

# Westerman Complex, School Road

BH2018/02583



Brighton & Hove  
City Council

# Application Description

A Deed of Variation to allow the amendment of the affordable housing unit mix and tenure to provide 14, one bed affordable rent units; 11, one bed shared ownership units; and a three bed affordable rent unit.

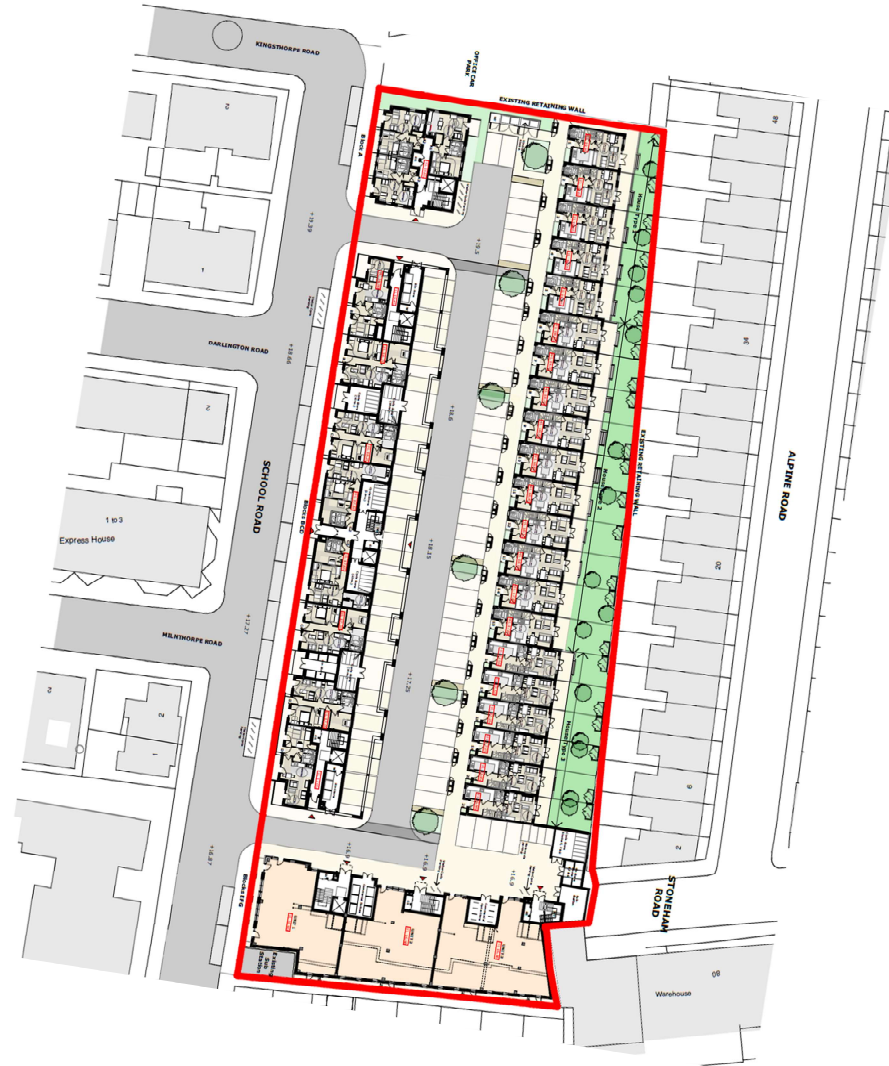
