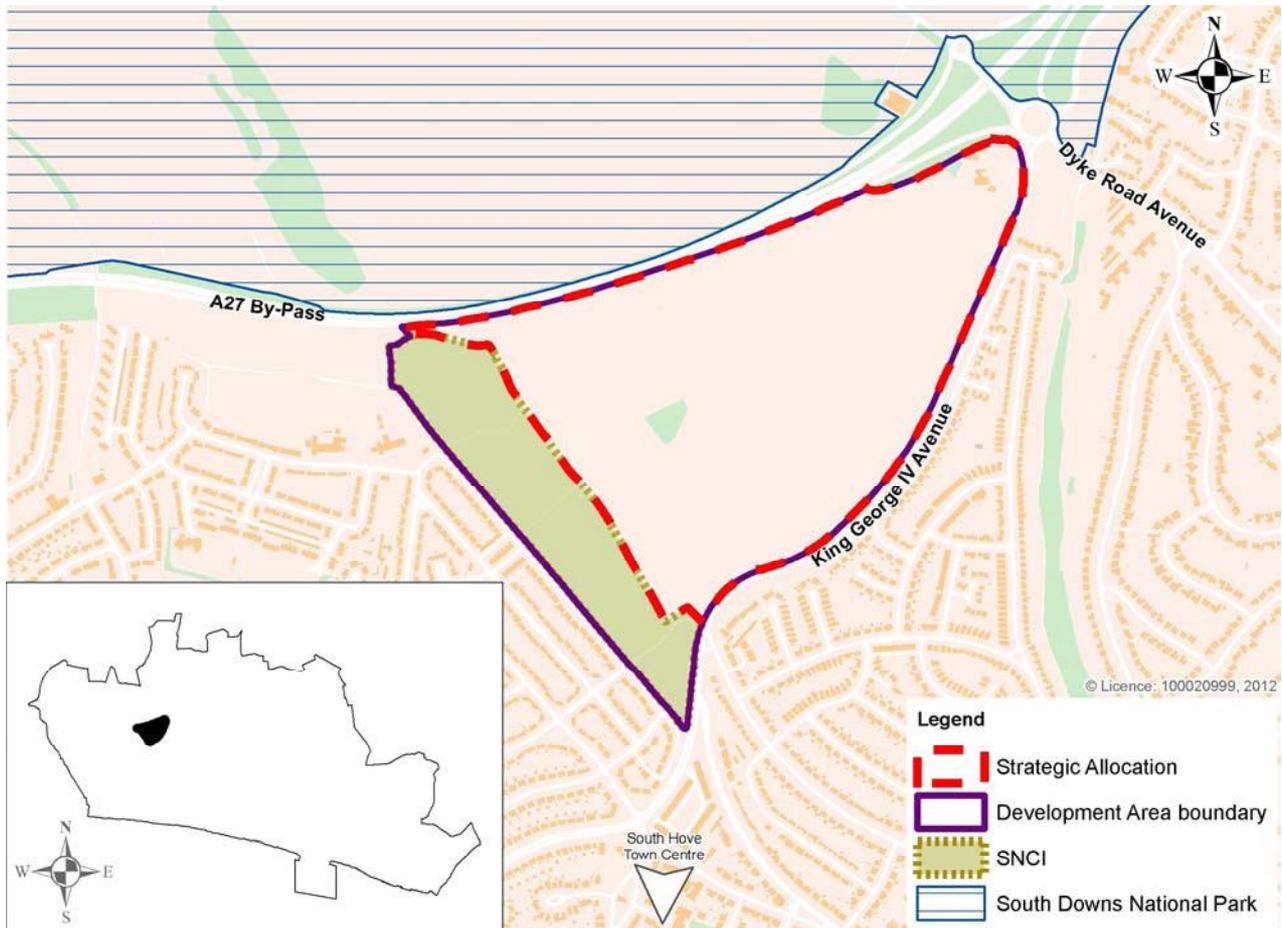


DA7 Toad's Hole Valley



Context

3.72 Development of Toads Hole Valley and Court Farm represents a major opportunity to create a model for mixed use sustainable development that will provide family and affordable housing, modern office space and a new school to meet the future needs of the city. There is also an opportunity to conserve and enhance the Site of Nature Conservation Importance on the south-western boundary of the site, to provide new public open space and to improve links to the South Downs National Park. All new development will be expected to meet high standards of sustainability and design.

3.73 The site, including Court Farm, is 47 hectares and is privately owned land. It is located on the northern fringe of Brighton and Hove bounded by the A27 bypass to the north, the south-eastern side is bounded by King George VI Avenue, the major route from Devil's Dyke round-about into Hove, with the Goldstone Valley/Hove Park residential area to the south and Hangleton and Knoll to the west. The site is not accessible to the public with the exception of the Site of Nature Conservation Importance on the western embankment, which is statutory open access land.

