

Planning Brief

March 2011

Park House, Old Shoreham Road, Hove



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Brighton & Hove
City Council

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Executive Summary

This Planning Brief provides planning guidance for the potential redevelopment of the Park House site, Old Shoreham Road, Hove. The content of the Brief will be used in the assessment of future pre-application proposals and planning applications and is a material planning consideration in the determination of planning applications relating to the site.

Section 3 provides the background to the preparation of the Brief and outlines the process of stakeholder consultation which has been undertaken in relation to the development principals within the Brief.

Section 4 provides details on the site, including a description of the buildings on the Park House site and the characteristics of the surrounding area. It also summarises the planning history of the site.

The Brief draws on the council's urban design analysis of the site and the surrounding area, those results arising from the public consultation which are material and changes in the national planning policy framework.

The final section of the Brief (Section 5) identifies the development principles to guide the redevelopment of the site through clarification of Local Plan policy and, where appropriate, the Core Strategy Submission document.

2 Status of the Brief

Planning Briefs do not form part of the Local Development Framework (LDF) and so cannot be given full statutory weight. However, the guidance contained in this Brief is a material planning consideration and will be used in the determination of planning applications relating to the Park House site.

Consultation on the development principles which form the main content of the Brief has been extensive. Early discussions were held with a number of stakeholders with an interest in the site including the landowner and the local ward councillors to establish their priorities for any future development of the site. The emerging development principles were presented at a Public Exhibition which was held between 5 -11 February 2011 at Hove Bowls Club (two days) and Hove Town Hall (4 days). The exhibition generated 70 formal written representations. The content of the Brief has also been informed by adopted and emerging planning policy.

The document was adopted by the city council at the Environment Cabinet Members Meeting (CMM) on 31 March 2011.

3 Introduction & background

3.1 Introduction

The relocation of Bellerby's College (a residential language school in Brighton & Hove) to the Brighton Station site in 2007, provides an opportunity to bring about the redevelopment of this important and prominent site. Although the site was purchased by Hyde Martlet in 2007, it remains vacant following two unsuccessful planning applications and subsequent appeals by the developer/ landowner in 2009. The preparation of this planning brief is in response to the unfavourable appeal decisions and the lack of clarity with regard to a development that would address the concerns of the local planning authority (LPA).

Both appeal decisions upheld the council's decision to refuse planning permission for the applications based on design grounds. Consequently, there remains a need to complete an urban design analysis which sets the parameters for the future redevelopment of the site. The brief therefore provides detailed design guidance on the type and quantum of development which would be acceptable in design terms and that can be successfully accommodated on the site.

Since the time of the appeal decisions there have also been some material changes to the national planning framework i.e. PPG13 Transport, PPS3 Housing etc. which have implications for the site. The planning brief provides an up to date development framework that establishes the principles upon which future development proposals and planning applications will be assessed. It achieves this by balancing the developer's legitimate interest in bringing forward a feasible development on the site together with the appropriate urban design response.

3.2 Background

In March 2009, the council's Planning Committee refused to grant planning permission for a residential scheme submitted by the landowner and developer of the site, Hyde Martlet (Scheme 1 - BH2008/03640). A revised application was submitted by the developer in June 2009 (Scheme 2 - BH2009/01464) which was also refused at Planning Committee. Both schemes proposed the demolition of the existing buildings (including Park House) and the erection of a single five storey building containing 72 flats.

Meetings have been held with local ward councillors, the Cabinet Member for Environment and the Chairman of the Planning Committee. All other Members were consulted during the public exhibition. Members were particularly keen for the Brief to:

- address local concerns about the future redevelopment of the site, including issues such as parking, density and height of development.
- address changes in national planning policy which are likely to have implications for the site.

In the light of the appeal decisions, changes in the planning policy framework and the results of the recent public consultation, the Brief aims to provide an up to date and dynamic response to the challenges of bringing forward development on this site.

3.3 Stakeholder consultation

In addition to the meetings with Members, consultation concerning the planning brief was also undertaken with the landowner, Hyde Martlet. These discussions have contributed to an enhanced understanding of the site, particularly its constraints and opportunities for future development.

Public Exhibition

The feedback from these early stakeholder meetings was used to identify the key development principles to guide the future redevelopment of the site. These development principles were consulted upon at a public exhibition which was held between 5 -11 February 2011 at Hove Bowls Club (two days) and Hove Town Hall (4 days) and included information on the following themes:

- Accessibility - including vehicular and pedestrian access, as well as access to public transport
- Parking - existing parking provision in the vicinity of the site as well as the level of parking required to support the future redevelopment of the site
- Height - assessment of the heights of buildings in the immediate vicinity of the site
- Density - provided density calculations for a number of developments in the vicinity of the site and in comparable areas of Hove
- Trees, landscaping and setbacks - examined the characteristics of the site and surrounding area in terms of the trees, landscape and setbacks
- Badgers - set out the requirements of Natural England and planning in relation to main badger setts
- Construction materials - asked for feedback on a range of construction materials indicative of the local area as well as comparable development in the wider Hove area



The exhibition material was also made available on the council's website via a link from the home page to a dedicated webpage containing latest information on the Park House site.

