

# BRIGHTON GASWORKS

## WELCOME

## WELCOME TO THIS PUBLIC CONSULTATION ON ST WILLIAM'S PLANS FOR BRIGHTON GASWORKS

Thank you for taking the time to view our proposals for the redevelopment of Brighton Gasworks.

In line with Brighton and Hove City Council's planning policy aspirations, we plan to redevelop Brighton Gasworks from a redundant gasworks site into an exciting new part of the city. We would like to hear your views on how we could develop this further.

### Why are we consulting now?

Brighton Gasworks has real potential to contribute positively to the local area and its economy by providing much needed homes and jobs for local people, and providing open space for all to enjoy.

Now more than ever it is important that we continue to plan for the future and proceed with developing proposals for the site, in order to deliver these benefits as quickly as possible as part of the city's social and economic recovery from Covid-19.

This will not be our only public consultation and we will keep the ability to host in-person events under review moving forward, and will do this if it is safe enough to do so.

### The Virtual Format

We have all had to adapt to new ways of working and this looks set to continue for the foreseeable future. This includes new ways of engaging with the local community on our development proposals. We are able to continue to consult safely and effectively in this new virtual format.



We appreciate that some may find it harder than others to access the information online. If this applies to you or somebody you know, please let us know and we will post summary versions of our consultation material to you.

We also invite you to join one of our webinars to see a presentation from our team and to ask questions. These will take place **Monday 29 June at 4pm** and **Wednesday 8 July at 6pm**.

If you are unable to join or wish to speak with us directly, please contact us to have an individual video or telephone call.

Alternatively, you can contact us by email or by post. Please note that there may be some delay in receiving

communication by post, but we will get back to you as soon as possible and will take all submissions into account.

### Please get involved

We invite you to review the information online and fill in our online feedback form or contact us by email or post with your comments. We encourage you to submit comments before **Monday 13 July**.

Please do not hesitate to get in touch to request hard copies of the consultation information, to register for a webinar or to arrange to speak with us directly, or to send comments on our proposals.

We look forward to hearing your feedback and working with you to progress our ideas for the site.

THE TEAM

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## THE TEAM

### THE DEVELOPER

**St William**  
Designed for life

St William is a Joint Venture formed between National Grid and the Berkeley Group to regenerate redundant gasworks sites across the South of England to deliver essential new homes and jobs.

Through our landscape-led approach to design we restore these contaminated sites into beautiful new

places that have a significant long term contribution on the environmental, social and economic fabric of the community.

Brighton Gasworks is an exciting opportunity for us to reconnect this closed off site with its surrounding community by delivering new homes and employment space set within a new landscape for Brighton.

### PROJECT ARCHITECT

**EPR Architects**

EPR Architects is an established award-winning architectural studio with a well-established reputation for quality and sustainable architecture, masterplanning and interior design.

EPR work in collaboration to produce vibrant and inventive architecture;

offering a unique blend of experience, project leadership and expert construction knowledge spanning an array of typologies across residential, workplace and hospitality sectors. EPR's designs are underpinned by a respect for people, communities and a desire to create spaces that resonate with a sense of place.

### LANDSCAPE ARCHITECT

 **ANDYSTURGEON  
DESIGN**

Andy Sturgeon Design is an award winning Brighton based landscape practice.

Underlying all their work is the belief that gardens and landscapes improve not just the environment but the quality of life for all who experience them on whatever level.

### THE WIDER TEAM



Town Planning and Environmental  
Planning Consultants



Townscape Consultant



Transport Consultant



Structural Engineers



M&E Engineers

**BUILDING SERVICES  
CONSULTING ENGINEERS**

**OUR VISION**

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## OUR VISION

Our vision for Brighton Gasworks is to foster a vibrant and creative seaside community that knits into the existing environment and is defined by its landscape. This means:

*The development will respond **sensitively to its local environment and history**, and forge an **identity that reflects Brighton's vibrant and welcoming character** and **remembers the site's industrial past**.*

*Brighton Gasworks will **give back to the existing community**. It will **provide much needed homes and workspace** integrated into **dynamic public spaces** that are **inclusive to all**.*

*By **opening up new connections**, the site will **celebrate its position as a gateway** between Brighton and the South Downs National Park, **drawing nature in to the city**.*

*We will **reverse the hostile, inward looking nature** of the current site to create a **permeable** and **ecologically aware neighbourhood**.*

*It will **inspire the community to appreciate and nurture the natural landscape** they live in by creating an **attractive, inclusive and diverse environment**.*

*With a **commercial hub** at its heart, both residential and employment uses will define a mixed-use neighbourhood character, **sustainably regenerating this important brownfield site**.*

The pillars of this vision can be represented in the following images. The next pages of this document show how we have arrived at this vision through analysis of the site's existing condition and the challenges and opportunities it presents - and how we propose to begin to manifest this vision into a proposal.



Precedent developments



Brighton East  
Landmark



Flexible Creative  
Quarter



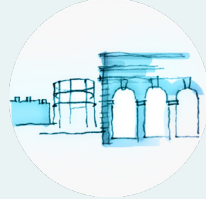
Creation of inclusive  
public spaces for Local  
community interaction



Identity



Repair the Site



Respect the Industrial  
and Social Memory



Residents connected  
to the South Downs  
and the Seafront



Vibrant Residential  
Neighbourhood

THE SITE

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## THE SITE

### SITE LOCATION

Brighton Gas Works comprises two hectares of land in East Brighton, at the junction of Marina Way and Roedean Road and sitting behind Brighton Marina. The South Downs sits directly adjacent to the site to its north east and is a designated National Park in recognition of its special qualities.

The site currently contains two redundant gasholders and supporting gas infrastructure, low rise buildings, and areas for vehicles.



### APPLICATION BOUNDARY

The site is currently in two main ownerships, partially owned by National Grid and partially by St William. The application site will include all of this land to bring forward a comprehensive proposal.

A small area will also be retained by SGN for operational use, but we are seeking to consolidate their equipment to minimise its impact.

We are also exploring opportunities to incorporate some of the land to our north and south into our proposals.





## THE SITE

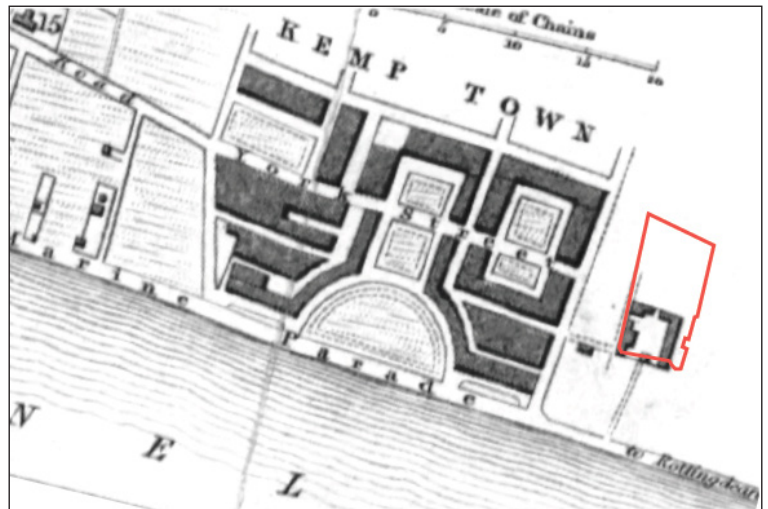
### SITE HISTORY

The site's use as a gasworks dates back to 1818. The site was the first development in Black Rock, established by the Brighton Gas Light & Coke company and was used for gas production and storage. After gas production on site ceased in 1860 the site was used for gas storage and distribution.