# Map of application site



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# Approved Block Plan

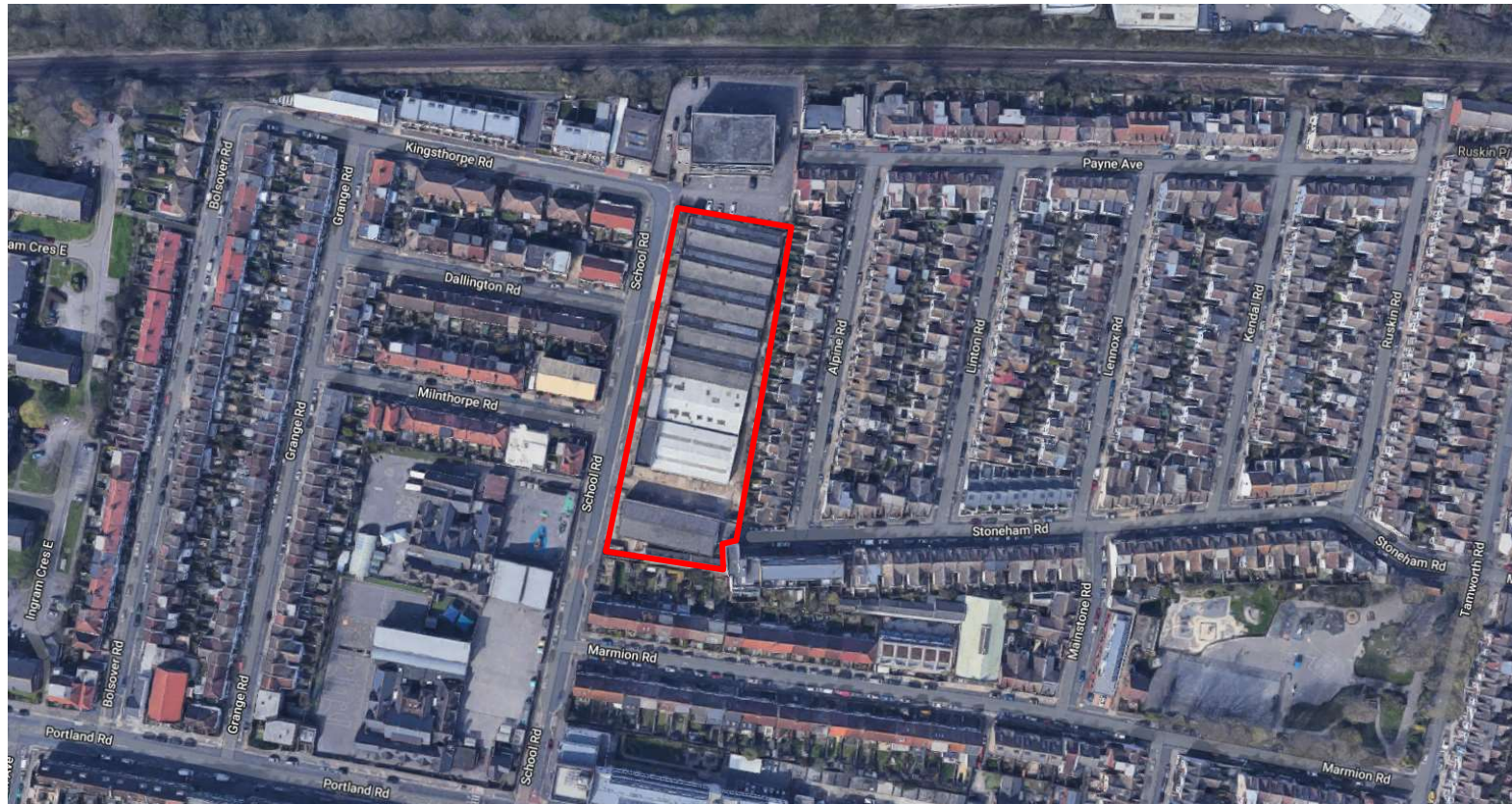


5

16.146.206 B



# Aerial photo(s) of site



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# 3D Aerial photo of site



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# Street photos

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South  
Eastern  
Corner  
Elevations