The public exhibition on the development principles for the site generated sixty one written representations from members of the public, seven written representations from residents' associations and amenity organisations; one letter from the planning agent acting on behalf of the landowner (Hyde Martlet) and one letter from Mike Weatherley MP (Hove and Portslade). The full results of the consultation were reported to the council's Environment Cabinet Member Meeting on 31 March 2011.

4 The site

4.1 The site description

The site is 0.34 Ha and occupies a prominent position on rising ground between Hove Park and Hove Recreation Ground. It is located on the north east corner of the junction of the Old Shoreham Road with Fonthill Road and Goldstone Crescent and is readily seen from the Old Shoreham Road, which is a busy east-west arterial route in and out of the city.

The existing buildings on the site comprise of the main Edwardian house (Park House) which was built between 1898 and 1905 as well as a mid to late 20th Century L-shaped extension building which occupies most of the site to the west of the main house and has its frontage along the Old Shoreham Road and Goldstone Crescent. The main building was once a handsome Edwardian property but it has been altered internally and is in a poor state of repair. The other extension buildings "are less attractive and are poorly related to the urban grain, as well as to the Hove Park setting" (Inspector's Report, 5 March 2010). None of the buildings on the site, including Park House, are listed as being of architectural or historical interest. Since the site is not in a Conservation Area, the demolition and replacement of Park House and its extension is not restricted by planning legislation.



4.2 The surrounding area

The site lies within the Hove Park Character Area (see Map 1 - Page 6) of the Tivoli Neighbourhood as defined within the council's Urban Characterisation Study (2009), which has large interwar and post war houses on generous plots setback from tree-lined roads, schools and open spaces. The existing Park House site is very much part of three plots including Gannet House and Hove Park Manor. Together, these three plots have their own defined character within the wider area (see section 5.8). To the west of the site, the ground falls steeply away into Hove Park within the Goldstone Valley. To the east lies Hove Recreation Ground. The generous setbacks on the western and southern edges of the site together with the prevalence of mature trees provide a positive link between the two parks. The area on the south side of the Old Shoreham Road has a more urban typology, characterised by two storey Victorian detached, semi-detached houses and some terraces. The Urban Characterisation Study defines this area as the Wilbury Neighbourhood (see Map 2 - Page 6).

Tongdean neighbourhood

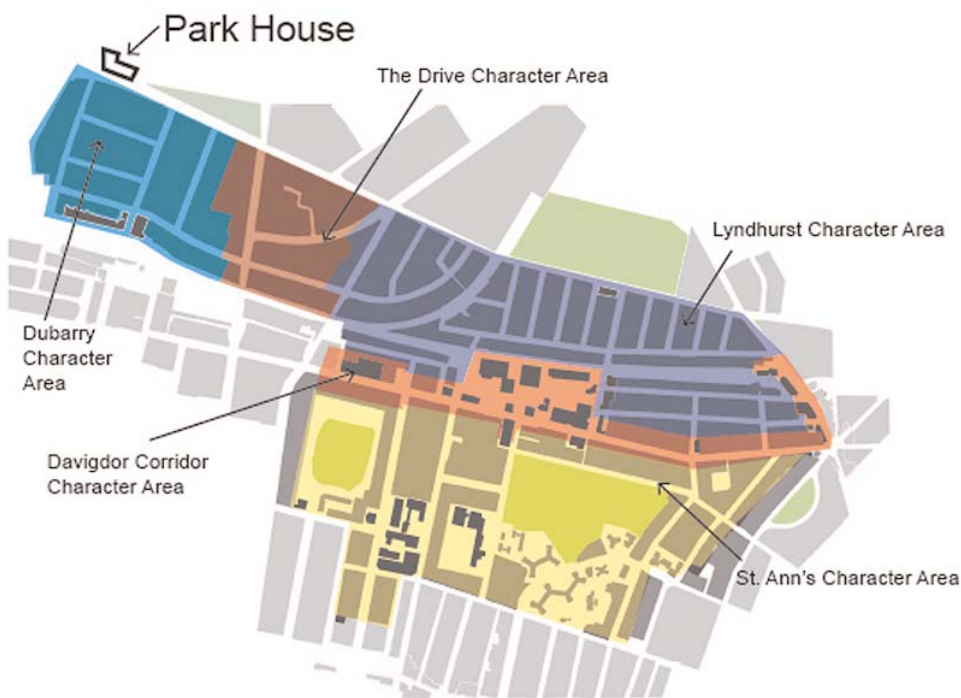


Park Manor House



Tongdean post-war house

Wilbury neighbourhood



Old Shoreham Rd - southside



Wilbury Avenue

4.3 Planning history

It is understood that previous uses of the Park House site included a Care Home for the elderly and, more recently, a residential language school (Bellerby's College). Following the relocation of Bellerby's College to the Brighton Station site in 2007, the site was purchased by Hyde Martlet (a Registered Social Landlord).

In March 2009, the council's Planning Committee refused to grant planning permission for a five storey residential scheme of 72 flats submitted by Hyde Martlet (Scheme 1 - BH2008/03640). Further work was undertaken by the applicants to revise the scheme in the light of the reasons for refusal, resulting in the submission of a new application in June 2009 (Scheme 2 - BH2009/01464) consisting of a part four storey and part five storey block of 72 flats. This application was also refused at Planning Committee on 11 November 2009.