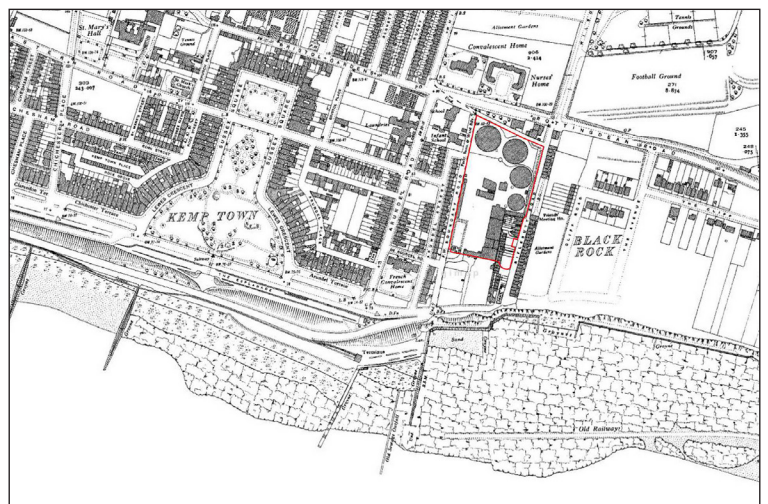
The site has changed significantly over time with gasholders being erected, removed and replaced. Now, two gasholders remain; gasholders no. 5 and no. 7. Both are late examples of their types having been constructed in 1935 and 1946.

Like most gasholder sites, this site evolution took place in an ad hoc manner over many decades with little planning or recording. This results in significant uncertainty and risk over below ground obstructions and contamination.

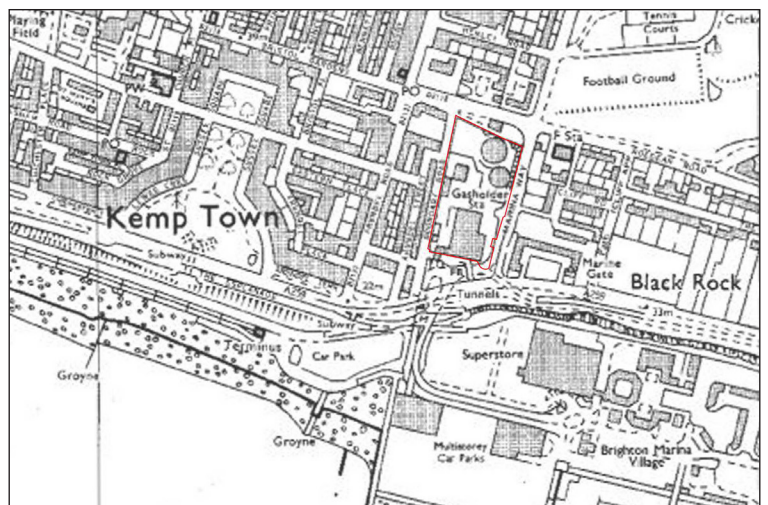
Since 2012 gas has been stored in underground mains and the gasholders are therefore no longer in use. Only a small area of the site is now required for operational use, freeing up the site for redevelopment.



1829



1930



1990



## THE SITE

### PLANNING POLICY CONTEXT

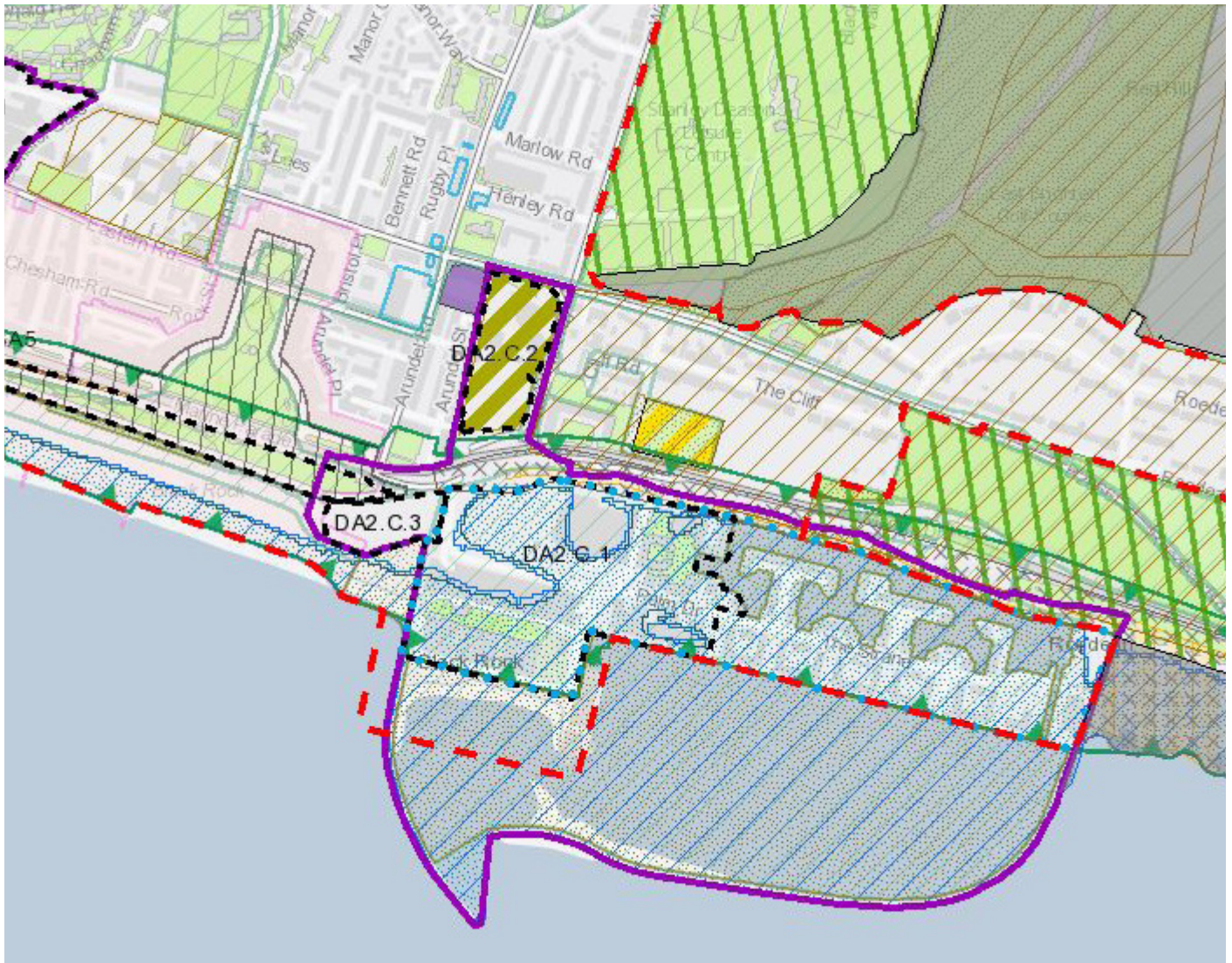
Redevelopment of Brighton Gasworks is essential to achieving Brighton & Hove's housing targets set out in planning policy.

The Council are seeking to make provision for 13,200 new homes to be built over the plan period 2010-2030 which will be in part achieved through making strategic site allocations for at least 3,635 additional new homes.

Brighton Gasworks is one of three sites allocated within Strategic Site Allocation DA2 Brighton Marina, Gas Works and Black Rock Area for redevelopment as sustainable mixed use area.

As a whole the area is allocated to deliver 1,938 residential units, 5,000 sqm retail floorspace, 2,000 sqm employment floorspace, 10,500 sqm of leisure and recreation floorspace as well as a community building, health facility and primary school in the area.

Of this allocation Brighton Gasworks is identified specifically to deliver new homes employment floorspace, with the potential for ancillary retail.



BHCC City Plan Part 2 Interactive CPP2 Policies Map (2019)

# LOCAL AREA ANALYSIS

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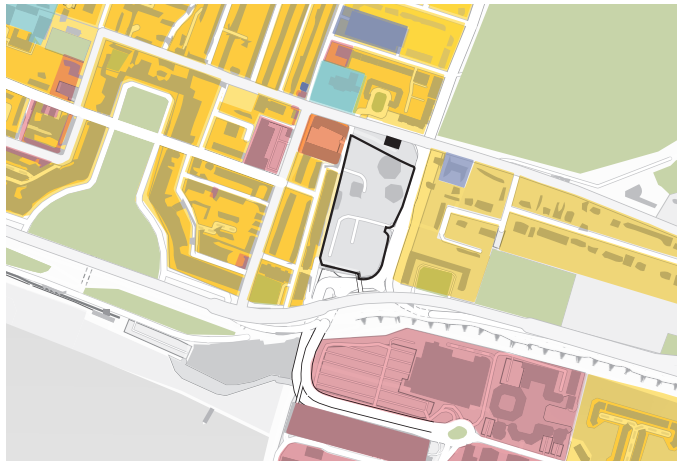


## LOCAL AREA ANALYSIS

Focused analysis of local context is guiding a developed design response which respects and complements the existing urban grain.