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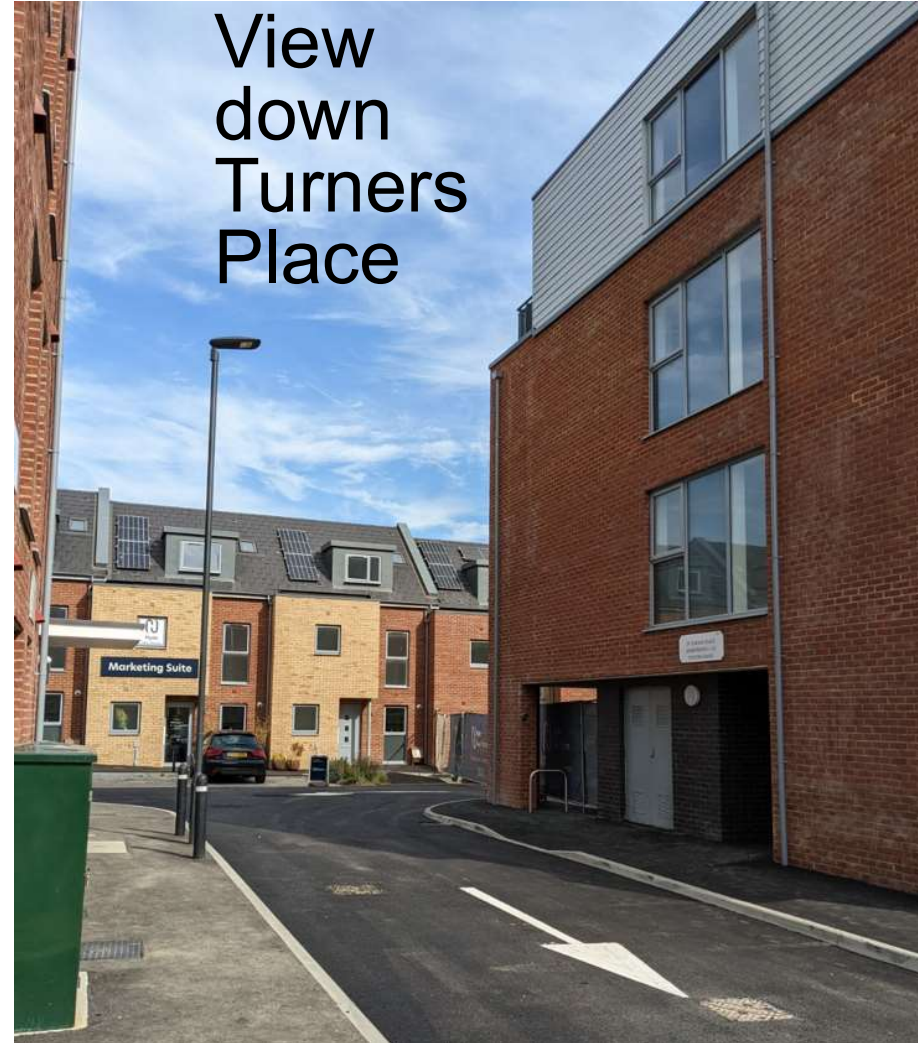


# Street photos

Long view  
from the  
south



# Street photos



# Street photos

View from the north

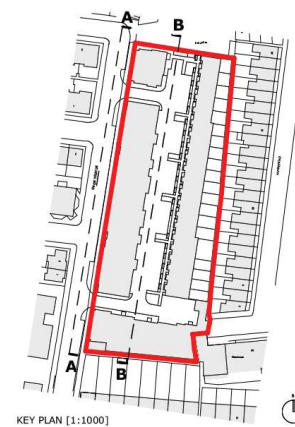


# Approved Front Elevation 1

12



ELEVATION A - FACING SCHOOL ROAD

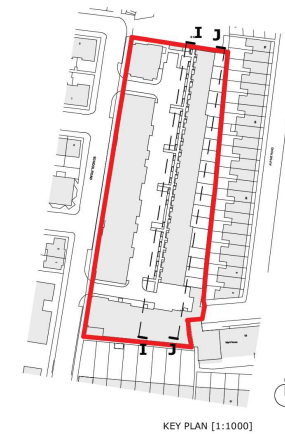
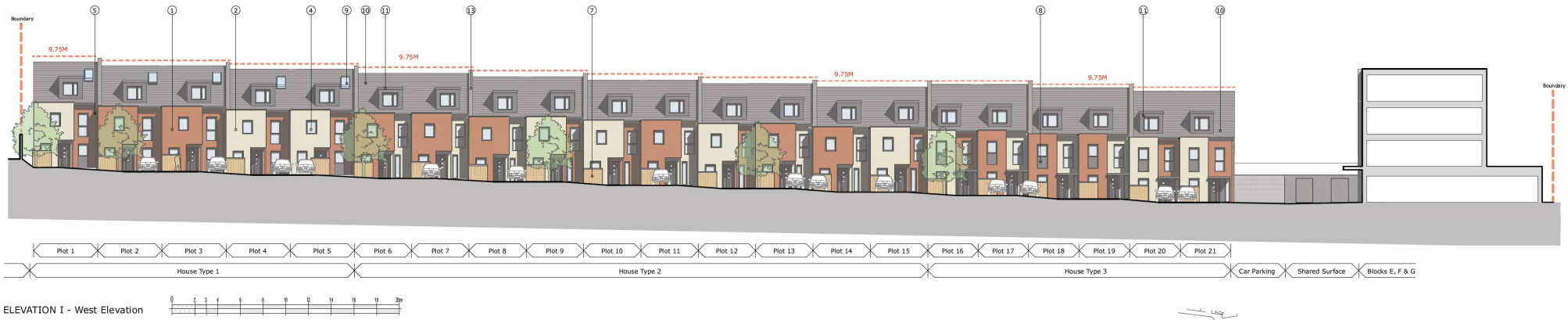