The reasons for refusal were based upon the scale and the amount of development, the long facades, the height and bulk of the building and the standard of design. The dominant impact and overbearing nature of the proposal, as well as the impact on the setting of Hove Park, were also cited. This planning brief has been prepared to provide design guidance for the future redevelopment of the site in the light of these reasons for refusal.

5 Development principles & guidance

5.1 National and local planning policy

A summary of all the national and local planning policies relevant to the site is contained within Appendix 1. The content of the Brief has been informed by adopted and emerging planning policy. The statutory development plan comprises the Brighton & Hove Local Plan (2005), the South East Plan¹ and, together with relevant Supplementary Planning Guidance/ Documents, is referred to extensively throughout the Brief. Reference is also made to emerging policies within the Core Strategy Submission document which are also a material consideration but have less weight than policies within the adopted Local Plan.

5.2 Land uses

The Park House site is not allocated for a specified use in the Local Plan. However, there are a number of policies relating to land uses relevant to this site.

Acceptable uses of the site

Principal uses of the site which are considered acceptable include:

Residential/ residential institutional use - C2 and C3

Given that the site was formerly used as a care home for the elderly (Use Class C2) and a residential language school for overseas students of Bellerby's College (Use Class C2), the use of the site for either residential development (Use Class 3) or as a residential institution is acceptable.

School use - D1

The recent public consultation revealed local support for the principle of a primary school on the site in recognition that Hove is currently deficient in primary school places. However, while a school would be acceptable in principle, the accessibility of the site is not ideal for parents wishing to drop their children off so close to a busy signalised junction. The site is also not in the ownership of the city council and as such, the site is not available and is unlikely to be affordable or viable.

Unacceptable uses of the site

Principal uses of the site which are not considered acceptable include:

Retail use - A1-A5

The site is outside of existing designated local shopping areas. The developer would need to demonstrate that a more suitable site could not be found within an existing defined shopping centre. The only exception which may be applied is if the retail use were very ancillary to the principal use of the site i.e. a small café attached to a Day Care Centre.

Light industrial - B1, B2 or B8

The use of the site for industrial or storage/ distribution purposes would not be acceptable because such uses would be incompatible with the predominantly residential area which surrounds the site.

¹The Government has published the Localism Bill that confirms its intention to abolish Regional Spatial Strategies and thus regional housing targets. This is a material consideration. However, the South East Plan, regional housing targets and PPS3 remain in place until replaced by the Localism Act (expected early 2012).

5.3 Housing development

The types of development that might be acceptable include residential development, supported housing and/or residential institutions. Applications for residential institutions (i.e. care homes) or sheltered housing will be tested against the policy requirements of HO11 and HO12/ HO15 respectively of the Local Plan. For all other residential development, the council will expect the following criteria to be met:

Dwelling type and size

Proposals for new residential development and residential conversions (including changes of use) should incorporate a mix of dwelling types and sizes that reflects and responds to Brighton & Hove's housing needs in line with policy HO3 of the Local Plan.

Affordable housing

Proposals for 10 or more dwellings, must provide 40% affordable housing as required by policy HO2 of the Local Plan. Residential development proposals that incorporate less than 40% would need to demonstrate that the scheme would be unviable and thus undeliverable if it were to provide 40% affordable housing units.

Lifetime homes

All new housing development should be built to 'lifetime homes' standards in accordance with the requirements of policy HO13 of the Local Plan and a proportion of the total number of housing units should be built to wheelchair accessible standards². Any new development should be fully accessible to all sections of the community including disabled people. Developers will be expected to follow best practice in terms of inclusive design principles as set out in the Revised Lifetime Homes Standards (July 2010).

5.4 Existing built context and land use

Any new development must take account of the existing built context and local land use patterns which are shown in Figure 1 (Page 10). The key points to note are as follows:

- The area to the north, south and east of the site is predominantly residential.
- The site is sandwiched between Hove Park to the west and Hove Recreation Ground to the east. Occupants of the future development will therefore have easy access to areas of open space for recreation and leisure purposes.
- The Sackville Trading Estate and Goldstone Retail Park are to the south east of the site.
- The City Parks development, occupied by Legal & General, is an EM2 allocated site and is located to the north west of the site.

² 5% of housing units should be built to wheelchair accessible standards overall. 10% of the total number of affordable housing units should be built to wheelchair accessible standards



Figure 1: Existing context and land-use

5.5 Density of development

The capacity of the site to take future development will be determined by urban design considerations and constraints i.e. changes in ground levels etc. and the need for adequate amenity/ open space to support the development. Density levels should be a product of a robust and tested design process. PPS 3 states that Local Planning Authority's should consider whether "the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access".

The site is located within a suburban area of Hove which is characterised by Victorian semi-detached villas and low-rise flats (3 storeys). A comparison of the density of other residential developments in the vicinity of the site has been undertaken by the council (see figure 2 - page 11). The density of future development proposals should be reflective of similar residential developments in the local area.

