

Ross Gilbert
QED Estates Ltd
The Suite
1 Cedar Chase
Cross Lane
Findon
BN14 0US

Date: 9 December 2020
Ref: Cobblers Thumb
Phone: 07821 802 839
e-mail: jane.moseley@brighton-hove.gov.uk

By email only to rossgilbert@qedproperty.com

Dear Ross

**Redevelopment of the corner of New England Road and New England Street,
Brighton**

I write further to our initial discussion on 17 November 2020 regarding the proposed redevelopment of the above site. From the very preliminary details provided, I understand that you would be seeking the following:

- A comprehensive mixed-use redevelopment of the site, including the scrap metal site, business units, and housing units;
- Development of four to eight storeys in height;
- Approximately 600sqm of commercial uses at ground floor level, along with servicing and delivery access, and customer parking;
- Residential uses above: some 60 dwellings; 100% affordable housing; studios, 1- and 2-bed units; car free;
- Connection to the greenway.

As you are aware, the site is within the Development Area identified in City Plan Part 1 as 'New England Quarter and London Road'. Policy DA4 of the Plan aims to revitalise this area to create a 'major new business quarter' for the City and a 'green gateway'. The proposed retention of commercial uses on the site is therefore supported, as are the links with the Greenway.

The provision of housing on the site is also supported, particularly affordable housing. Policy DA4 supports the delivery of housing in the development area, and as you may be aware, the City cannot currently demonstrate a five-year housing land supply so increased weight is given to housing delivery. We would encourage you to look at the Council's Affordable Housing Brief to understand the City's requirements for affordable housing.

The development height of up to eight storeys is considered acceptable in principle in this location, particularly given the height of buildings in the immediate vicinity on New England

Road, and Policy CP12 of City Plan Part 1 which supports development of up to 6 storeys in height in the New England area. This is subject to the design of the development being of a high quality, incorporating active uses at the ground floor level, contributing to an improved public realm and improved connectivity to the wider area, and the other detailed requirements set out in Policy DA4. I would also direct you to the emerging guidance set out in the Urban Design Framework.

The principle of providing car free housing in the city is supported and has been established elsewhere, subject to compliance with the guidance set out in SPD 14: Parking Standards.

Hopefully this gives you some assurance that the principle of the redevelopment of the site is supported. We are of course pleased that you have engaged with us at an early opportunity, and look forward to doing so in the near future as the development comes forward.

The above is stated based on the limited information provided, and without prejudice to the planning process during which comments from statutory consultees and the public will be taken into account.

Yours sincerely



Jane Moseley
Planning Manager – East Team