16.146.220\_E



# Approved Front Elevation 2

13

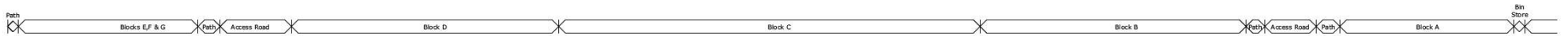


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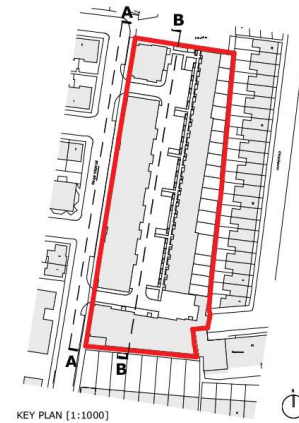
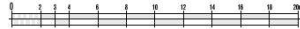
# Approved Rear Elevation 1



14

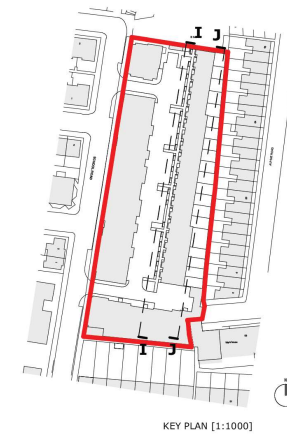


ELEVATION B - EAST ELEVATION



16.146.220\_E

# Approved Rear Elevation 2



16.146.222\_D

# Split of tenures and units

- Extant permission:
  - 7 x one-bed affordable rent units;
  - 10 x two bed affordable rent units;
  - 19 x one-bed shared ownership units;
  - 5 x two bed shared ownership units.
- Proposed:
  - 14 x one-bed affordable rent units;
  - 10 x two bed affordable rent units
  - 1 x three-bed affordable rent unit;
  - 11 x one-bed shared ownership units;
  - 5 x two bed shared ownership units.



# Planning Policy

- Paragraph 4.213 of City Plan Part One Policy CP19 states that an estimated 65% of the overall need / demand (for both market and affordable homes) will be for two- and three-bedroom properties.
- An additional three-bed affordable dwelling, and one fewer one-bed affordable dwelling is proposed, which is therefore supported.

# Planning Policy

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- Forty percent affordable housing is still being provided, but with a changed ratio:
  - Approved:
    - 56% shared ownership: 44% affordable rented;
  - Proposed:
    - 61% shared ownership: 39% affordable rented.

# Key Considerations in the Application

- The implementation of the development would deliver planning and economic benefits, including much-needed affordable housing, in a sustainable location, with good access to shops and services, and sustainable transport links.
- With the variation, it would also deliver more affordable rent units, which are in demand in the city.
- The S106 also commits the developer to £666,087.69 of contributions towards public art, local education services, employment schemes, sustainable transport improvements, recreation facilities and wheelchair housing.

# Conclusion

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- Council Officers are satisfied that the continued provision of on-site affordable housing and changing the unit and tenure mix is acceptable. The proposed variation would allow a financially viable and successful housing development to be achieved.