Eaton Hall, Eaton Gardens: Area: 0.31ha Number of Units: 33 Density: 106dph



Hove Park Manor, & Gannet House: Area: 0.47ha Number of Units: 33 Density: 70dph



Orchard House, Hove Park: Area: 0.52ha Number of Units: 45 Density: 86dph



Old Shoreham Road, Semi Detached Villas: Area: 0.42ha Number of Units: 12 Density: 29dph



Figure 2: Comparison of the density of other Hove residential developments

5.6 Height of development

The height of new development must take account of the heights of buildings in the wider area in accordance with policy QD2 of the Local Plan, specifically:

"All new developments should be designed to enhance the positive qualities of the local neighbourhood, by taking into account the local characteristics, including height, scale, bulk and design of existing buildings".

Figure 3 (below) shows the storey heights of buildings in the vicinity of the Park House site. The main observations are as follows:

- The Park House site currently comprises the original Park House building (two storey detached Edwardian Villa) and two storey L-shaped extension building.
- The residential development to the immediate north of the site i.e. Hove Park Manor and Gannet House, are three storey blocks of flats set in spacious grounds.
- The residential area to the south of the site and the Old Shoreham Rd comprises of predominantly two storey semi detached Victorian houses.

The heights of development in the area has resulted in the establishment of a generalised height line (see figure 2 - page 11).



Figure 3 : Storey heights of existing buildings

The site is located on sloping ground which drops by 5m from east (Hove Park Gardens) to west (Goldstone Crescent). Proposals to redevelop the site will need to respond to this challenging topography.

The council's urban design analysis of the site and its surrounding context identifies a generalised height line for different sections of the site.

The council would expect development proposals to incorporate a varied and interesting roofline. The height of development should not rise significantly above the generalised height line (see Fig 4 - Page 14) or break the skyline in long views. All planning applications would need to be accompanied by a robust Design and Access Statement and Visual Impact Assessment which demonstrated that the proposal would have no significant negative impacts on the townscape and local amenity.

5.7 Building lines

The setback of dwellings from the street is a key consideration in terms of:

- defining the character of the street;
- determining the degree of privacy given to ground floor rooms;
- providing a buffer between housing and busy main roads i.e. Old Shoreham Road;
- maintaining existing mature vegetation and securing additional landscaping.

In presenting their landscape plans, development proposals should allow sufficient setback to meet the criteria above. The generalised building lines are shown in Figure 5 (Page15). Any development of the Park House site should take into account these generalised building lines and appropriate setbacks should be provided.

5.8 Design and quality of development

The design of buildings in any future redevelopment of the site should mediate between and respond to the different character areas to the north and south of the site (see Section 4.2)

New residential development should be of the highest quality in accordance with policies QD1, QD2, QD3, QD4 and QD5 of the Local Plan. Proposals should consider carefully the existing urban fabric and relationship to streets and public spaces in terms of heights, massing, architectural materials, frontages and entrances.

Development proposals should respond positively to the prevailing design characteristics of the local neighbourhood, including:

- generous setbacks;
- parkland setting and green landscaping;
- large number of mature trees;
- roof hips and gables;
- predominantly red/brown brick and tile constructed buildings;
- height, scale and density of existing developments (see section 5.5 and 5.6).

The design of the buildings should take account of these local characteristics. The corner treatment of buildings on the site should be strong but contextually appropriate. The design of the buildings should break down the massing to avoid monolithic, unrelieved facades. The choice of materials should reflect those used for buildings in the immediate vicinity of the site i.e. the area to the north of Old Shoreham Road.

With regard to public realm and pedestrian route enhancements within the Park House site and the wider area, it will be essential that the designs include step-free access wherever possible, high quality paving, clear signage and lighting and street furniture which ensures that future development is accessible to all.

Goldstone Crescent/Fonthill Road



Old Shoreham Road



Hove Park Gardens/Old Shoreham Road



Note: due to perspective these lines are approximate. Measurements - metres above datum

Generalised height Lines

Figure 4: generalised height lines



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Figure 5 : Existing building lines and important groups of trees/foilage

5.9 Landscaping, trees and outdoor recreation space

Landscaping

The Park House site benefits from a generous amount of open space around the south and west frontages. The generous setbacks are characteristic of the area in general such as at Hove Park Manor and Gannet House. Even the semi-detached Victorian villas on the south side of Old Shoreham Road have moderate gardens approximately 4-5m deep. The layout of new development should reflect these generous setbacks.

The landscaping of the site should be an intrinsic part of the overall design concept and make effective use of the existing landscape features (QD15). The appropriate use of soft landscaping, the inclusion of balconies and roof terraces, climbing foliage etc all assist in providing a contrast to the built form. Any new landscaping should have regard to existing wildlife habitats and the ecology of the area in accordance with policy CP5 Biodiversity in the Core Strategy Submission document. Any hard surfacing materials should be chosen to reinforce the urban, pedestrian scale of the development. They should complement the materials of the built form and natural landscape, with an emphasis on quality and detailing.

Attention to the ecology of the site is also important. Development proposals should conform to the guidance contained within Supplementary Planning Document 11: Nature Conservation and Development. The council will actively pursue the maximisation of opportunities to build-in beneficial biodiversity and geological features as part of good design. Such opportunities might include areas of new habitat at ground, wall and roof level (green walls and green roofs), naturalistic landscaping and wall mounted nest boxes. The CIRIA publication "Building Greener" provides detailed guidance on such matters.