DA7 – Toad’s Hole Valley

The strategy for the development of Toads Hole Valley and Court Farm is to secure a modern, high quality and sustainable mixed use development to help meet the future needs of the city, improve accessibility and provide new community facilities to share with adjacent neighbourhoods.

A. The local priorities to achieve this strategy are:

1. That the site is used efficiently and effectively to assist in meeting the development and infrastructure requirements of the city.
2. Ensure that development is of an exemplary standard in terms of environmental, social and economic sustainability, achieving One Planet Living principles and **promotes the city’s UNESCO Biosphere objectives.**
3. Ensure that development complements the setting of the South Downs National Park and enhances links to the National Park for local residents and tourists.
4. Secure development that will benefit residents in terms of the mix of uses, an improved provision of community facilities, road safety improvements and the provision of green infrastructure including public open space and natural green space.
5. To improve sustainable transport links to the area.
6. To incorporate appropriate landscaping and planting to maximise opportunities to increase biodiversity across the site.
7. Conserve and enhance the designated Site of Nature Conservation Importance.
8. Protect sensitive groundwater source protection zones from pollution and ensure the reduction of surface water run-off and flood risk.

B. Provision will be made for the following amounts and types of additional development to be provided by 2030:

- A minimum of 700 residential units
- A minimum 25,000sqm of B1a and b Office Space
- **A new secondary school – site area 5ha**
- **Public open space with children’s play space and informal sports facilities – 2 hectares**
- **Provision of Supporting uses – shops and cafes**
- Multi-use community facility
- **Food growing space – 0.5 hectares**
- Green infrastructure integrated through the site to deliver Biosphere objectives and contribute to Biodiversity Action Plan targets
- Energy infrastructure such as district cooling, heating and power networks

C. The strategic allocation for Toad’s Hole Valley is:

1. Toads Hole Valley east of the SNCI and south of the A27 embankment

Provision will be made for a high standard sustainable, mixed-use development across the site comprising a minimum of 700 residential units, 25,000sqm office

space, a new secondary school, a multi-use community facility and ancillary supporting uses.

The following criteria will form the framework for detailed planning guidance and the basis for considering development proposals:

- a) New development will be expected to make the best use of the site and residential densities should fall within a range of 50 - 75 dwellings per hectare.
- b) There will be a minimum of 50 per cent 3+ bedroom family sized dwellings provided as part of the residential scheme.
- c) The office element of the scheme will be high tech, modern office space that will provide a range of unit sizes to attract new businesses to the city and support growing business.
- d) The height and massing of new buildings will be designed to ensure that views to and from the South Downs National Park will not be adversely affected.
- e) Development should contribute towards a reduction in the ecological footprint of the city. Environmental sustainability will be central to the design and layout of the scheme which will be expected to meet Code for Sustainable Homes Level 6, BREEAM Outstanding and be zero carbon (or carbon neutral).
- f) An energy strategy will be expected to encompass the wider development maximising opportunities for low carbon energy solutions.
- g) The scheme will make provision for 5ha of land to accommodate a new secondary school to be developed in partnership with the city council.
- h) Development will make provision for improved pedestrian and cycle links to the South Downs National Park.
- i) The provision of a new multi-use community facility to include a community **meeting place, a doctor's surgery and a** resource promoting links to the National Park
- j) Development proposals will provide a detailed Transport Assessment that will address highways safety on King George VI Avenue, noise and other traffic impacts from the adjacent A27 and demonstrate improved links to adjacent residential areas.
- k) **Sustainable Transport – improvements** to public transport access and a good quality public realm that encourages healthy lifestyles (walking and cycling).
- l) **Provision of children's play facilities**, public open space (2 ha. minimum), improved links to existing parks and food-growing space (0.5 ha.) and opportunities.
- m) Developer contributions will be sought to secure the sustainable conservation and enhancement of the adjacent Site of Nature Conservation Importance.
- n) The site will be the subject of detailed guidance provided in a future Supplementary Planning Document.

Supporting Text

3.74 Brighton & Hove is a tightly constrained urban area. With the sea to the south and the recently designated South Downs National Park boundaries drawn tightly to the city's edges there are few opportunities for the city to physically expand. The development needs of the city are such that making effective use of a scarce land supply is essential. This is particularly so given the need to balance development requirements with the city's need for

open space and the need to safeguard the city's highly valued natural and historic environments.

3.75 The identification of land at Toads Hole Valley represents an opportunity to secure new housing, employment, education, open space and community facilities for the city. It is also an opportunity to achieve exceptionally high standards of development, improve accessibility in this part of the city and secure new community facilities, green infrastructure and open space for residents of the new development and for adjacent neighbourhoods. As a result, development at Toads Hole Valley should provide an exemplar of sustainable development and demonstrate that the city's UNESCO Biosphere Reserve objectives can be successfully integrated throughout the development scheme.

3.76 In terms of design, care will be taken to ensure that future development will not adversely affect views to and from the South Downs National Park. A future Supplementary Planning Document for the area will provide a design framework for the future development of the site.