### LAND USES

The building uses surrounding the site are predominately residential with pockets of commercial and industrial.

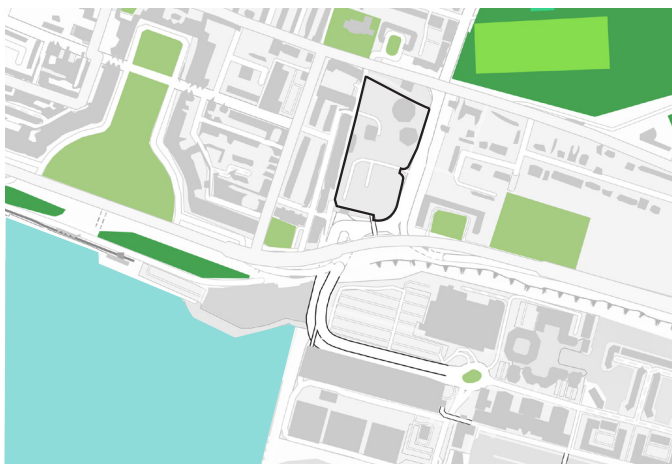


- |  |  |
|--|--|
| <span style="color: red;">■</span> Commercial      | <span style="color: lightblue;">■</span> Education     |
| <span style="color: yellow;">■</span> Residential  | <span style="color: black;">■</span> Substation        |
| <span style="color: blue;">■</span> Public Service | <span style="color: orange;">■</span> Industrial       |
|  | <span style="color: green;">■</span> Leisure and Sport |

### OPEN SPACES

There are two main public open spaces within close proximity to the site; the sea front and the South Downs.

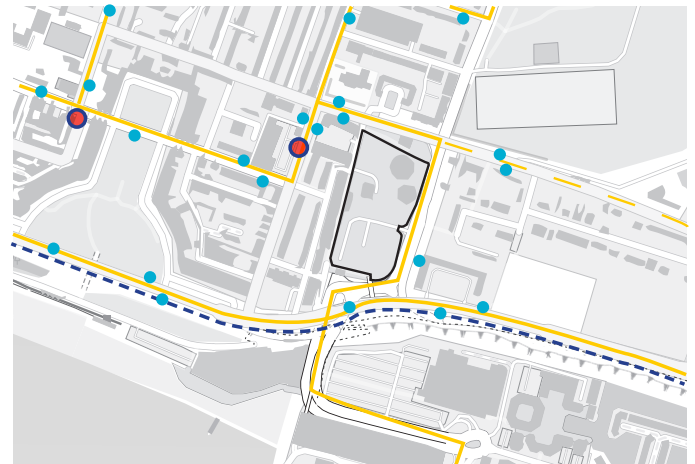
There is a long-established pattern of private gardens facing the sea front, partially enclosed by residential properties.



- |   |  |
|---|--|
| <span style="color: green;">■</span> Public                     | <span style="color: darkgreen;">■</span> Sport pitch |
| <span style="color: lightgreen;">■</span> Private - from street | <span style="color: lightblue;">■</span> Sea Front   |

### TRANSPORT

The key public transport routes run along the sea front, adjacent to the south perimeter of the site, and along Eastern Road into Roedean Road adjacent to the north perimeter of the site.



- |  |  |
|--|--|
| <span style="color: yellow;">—</span> Main bus Routes      | <span style="color: blue;">- - -</span> National Cycle Highway - Route 2 |
| <span style="color: orange;">—</span> Peak Hour Bus Routes | <span style="color: red;">●</span> Cycle docking station                 |
| <span style="color: blue;">●</span> Bus Stops              |  |

### KEY AREAS

The site sits at the interface between contrasting areas. There are conservation areas and buildings of heritage value within its vicinity to the west and south; the South Downs to the north east whilst the site itself and the area to the south comprise Development Area DA2 in the local plan. Within DA2, Brighton Marina to the south has consent for a 40-storey building.



- |  |   |
|--|---|
| <span style="color: blue;">■ ■ ■ ■</span> Kempdown Conservation Area               | <span style="color: darkblue;">■</span> Grade I Listed Buildings    |
| <span style="color: red;">■ ■ ■ ■</span> DA2 Development Area                      | <span style="color: mediumblue;">■</span> Grade II Listed Buildings |
| <span style="color: yellow;">■ ■ ■ ■</span> The South Downs and East Brighton Park | <span style="color: lightblue;">■</span> Locally Listed Buildings   |



## LOCAL AREA ANALYSIS

The site in its current condition, with hard impermeable edges, presents itself as a hostile and unwelcoming place that inhibits pedestrian movement. It is disconnected from the surrounding residential areas and detracts from this part of the city.

The images below capture the character and nature of the site.