Trees

In accordance with policy QD16 of the Local Plan, the council will only permit trees which are severely diseased, dangerous or unavoidably located on the site of the new development to be felled.

There are a total of 56 individual trees and small groups on the Park House site. These range from young beeches, hollies, yews and yuccas less than 15 years old through to mature elms, a tall poplar and horse chestnuts, possibly dating from the late 1800s or early 1900s. In general, the trees are in reasonable condition³. The majority of trees on the site and in the adjoining gardens have been planted as part of various landscaping schemes over the years. Some of the trees are protected by Tree Preservation Orders (TPO) and must be retained in line with the requirements of SPD06: Trees and Development Sites. Others, whilst not being especially fine individual specimens, form groups that are important landscape features and positively contribute to the character of the area. Retention of such features is desirable. If the loss of existing trees is unavoidable (e.g. if their retention was to render development unviable) then the council will seek appropriate mitigation in the form of new tree planting and landscaping (see figure 5 - Page 15).

Construction work on the site should accord with the British Standards Institute (BS 5837) Guide for trees in relation to construction. New tree planting and/ or good landscaping can help to protect the residential environment by mitigating the effects of noise and fumes. Developers should consider a planting strategy which optimises these environmental benefits, as well as provide privacy and frame views.

³14 trees of category 'B' - of moderate quality & value (retention desirable)

37 trees of category 'C' - of low quality & value (could be retained)

5 trees of category 'R' - dead, dying or dangerous (to be removed)

Outdoor recreation

In the case of residential proposals, the provision of outdoor recreation space within the site should be in accordance with the standards set out in policy HO6 of the Local Plan and policy CP6 of the Core Strategy Submission document. Any departure from these standards would need to be robustly justified by the developer. Careful attention to high quality design and detailing of the outdoor recreation space will be required, to encourage natural surveillance and active use of the space. Consideration should also be given to the possible integration of the existing foliage and trees within proposals for the outdoor recreation space.

The Park House site is in close proximity to an existing "Greenway" to the north and east of the site (QD19). Greenways are largely car-free off-road routes connecting people to facilities and open spaces. In the case of the Park House site, the Greenway connects Hove Park to Hove Recreation Ground using the existing bridleway. Development within the setting of a Greenway will be required to contribute to the provision and / or enhancement of the existing greenway network (see Section 5.12)

5.10 Badgers and wildlife

There is an established 'clan' of badgers on the Park House site and ecology reports accompanying previous planning applications demonstrate the existence of an active sett, including badger sightings. Badgers and their habitat are protected by the Protection of Badgers Act 1992. Developers are advised to familiarise themselves with the Act and Natural England's guidance on badgers and development. This will ensure that the design and construction process adopted by the developer minimises the disturbance to the existing badger population and their habitat.

Current Natural England guidance advises that appropriate exclusion zones from the sett should be observed so that badgers are not disturbed while construction activities involving the use of heavy machinery are being carried out. Other activities such as pile driving may cause disturbance to badgers at greater distances, although this depends on soil type and topography. It is expected that specialist advice would be sought where this is the case, to determine the likelihood of disturbance. Developers will also be required to submit an Ecology report with their planning application to record existing badger activity in relation to the site and to propose appropriate mitigation measures. A wildlife corridor will need to be maintained to secure the existing routes taken by badgers from the sett to Hove Park and Hove Recreation Ground.



5.11 Access and parking

Vehicular access

The site has one existing access point on Goldstone Crescent located approximately 40 metres from the signalised junction with Old Shoreham Road (see figure 6 Page 18). The council acknowledges that vehicular access to the site is particularly challenging, given the site's proximity to the Old Shoreham Road (a busy arterial route) and Goldstone Crescent, which experiences queuing traffic during peak hours. The alternative access point on the eastern boundary of the site (Hove Park Gardens) is not an adopted highway and is currently controlled by the landowner, Hyde Martlet.

