

21

Kings House, Grand Avenue BH2020/03583



Brighton & Hove
City Council

Application Description

To consider a request to vary the Heads of Terms of the Section 106 Agreement dated 5 April 2019 in connection with planning permission BH2020/03583 to allow amendments to the affordable housing provision. The development includes 72 affordable homes secured with Homes England funding in addition to the 28 affordable homes originally secured by obligation and will ultimately provide for 60% affordable housing overall. As such it is considered reasonable to allow the following amended terms:

- The removal of the requirement to undertake a review of viability;
- The removal of the requirement to pay a commuted sum of £265,492 towards affordable housing.

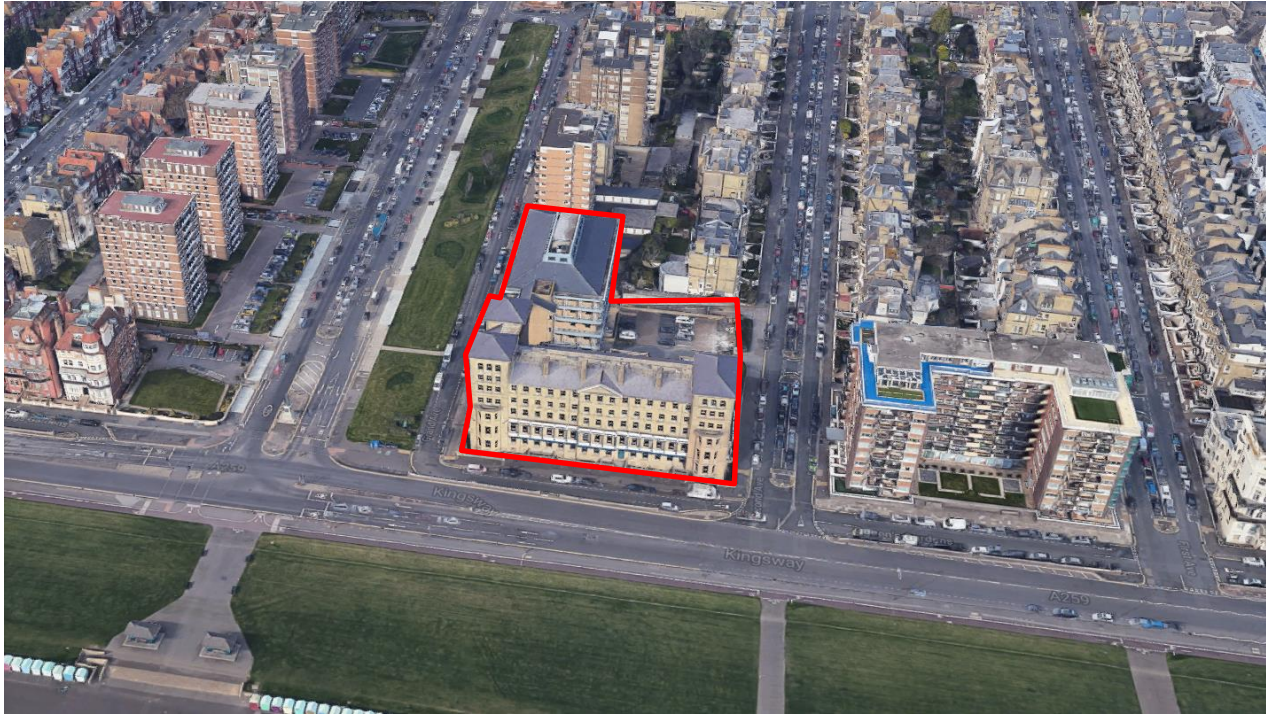
Location Plan



Aerial photo(s) of site



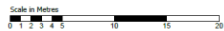
3D Aerial photo of site



Proposed Front Elevation



Proposed Grand Avenue (West) Elevation



Proposed Rear Elevation

27



Proposed Second Avenue (East) Elevation



Affordable housing details

- 28 affordable homes secured within the existing s106 agreement include the following:
 - 15 Affordable Rent (13 x 1 bed and 2 x 2 bed)
 - 13 Shared Ownership (13 x 2 bed)
- The 72 additional affordable homes secured by Homes England funding are made up of the following:
 - 59 Shared ownership (21 x 1 bed and 38 x 2 bed)
 - 13 Affordable Rent (3 x 1 bed and 10 x 2 bed)

Proposal

- The removal of the requirement to undertake a review of viability;
- The removal of the requirement to pay a commuted sum of £265,492 towards affordable housing.

Conclusion and Planning Balance

- The overall scheme, including the Homes England funded affordable housing would provide 60% affordable housing;
- This is over and above the 40% affordable housing required in policy CP20;
- As such, there are no policy grounds to require a review of viability or the additional commuted sum figure of £265,492 for affordable housing,
- The recommendation is to approve.