### SEA FRONT (MARINE DRIVE)



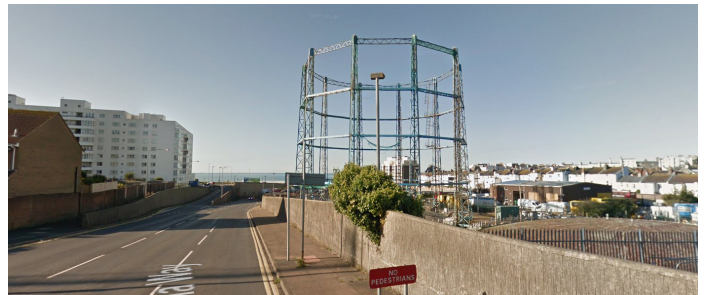
### BOUNDARY ROAD



### ROEDEAN ROAD



### MARINA WAY

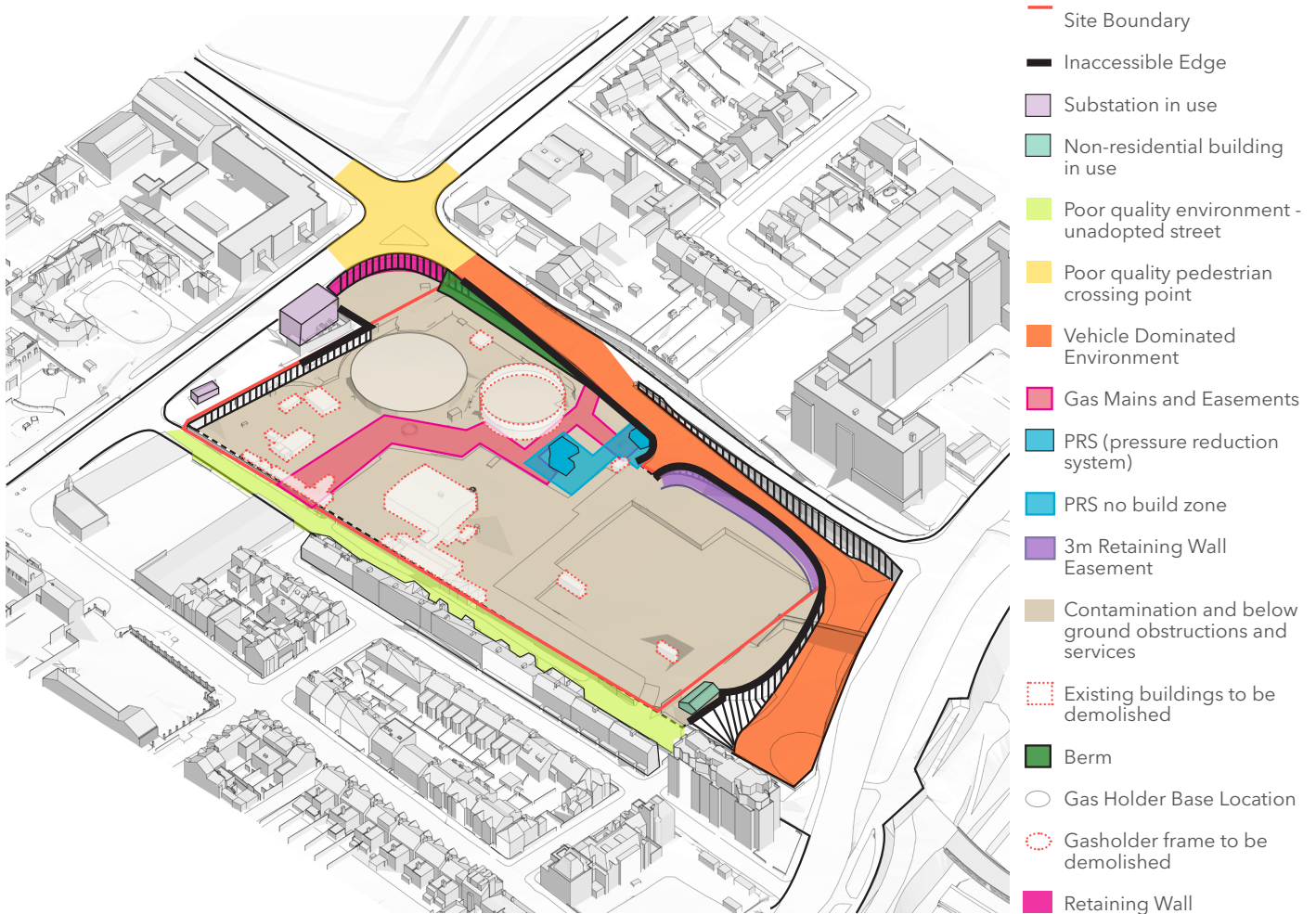


# **SITE CONSTRAINTS AND OPPORTUNITIES**

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## SITE CONSTRAINTS



This constraints plan demonstrates the key challenges with bringing forward this site for redevelopment.

Whilst all sites have constraints, gasworks sites present an exceptional level of challenges due to their historic uses. Many of these cannot be fully understood until construction work has begun. As a result gasworks sites are unique in terms of cost and risk. It is therefore important that we optimise the opportunity so that the site can be redeveloped to bring community benefits.

At Brighton Gasworks, known gasworks-related constraints include:

- **Live gas mains** including high pressure mains which cannot be built over;
- **A Pressure Reduction Station (PRS)** which must be retained;
- **Contamination** constraints associated with the site's historic use. This must be treated as part of the redevelopment of the site to bring it back into beneficial residential and public use;
- **Below ground obstructions** including gasholder bases, gas mains and building foundations. The location of some of these are unknown.

Other site constraints also exist that are not exclusive to gasholder sites but will need to be carefully considered. These include high walls that prevent accessibility, buildings that will need to be demolished, and a significant level change across the site that presents engineering challenges to integrate the buildings and to deliver a useable and accessible landscape.

## SITE OPPORTUNITIES

The site is uniquely located at the confluence of a number of key areas, set between the seafront, the marina and the South Downs National Park.

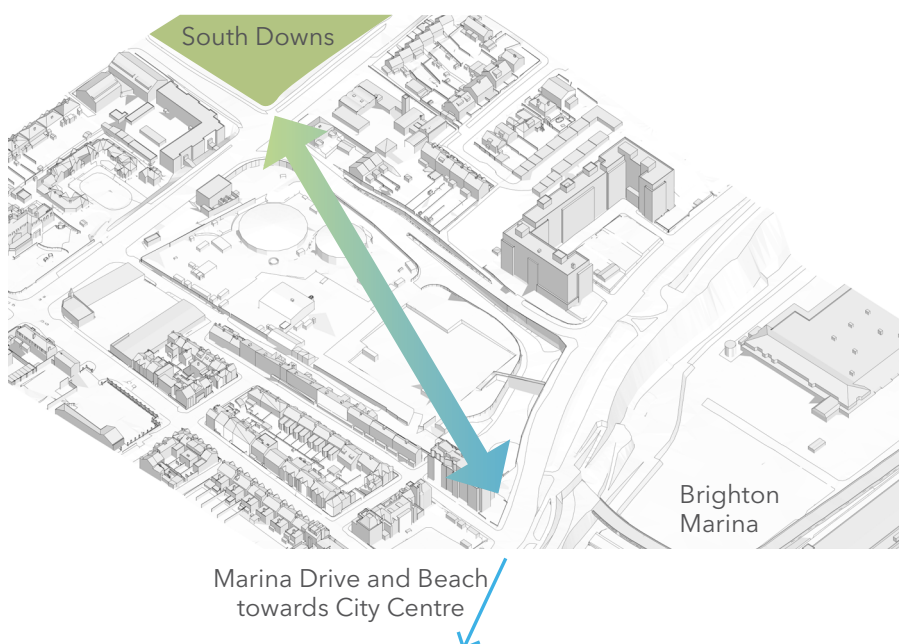
The site has the potential to forge new pedestrian routes between these areas, becoming a gateway both in and out of Brighton.

### ESTABLISHING AN EAST BRIGHTON GATEWAY



### CONNECTING LAND AND SEA

There is a clear opportunity to create new connections through the site to provide a more direct link that will connect the South Downs to the sea front





## SITE OPPORTUNITIES

### TAKING INSPIRATION FROM LOCAL NATURE AND GEOLOGY

The site sits in a natural valley, contributing to the significant change in levels across the site which slopes downwards from the north east to the south west of the site.

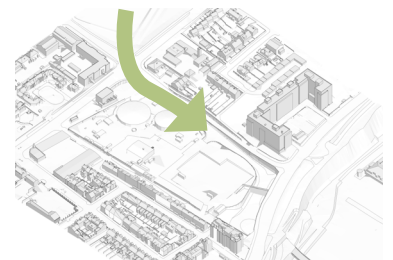
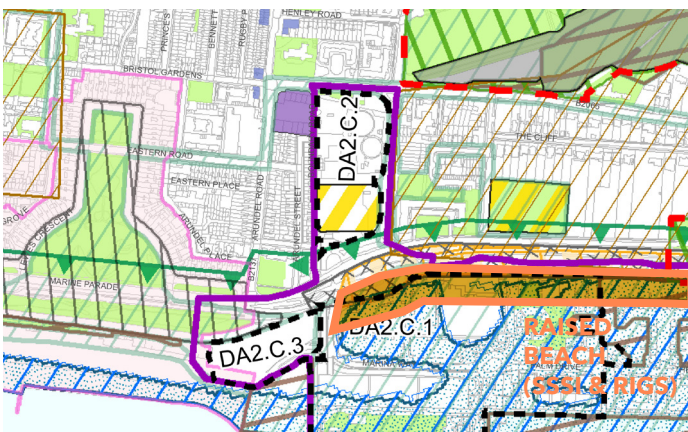
The undulating forms of the South Downs provide inspiration to help us address this level change in a way that can knit the proposals into the existing landscape in a naturalistic way.

The South Downs also provide inspiration that can inform the materials and species used in the landscape. These will further help to embed the development into the local landscape, whilst also maximising opportunities to contribute to local biodiversity and deliver a truly meaningful piece of landscape for Brighton.

Drawing from the local geology can also influence the choice of hard landscape materials and colours, especially the iconic chalk cliffs with flint strata. The design team can explore how pattern, colour and texture can respond to the local character and geology of Black Rock, to integrate the development into its unique context.



Taking inspiration from the form and species of the South Downs.



Drawing on the local geology to influence the use of materials on the site.



## SITE OPPORTUNITIES

### RESPECTING SURROUNDING HERITAGE ASSETS

It is important to develop the proposals with particular consideration of its relationship to the local townscape and heritage context. To do this we have identified the following key priorities:

- Respecting the significance of the surrounding heritage assets and conservation areas;
- Developing heights through consideration of their appearance in key views, and particularly views that include heritage assets;
- Designing the building layout to respond to the traditional linear grain of the city including strengthening the urban contribution made by Boundary Road;
- Providing a varied and interesting skyline which has its own composition



### RESPECTING THE SITE'S INDUSTRIAL PAST

We recognise that for some people the existing gasholder frame may be a familiar sight and a recognisable landmark for the local area.

Gasholder retention is rare in the redevelopment of gasworks sites because it is extremely costly and it takes up a large amount of land that could otherwise form part of the development. This significantly affects the ability to bring these already challenging sites forward for redevelopment.