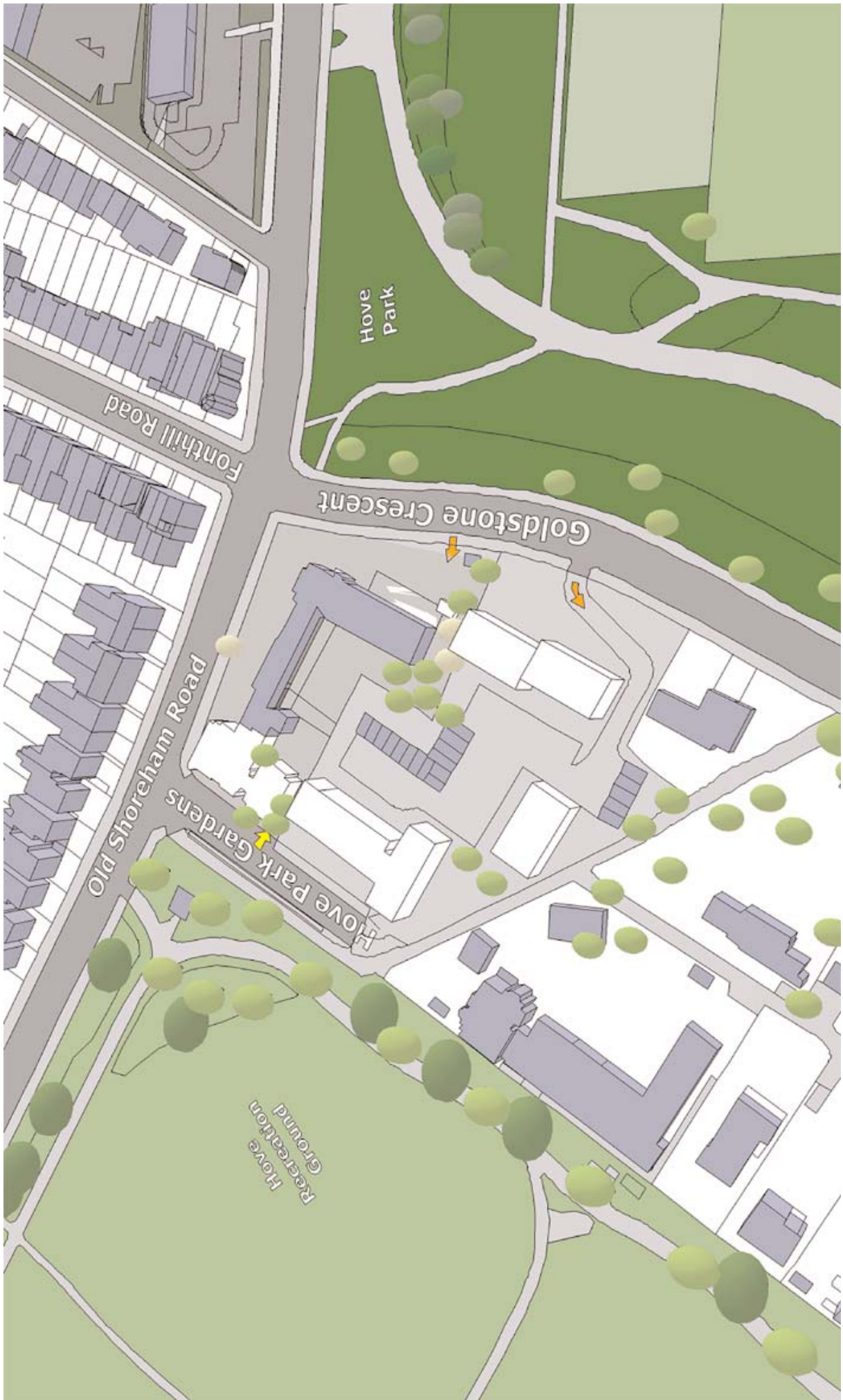


Figure 6 : Vehicular access

Vehicle access to the site should take account of a number of factors which are likely to influence the location and design, including

- suitable lines of vision;
- queueing or fast moving traffic;
- level changes across the site; and
- location of the main badger sett (see section 5.10).

All development proposals should be supported by a comprehensive Transport Assessment which should examine the implications of such factors in the siting of the vehicular access. The location and design of vehicular access will need to be assessed for safety and will be subject to the approval of the Highway Authority in terms of overall design and effects on the capacity and movement on the local road network.

Pedestrian access

Pedestrians are likely to follow 'desire lines', taking them to the place they want to go via the most direct route. Developers should give consideration to where pedestrians will want to move to outside the site by locating access points that will allow ease of movement and facilitate 'desire lines'.

Four obvious desire lines for pedestrians and cyclists exiting the Park House site are:

- to Hove Park;
- to Hove Recreation Ground;
- to Hove Station;
- to Goldstone Retail Park/ Sackville Trading Estate.

Where appropriate, developers should cater for these desire lines by making the necessary infrastructure improvements to the pedestrian and highway networks. This might include improvements to the existing networks and/ or the provision of new crossing points or priority at signalised junctions for both pedestrians and cyclists. Useful design guidance on how to improve the vehicular and pedestrian environment is contained within the Highways Agency's "Design Manual for Roads and Bridges" and the Chartered Institution of Highways and Transportation "Manual for Streets 2 - Wider Application of Principles".

Access to public transport

The Park House site is served by intermittent and infrequent bus services which directly pass the site. There are bus stops approximately 200m to the east and 115 m to the west of the site on Old Shoreham Road. However, these bus stops are poorly served by local bus services⁴. Other bus services in the vicinity of the site include the 14/ 14C services⁵ located 690m to the north on Goldstone Crescent and the 81/ 81C⁶ services located 465m to the east on Shirley Drive.

More frequent bus services (5, 5A, 5B) are located on Nevill Road and Sackville Road but these services are approximately 500m (i.e. 5 - 8 minutes) walk away from the Park House site. Hove railway station is also 500m to the south of the site (5-8 minutes walk away) but the most direct access to the station involves stairs and is not fully accessible to members of the public i.e. the elderly, disabled or people with pushchairs. The recent revisions to PPG13 (para 54) now require local circumstances such as the availability of local transport options and on-street parking controls to inform the level of parking required for future development proposals. This is particularly pertinent to the site, given the restricted public transport provision in the vicinity of the site.