High standards of sustainable development

3.77 Environmental sustainability will be central to the design and layout of development at Toads Hole Valley which will be expected to meet Code for Sustainable Homes Level 6, BREEAM Outstanding and be zero carbon or carbon neutral. Development will be expected to meet One Planet Living Principles⁶⁵ and incorporate measures to help mitigate or adapt to climate change, reduce greenhouse gas emissions, address fuel poverty and security and reduce the city's ecological footprint. Measures to help achieve the delivery of these objectives include:

- facilitating lifestyles and practices of low ecological footprint both on site and in the surrounding area;
- rationalising site layout to maximise passive design;
- maximising the potential to generate energy renewably on the site;
- delivering a decentralised energy network; and
- offering options to extend energy infrastructure to the surrounding built environment.

Housing

3.78 The city's housing requirements are such that it is important for the council to identify all suitable opportunities to secure new housing for the city's growing population (see Policy CP1). The scale of housing requirements forecast for the city coupled with the constrained nature of the city's urban land supply supports the planned release of this land at Toads Hole Valley.

3.79 The strategic allocation at Toads Hole Valley will secure a significant amount of new housing provision of which a significant amount will be family-sized accommodation and affordable housing. Most of the city's urban sites are relatively small in terms of site area and more suited to flatted forms of development. The evidence base⁶⁶ indicates that over the course of the plan period, an estimated 53 per cent of overall housing need and demand

⁶⁵ See table 2, page 24

⁶⁶ Implications of Demographic Change on Demand for Homes in Brighton & Hove, GL Hearn, March 2012.

is likely to be for larger (3 and 4 bedroom) properties and in terms of house types demand/need is likely to be greater for houses (68 per cent) than for flats (32 per cent)⁶⁷. In reality, the likelihood of delivering this mix of housing in the city is restricted by the types of sites likely to be brought forward for development. Planned development at Toads Hole Valley allows for a better housing mix to be integrated within the overall development. For this reason the policy requires at least 50 per cent of the new housing to be family-sized. The specified density range should also enable the provision of a mix of housing types and sizes to achieve a choice in the range of housing at this location.

Office Development

3.80 The allocation of 25-30,000 sq m B1a, B1b floorspace at Toads Hole Valley will support a key growth sector in the economy - the knowledge based economy. This will be done by providing the opportunity for high quality, sustainable and flexible business space offering move-on space for successful companies that need to expand and incubation space linked to the universities. Parking provided in connection with a future office use should be considered for informal weekend Park + Ride (see CP8 Sustainable Transport).

Secondary School

3.81 There is a strategic need for an additional secondary school places in the city. Since 2005 the council has expanded a number of primary schools to provide an additional 11.5 forms of entry (345 more places) per year. These additional places will need to be provided in secondary schools by 2018. To go towards meeting this requirement it is proposed that a 6 form-entry secondary school is provided on the site as part of the mixed use development. This would have a minimum space requirement of 5 hectares. Playing fields provided with the school should be for dual use by the local community when not being used by the school.

Transport

3.82 The key issue for any comprehensive redevelopment of Toads Hole Valley is to ensure there are improved sustainable transport links to the area. Work will be undertaken with sustainable transport providers to ensure that links are improved. In terms of promoting cycling and walking, improved links to adjacent neighbourhoods will be sought as part of a redevelopment scheme.

3.83 The site is bounded by King George VI Avenue which is a main route into Hove from the A27 Bypass. The redevelopment of Toads Hole Valley represents an opportunity to improve safety on this steep and curving road. Redevelopment proposals should give consideration to slowing traffic, realigning the road and improving the local environment. More details will be provided in the future Supplementary Planning Document.

3.84 Improved walking and cycling links to the South Downs National Park will be expected to be provided as part of the redevelopment scheme. This may involve improving existing links or providing new links to the Park.

⁶⁷ See Figure 11 and 12, Implications of Demographic Change on Demand for Homes in Brighton & Hove, March 2012.

Public Open Space

3.85 Toads Hole Valley is privately owned and not accessible to local residents. As part of a redevelopment provision a minimum of 2 hectares of public open space should be provided as part of the scheme. This should include a children's playspace as well as a landscaped space and consideration should be given to ensuring long term maintenance.

3.86 As part of the scheme a minimum of 0.5 hectares should be set aside for food growing by local residents within and in neighbourhoods near to the site.

Local Shops, Community facilities

3.87 In addition to a new school as part the scheme provision should be made for a multi-purpose community facility that may include a doctor's surgery, a community meeting place and National Park Interpretation/education facility. Further facilities required as part of a balanced and sustainable community will be for local shops and services.

Site for Nature Conservation Improvement

3.88 The western bank of THV is identified as an SNCI. As part of the redevelopment of the strategic development area measures will be expected to be undertaken to improve the quality and biodiversity of the SNCI and to improve walkways through the area.