Therefore, gasholder retention would mean that the other benefits of redevelopment such as affordable homes, public open space and S106 contributions towards wider community benefits cannot be delivered. In some cases, gasholder retention would render the redevelopment completely unviable.

The gasholders on site are not listed and are relatively recent structures in relation to other gasholders previously constructed on the site and more widely across the country.

For these reasons it is not feasible or appropriate to retain the gasholders at Brighton Gasworks.

We aspire to reflect the industrial history of the site in a more creative way, for example through public art, or details in the design of the building or the landscape.



The gasworks in the 1800s and early 1900s.

## SITE OPPORTUNITIES

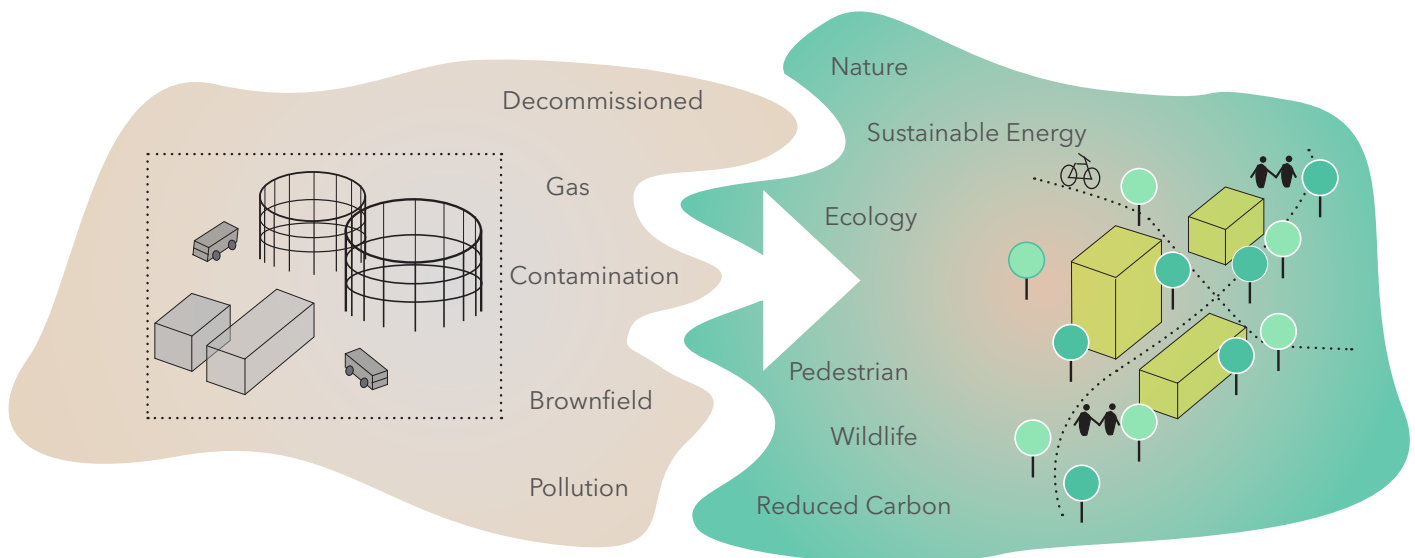
### ESTABLISHING A SUSTAINABLE NEW PLACE

The Berkeley Group is committed to being a responsible business that thinks about the long-term. We seek to maximise the benefits our activities and development can bring to an area to leave a lasting positive impact.

Through the design process we will be considering which sustainability measures suit this ethos and are appropriate for this site.

As a minimum these include the following:

- **High quality homes, maximising dual aspects and minimising north facing units.**
- Constructing all homes to at least **national space standards**.
- Assessing all homes to **minimise overheating**.
- **Zero carbon-ready homes** which are fuelled by prioritising sustainable technologies, such as air source heat pumps, and meet Building Regulations requirements.
- Installing measures that **reduce water consumption by residents**.
- Managing rainwater by **incorporating sustainable drainage systems into the landscape** where feasible.
- **Significant biodiversity improvements** that will naturally go well beyond a net gain, with a focus on native species.
- **Promoting sustainable means of transport** by providing adequate safe and secure cycle storage and installing electric vehicle charging points.
- **Land decontamination and remediation** which brings significant environmental benefits in its own right.
- **Incorporating sustainable materials** and making use of **off-site construction** where possible.
- **Managing construction impacts** on our neighbours, including managing dust, noise, traffic and light effects.
- **Minimising construction waste** sent to landfill - across the Berkeley Group sites we divert 95% of construction waste from landfill.



Environmental benefits from gaswork site redevelopment.

# THE MASTERPLAN

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## MASTERPLAN OVERVIEW

The image below shows the proposed masterplan in plan form.

The masterplan has been designed with input from an experienced design team taking into account the site analysis, site constraints and the vision for the site. Other alternatives have been considered however we believe this represents the best option.

The following pages explain the key influences on the masterplan layout.

### PROPOSAL SUMMARY

Our aim is to create a truly landscape-led development that brings benefits to all.

Redevelopment of this site provides a significant opportunity to allow the site to be opened up and bring real benefits to the local areas.

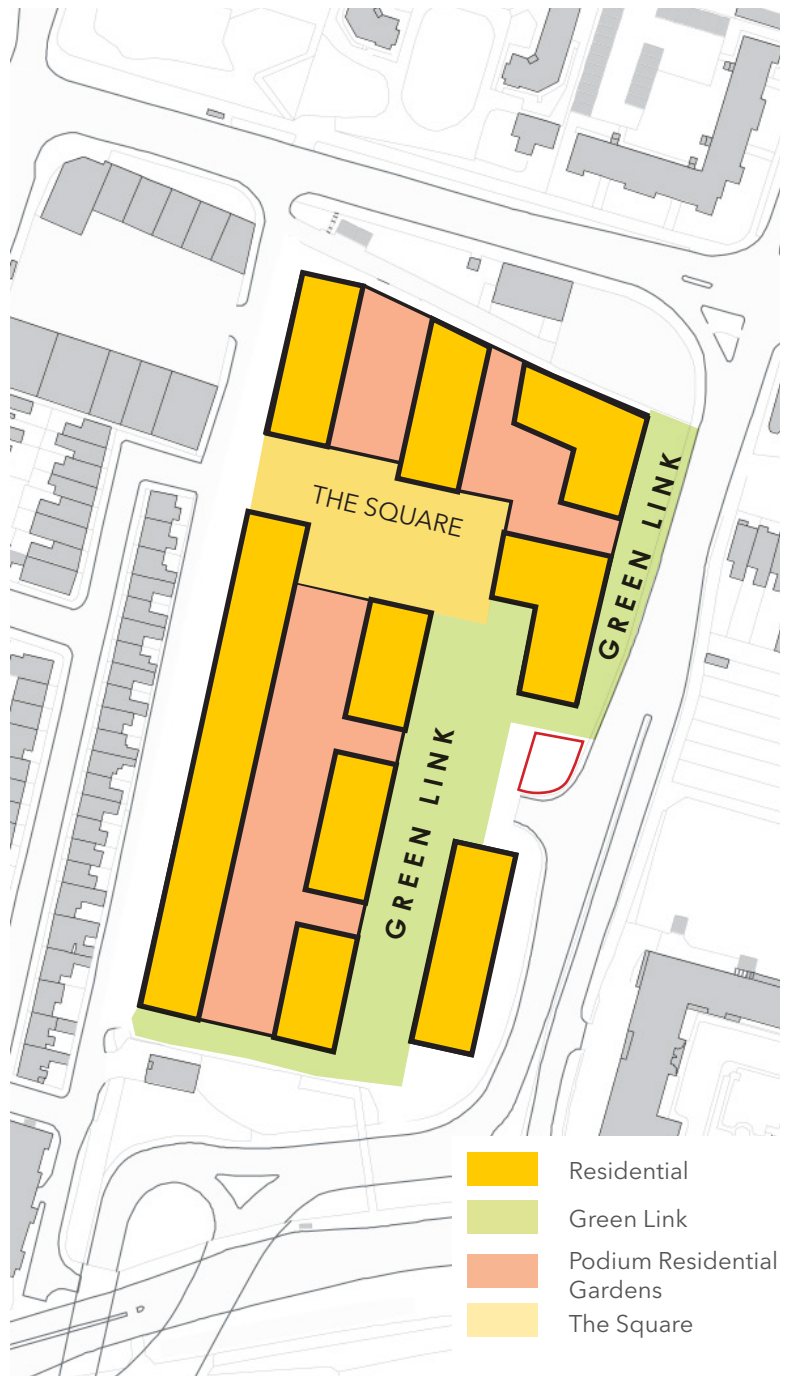
The complex nature of gasholder sites means high levels of cost and risk. Therefore it is important that we optimise the use of the land on the site so that it can be viably redeveloped to maximise community benefits.