⁴ The 55 and 59 bus services only operate on week days during school term time at peak morning and afternoon rush hour. The 56 bus service runs two buses an hour during the morning rush hour and then only one bus an hour after 9.30am until 6pm.

⁵ The 14/ 14C bus services operate one an hour during the day and are even less frequent after 4pm.

⁶ The 81/ 81C bus service operate two buses an hour and one an hour after 6pm.

Parking

Various restrictions regarding parking apply in the vicinity of the site (see Fig 7 below). A controlled parking zone (CPZ) is located opposite the site extending southwards from the southern side of Old Shoreham Road, restricting parking to either resident only or pay and display. There are also 24 hour waiting restrictions on both sides of Old Shoreham Road.

Goldstone Crescent is subject to 'limited waiting' parking which is free albeit restricted to 3 hours with no return within 1 hour. These restrictions apply from Monday to Saturday (8am to 6pm) and extend along the entire length of the west side of Goldstone Crescent and the majority of the east side of Goldstone Crescent to The Droveaway.

The council's parking standards are set out in policy TR19 of the Local Plan and SPGBH4 Parking Standards. Given the parking restrictions in the area and the site's low public transport accessibility, users of the site are likely to be more dependent on the private car than other forms of transport. In line with the revised guidance contained in PPG13 (see para 54), development proposals should meet the maximum thresholds set out in SPGBH4. In the case of residential development, this would be 1 car parking space per dwelling, 1 space per 5 dwellings for visitors and 1 space per 10 dwellings for Orange/ Blue Badge holders. Cycle parking provision on the site should conform to the standards identified in SPGBH4.

