-1779-050 E



Key Changes

- Straightening of the spine road where necessary to accommodate a refuse vehicle.
- Slight relocation of the second access to the one single dwelling on site.
- Amendments to the distribution of dwellings, parking spaces and general layout by way of adjusting orientation of dwellings and adjustment to garden shapes/sizes.
- Amendments to the accommodation of the private mix of dwellings weighted more in favour of 3 bed homes and fewer 4 and 5 beds.
- A reduction in the total floor area of market residential accommodation by over 550sqm and an increase in floor area of affordable housing by 50sqm (N.B. the number of units remains the same for both market and residential).
- Amendments to landscaping



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Accommodation Split

- The total number of units (45) and the number of affordable units (18) will remain the same.

Open Market		
	Approved	Proposed
No. Beds	No. Units	No. Units
3	8	19
4	10	7
5	9	1
Total	27	27

Affordable		
	Approved	Proposed
No. Beds	No. Units	No. Units
1	2	2
2	8	8
3	8	8
Total	18	18

Key Considerations in the Application

- Principle of development approved. Key considerations therefore:
 - Amendments to the approved layout/landscaping
 - Changes to accommodation split
 - Sustainable Transport
 - Ecology

Conclusion and Planning Balance

- Amendments relatively minor.
- Would improve functionality and quality of development whilst retaining 45 units with 40% affordable housing.
- Acceptable in terms of Ecology impacts and would accord with the approved Ecological Mitigation Strategy.
- Amended accommodation split would provide a smaller proportion of larger units and would therefore align more closely to the demand within the city and City Plan policy objectives.
- **Recommend: Approve**