#### We expect this development to deliver:

- Circa 600-700 new homes including family homes and affordable homes.
- New local jobs through circa 2000 sqm of employment space.
- New open space for the community, bringing significant biodiversity improvements and opportunities for doorstep play for children.
- Enhanced connections for the local area by replacing the existing site boundaries and creating new connections through the site.
- Environmental improvements including site decontamination and remediation.

Parking will be delivered in podium car parks under the residential gardens and this will include electric charging vehicle points. The exact number of spaces will be determined in conjunction with BHCC to ensure that the local traffic impacts can be managed acceptably.

The new homes and workspace will make a significant contribution to local housing and employment need. The adopted Local Plan sets out a need to deliver over 13,200 new homes and 100,000sqm of employment floorspace over the Local Plan period to 2030.

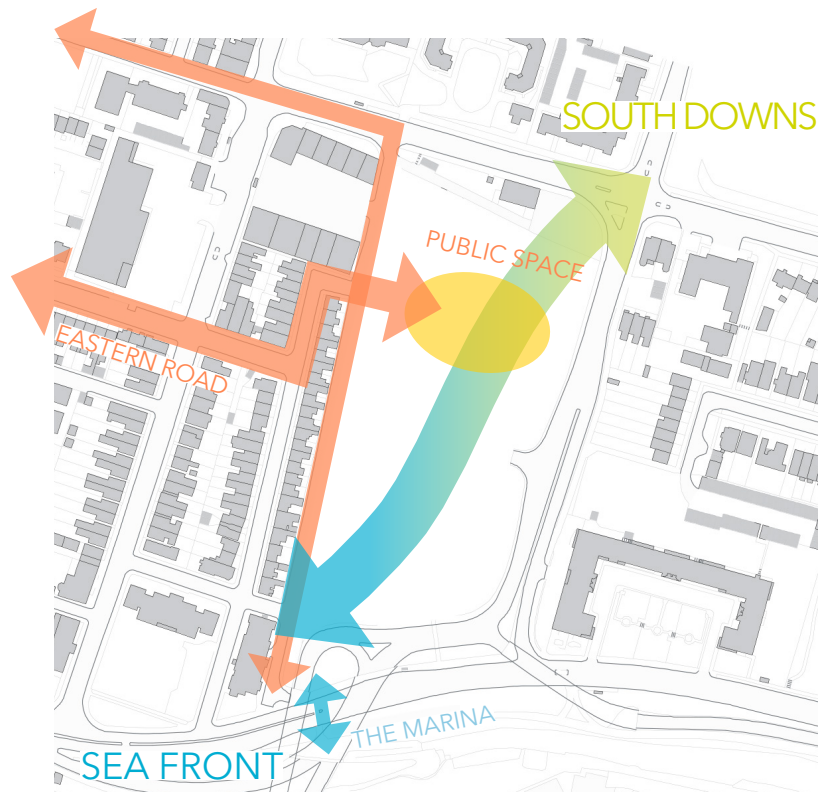
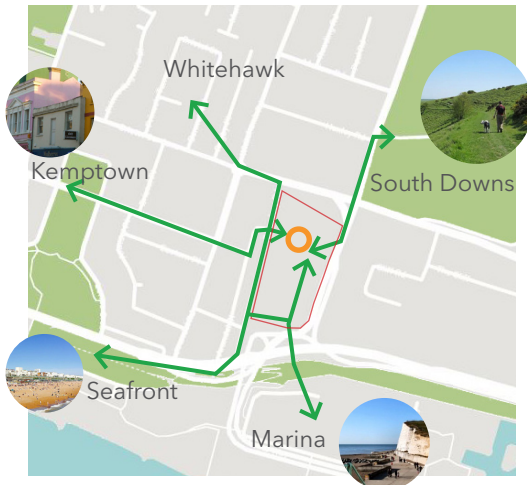


Proposed Masterplan



## KEY MASTERPLAN PRINCIPLES

### RESPONDING TO EXISTING AND FUTURE DESIRE LINES



The masterplan has been developed to respond to existing movement connections and to desire lines that are currently prevented by the closed-off nature of the site.

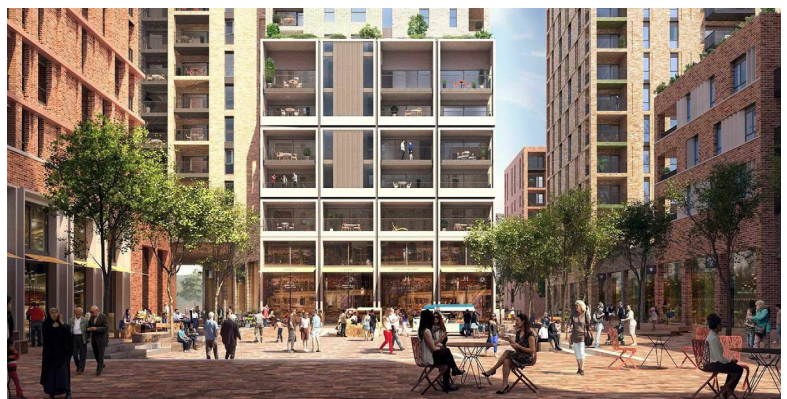
The key connections created by the masterplan are as follows:

- **Connecting the North East to the South West of the Site**

The National Park begins at the site's north eastern corner and a connection here would link the South Downs to the coastal footpaths and cycleways along the seafront. Such a connection would promote the aims and objectives of the South Downs and the UNESCO Biosphere region to encourage active, outdoor living, recreation and a connection to nature in the city.

- **Connecting into existing links from the East**

To the west, the site connects to Kempthorn with its vibrant mix of residential and employment uses. This presents an opportunity to establish a new employment hub for nurturing innovative, growing businesses in the area, that takes advantage of the site's nodal position.