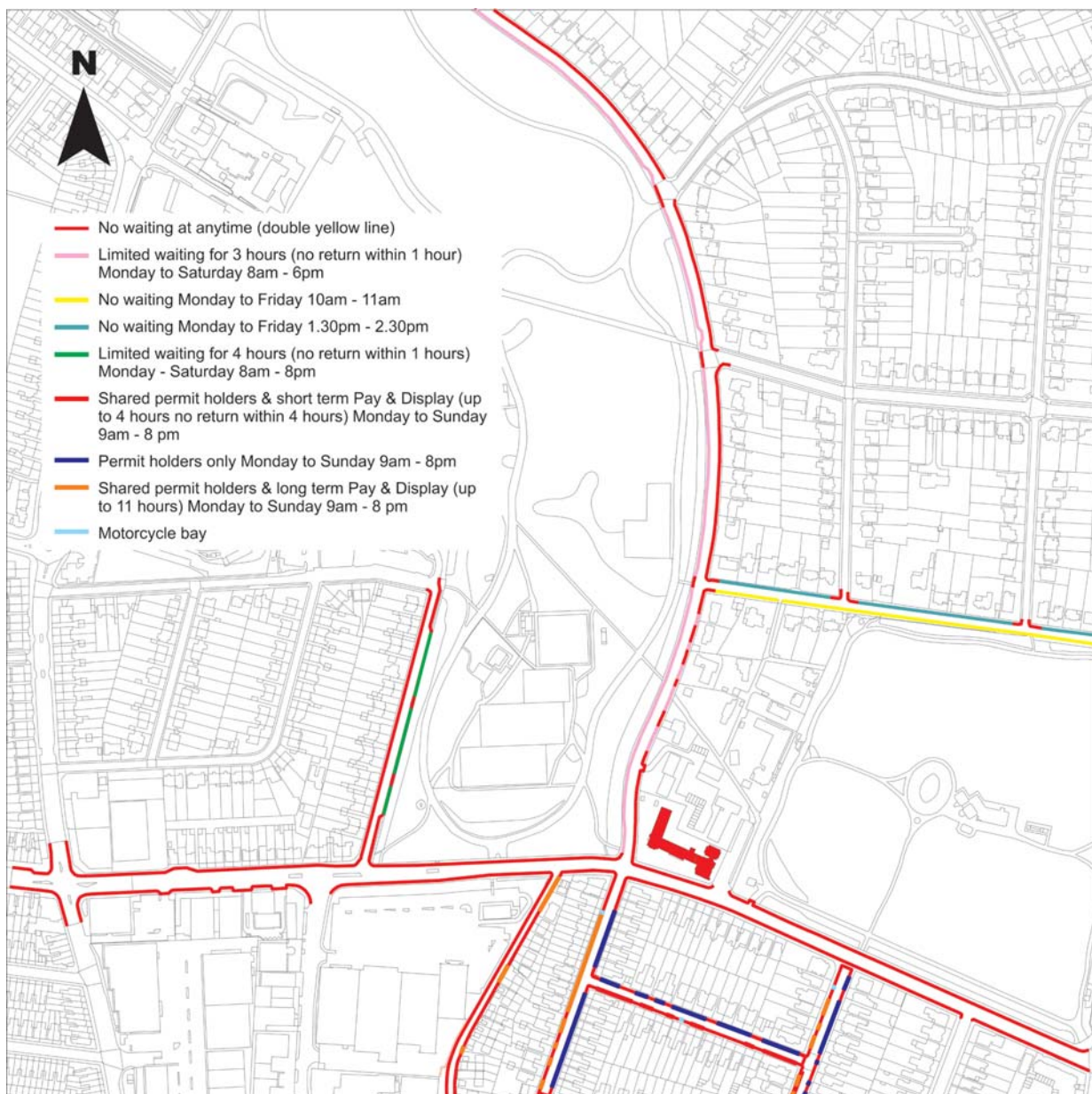


Figure 7 : Parking restrictions

In order to maximise the developable area of the site within the design, amenity and environmental constraints identified by this brief, basement or undercroft parking is encouraged particularly given the level changes of the site. The design of parking areas should be considered as an integral part of the scheme, and should be designed to minimise their visual impact e.g. by placing parking underground or by incorporating new planting where appropriate. Any basement parking provided should not have a negative impact on the main badger sett which is in close proximity to the site (see section 5.10). Future car parking design should incorporate safety and security features in line with best practice eg Park Mark.

5.12 Sustainability

Supplementary Planning Document 08: Sustainable Building Design and its associated checklist outline the minimum standards in relation to sustainable design which will be expected on the site. These refer to standards around e.g. energy and carbon dioxide emissions, water use, use of materials and building benchmark standards. The following performance benchmarks are expected to be practical and achievable. There is emerging national evidence which would suggest that achieving these standards in sustainability increases the profitability of private sales.

Code for Sustainable Homes

All new build residential units, including those within mixed-use developments, are expected to emit no annual net carbon dioxide from energy use, be designed to Lifetime Home Standards and achieve a minimum rating of Level 4 of the Code for Sustainable Homes (CSH).

BREEAM ratings

All non-residential developments are expected to score at least 60% in the energy and water sections of the relevant BREEAM assessment within a minimum overall rating of 'Excellent'.

Sustainability Checklist

All developers will be required to submit a completed Brighton & Hove Sustainability Checklist with the planning application and/or a sustainability statement with all full or reserved matters planning applications. In the case of outline applications, a condition will be attached requiring these at reserved matters stage and a Section 106 agreement will provide for any mitigation measures.



Energy efficiency and carbon dioxide emissions

Energy use can most easily be minimised where the design approach includes energy efficiency as a guiding principle at the outset of the design process. This means incorporating the highest possible levels of insulation and airtightness, and applying passive design solutions to maximise passive heating, cooling, lighting and ventilation. All developments are expected to exceed Part L Building Regulations by 20% as a minimum, but residential development should aspire towards zero carbon status i.e. emitting no net annual carbon dioxide emissions from energy use.

Construction and operational waste

To minimise the impact of construction on the community, all contractors that work on the construction sites will be expected to achieve a level of performance equivalent to that required under the "Considerate Constructors Scheme". This includes measures for controlling working hours, dust and traffic as well as general public safety. In particular, contractors will be expected to make specific proposals for avoiding pollution and for minimising and recycling on-site waste in line with the council's Policy SU13 and Supplementary Planning Document: 03 Construction and Demolition Waste. Specifically, contractors will need to demonstrate compliance with the council's Planning Advice Note 05: Design Guidance for the Storage and Collection of Recyclable Materials and Waste to ensure provision is made for recycling waste from both residential and/or institutional accommodation within the development.

5.13 Viability

Since the occurrence of economic recession, viability has been an increasingly important consideration. Where proposals have departed from planning policies and planning guidance on viability grounds, the council's approach is for the viability to be carefully tested and proven. Likewise, where proposals are unable to meet the level of Section 106 contributions anticipated for reasons of viability, then a more flexible approach will be adopted (see Section 5.14).

5.14 Section 106 contributions

Where necessary, the LPA will negotiate Section 106 contributions to mitigate the negative impact of development. Contributions will be sought where they meet the tests as set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations which came into effect 6 April 2010 as being:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The level of contribution will be determined by Policy QD28 of the Local Plan, Circular 05/2005 (Planning Obligations), Policy CP9 of the Core Strategy Submission document and the council's Developer Contributions Interim Technical Guidance (Feb 2011).

The council recognises that the prevailing economic climate has made development viability a critical issue and has adopted a more flexible approach to planning obligations where appropriate. Where there is robust evidence that development proposals are not able to meet all planning obligations for reasons of viability, then flexibility and timing on meeting those contributions may be allowed that will secure obligations and delivery of development in reasonable timescales, through appropriate triggers in development phasing.

6 Appendices

Appendix 1 - Policy context

7 List of relevant documents

BHCC Publications:

Brighton & Hove Local Plan 2005

Core Strategy Submission Feb 2010

Developer Contributions Interim Technical Guidance (February 2011)

Urban Characterisation Study (2009)

Supplementary Planning Documents and Planning Advisory Notes:

SPD 03 - Construction & Demolition Waste (January 2006)

SPD 06 - Trees & Development Sites (March 2006)

SPD 08 - Sustainable Building Design (June 2008)

SPD 11 - Nature Conservation and Development (March 2010)

PAN05: Design Guidance for the Storage and Collection of Recyclable Materials and Waste

Other publications:

South East Plan (2009)

"Badgers and development" - Natural England, 2010