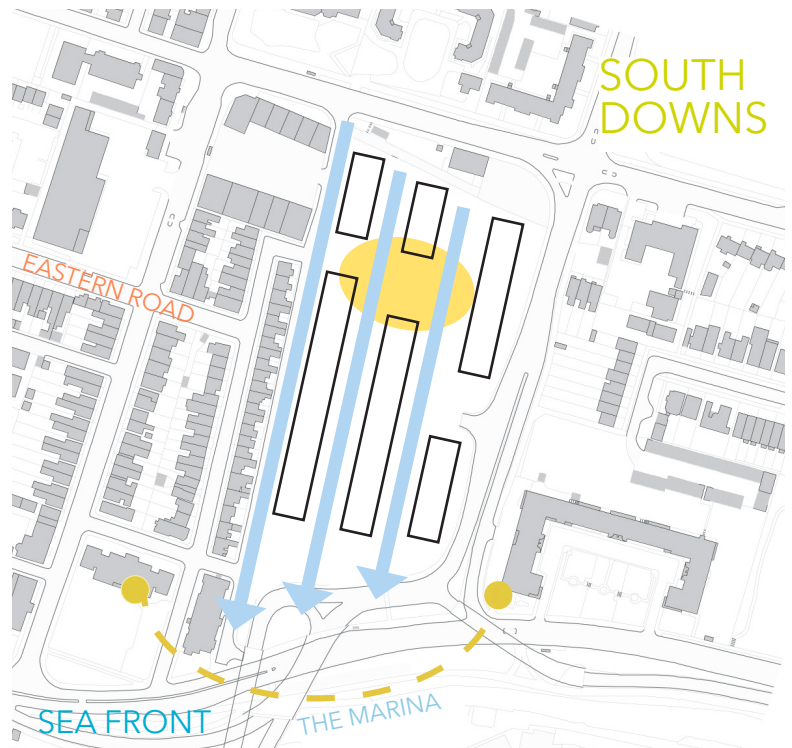


## KEY MASTERPLAN PRINCIPLES

### REFLECTING THE LOCAL URBAN GRAIN

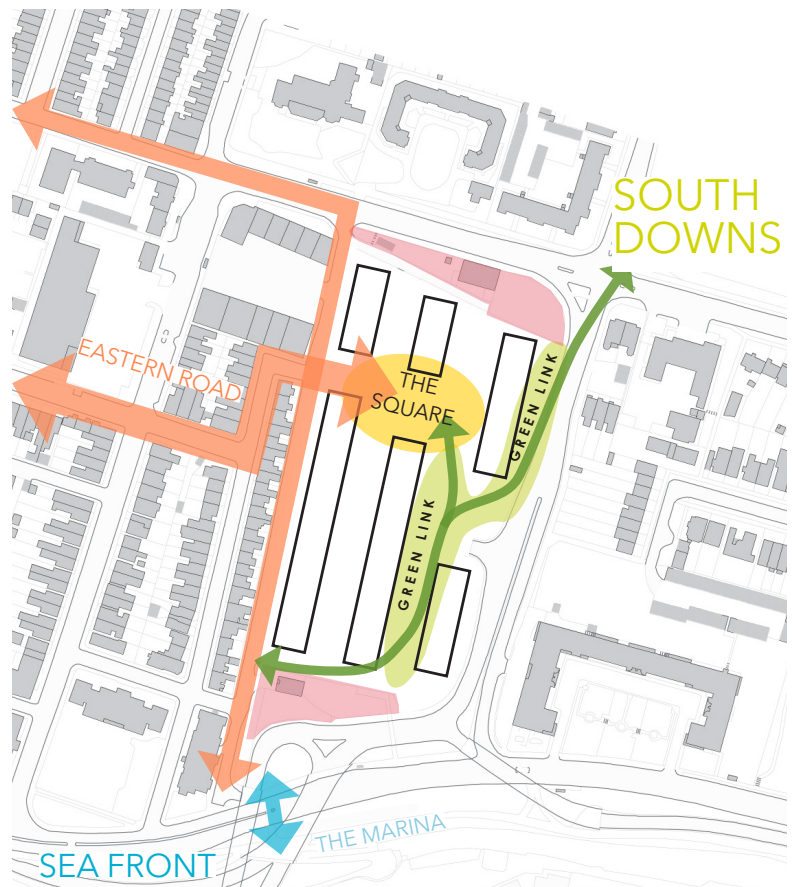
Historic maps of the city indicate the gridded plan of Brighton seafront squares lined with large terraces were built on a grand scale, especially where facing the sea.

By echoing this organisation, we open up views to the sea from within the site optimising sunlight and daylight within the residential accommodation and public spaces.



### CREATING OPEN SPACES FOR MOVEMENT AND LEISURE AND ECOLOGY

The new connections through the site should draw nature into the site. A green link will be landscaped to provide opportunities to experience nature, spend time in and enhance biodiversity.

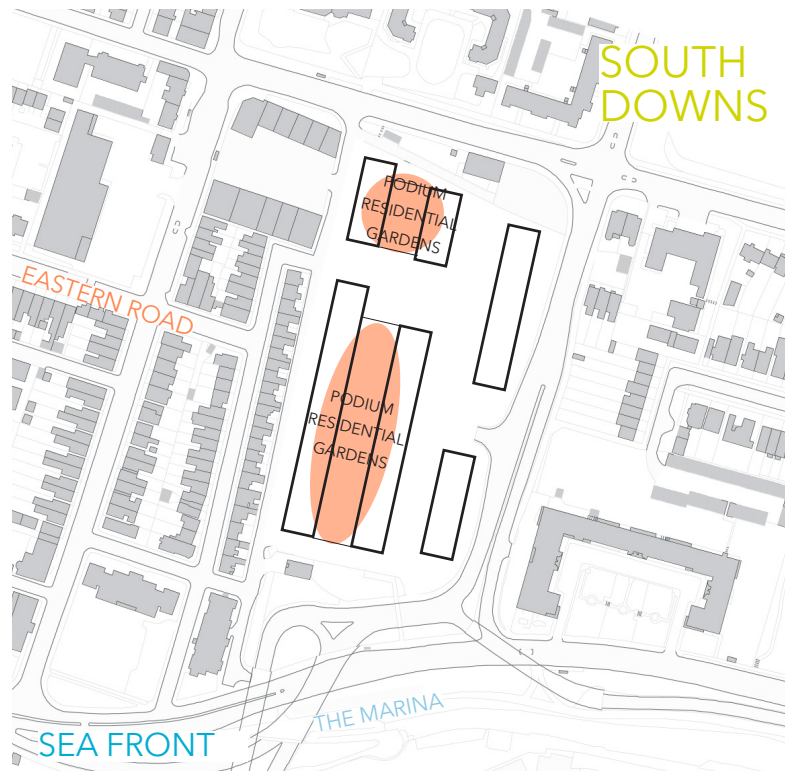
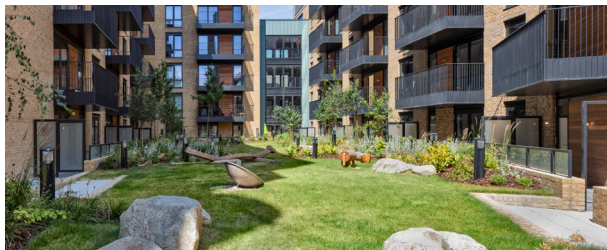
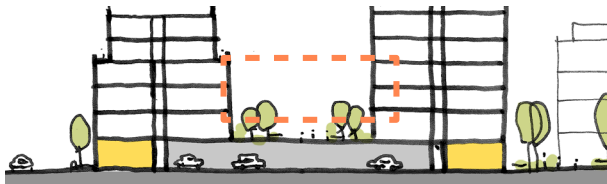




## KEY MASTERPLAN PRINCIPLES

### HIGH QUALITY OUTDOOR RESIDENTIAL AMENITY SPACES

Landscape and place making sit at the heart of our proposals. The clear organisation of the plan forms a legible distinction of public and private realm within the masterplan. Active frontages onto all new routes will provide passive surveillance, which will deter crime and encourage the use of these pedestrian connections throughout the day.



### COMMERCIAL AND RESIDENTIAL FRONTAGES

High quality commercial space will be located adjacent to the Bell Tower Industrial Estate. Situated around a central square, active frontages will draw people into the site, creating an intimate commercial hub for east Brighton.

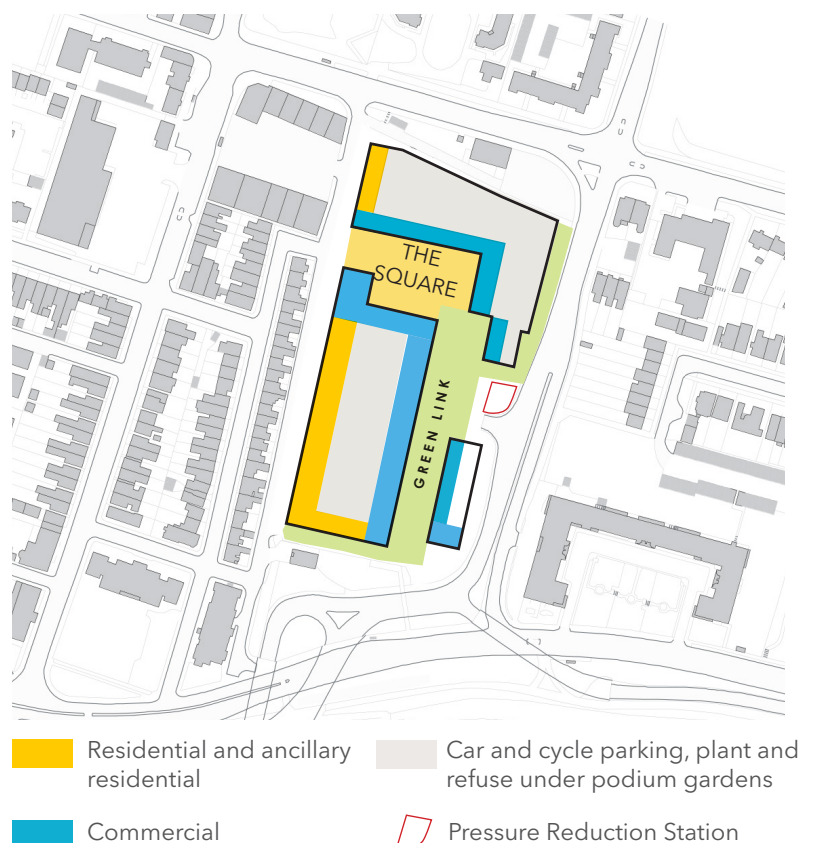
The space will consist of small units, attracting start-ups and independent businesses, creating a close-knit and vibrant community.

Commercial units will also line the green link, helping to activate this route through the site and contributing valuable additional employment space to create a truly mixed-use development.

The creation of a genuinely mixed use place will help safeguard the success of new development by creating a sustainable community that allows both employment and residential space to define the character of the neighbourhood.

A scheme of suitable size will help drive a working community and contribute to the sites potential gateway status at the eastern end of Brighton.

Along the western edge of the site, homes will be provided along the ground floor to provide a more residential character.



## LANDSCAPE-LED DESIGN

### CONNECTING LAND AND SEA

Our aspiration is to deliver a series of interconnecting spaces that transition from downland to coastal character, through a new urban square inspired by the site's unique industrial past.

This will be achieved using the following design approach:

- A restrained palette of **contextual materials** and **native flora** draws on the site's cultural, natural and industrial heritage
- The north-east corner of the site is celebrated with and landmark building and a pedestrian **gateway to the South Downs**
- The same design language is used at the main access points from Boundary Road creating a **cohesive** landscape with a **distinct identity**
- The gradual transition in levels and **open views** into and across the site create a **welcoming and accessible** environment

The landscape masterplan would be made up of several key character area: the public square, the green link, and Boundary Road. Following are some descriptions and precedent images from other developments to show how we envisage the character of these spaces.

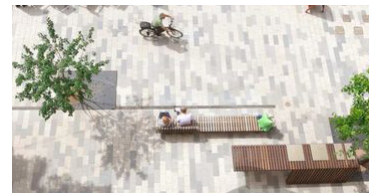


This image has been developed to give an indication of the type of landscape design that could be delivered within the development. Shown here is the green link, looking south from the public square towards the sea.



### THE SQUARE

This space could become a multi-purpose, flexible paved space with a community focus and opportunities for event and activities. Spill out spaces from commercial frontages create a dynamic and animated space. Reference to the site's history could be reflected within the paving design and strategic trees frame the space bringing seasonal interest.

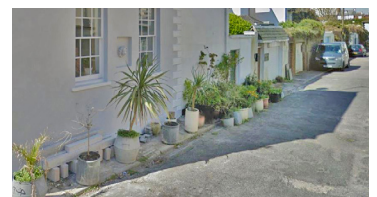


### GREEN LINK

A new pedestrian-focused green street connecting the South Downs and Seafront through a flowing chain of green spaces. The primary route could weave through the space connecting commercial and private residential entrances. Trees tolerant to urban and coastal environments would be provided in strategic locations to support biodiversity and wayfinding, whilst leaving clear sightlines. This area also provides an opportunity to deliver sustainable urban drainage.

### BOUNDARY ROAD

Boundary Road would be paved and activated with new front doors and selective landscaping. We intend to preserve the quiet residential character of this street, respecting the existing Arundel Street properties that back onto the road. The existing wall would be removed and sufficient space would be created to reprovide parking on this road.





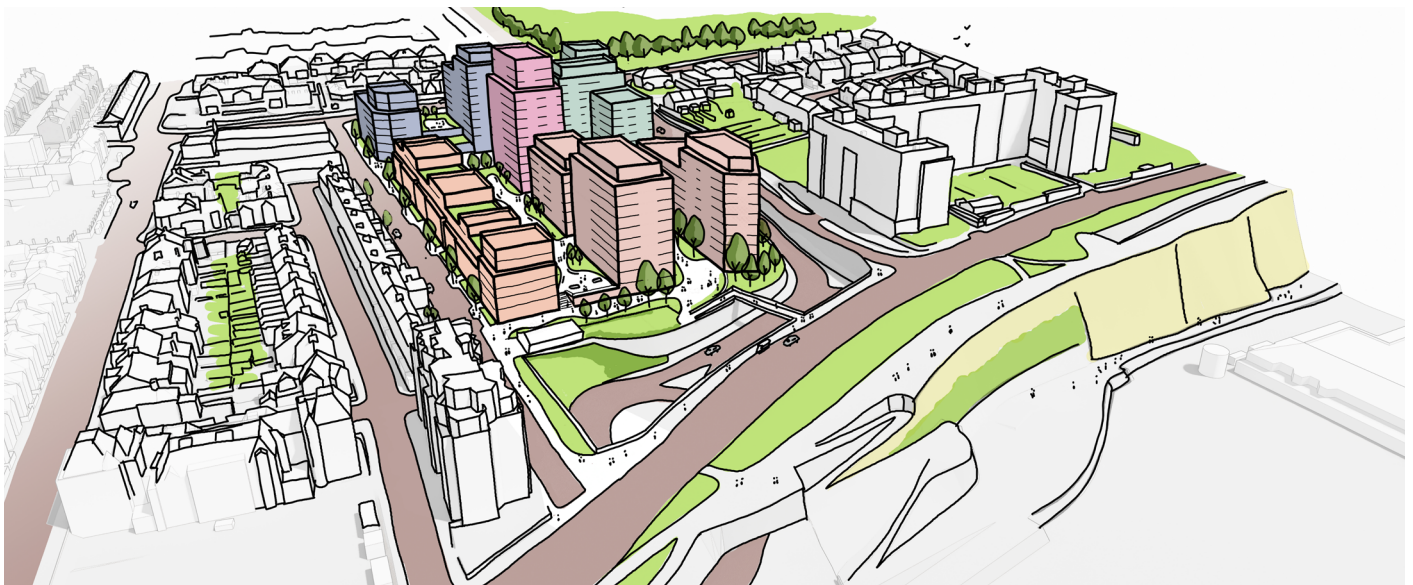
## SCALE AND MASSING

The below image shows the proposed height and massing of the development.

The scale of the development has been developed with our townscape assessor to ensure all that it is considered from, and has an acceptable impact in, all important local and distant views.

The proposed buildings would range between 4 and 15 storeys. This is set within an existing context of buildings which range between 1 and 9 storeys. These heights will be better integrated into the landscape by making use of the natural topography of the site which slopes from north east to south west. Directly to the south of the site at Brighton Marina there is permission for a 40 storey tower and an application is pending for a 28 storey tower to take its place.

An important next step to ensure that the development integrates into the local area will be the selection of appropriate materials and colours. We will consult on this in the next stage of public consultation; the colours used in the image below simply correspond to the key below and are not how we see the development coming forward.



- A marker building will create the tallest point in the development, acting as a way finder where the routes from The Downs, The Sea Front and Eastern Road come together.
- Decreased heights respond to immediate context around the perimeter, stepping upwards towards the central square, creating a defined public space.
- Figurehead building signposting the entrance to the green link.
- Low rise heights respect existing Boundary Road dwellings, referencing the typical domestic terraced streets of local Brighton.
- Heights established to integrate with existing sea front elevation, completing the urban grain.



Precedent Berkeley Group developments at Kidbrooke (Greenwich), Haringey and Hertford.

**COMMUNITY MATTERS**

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## COMMUNITY MATTERS

### DELIVERING BENEFITS TO THE COMMUNITY

As one of the largest house builders in the South East of England, we know the importance of delivering high quality places where people love to live, work and visit. Our developments give back to the community in which they sit. Regenerating this former utilities site through these redevelopment proposals will offer new opportunities for the surrounding community.

### MARKET AND AFFORDABLE HOMES

Circa 600-700 new homes. We intend for these to include a mixture of market and affordable homes, including family homes. The amount of affordable homes and mix of home sizes are subject to discussions with the Council on the viability of the development, in accordance with National and Local planning policy. We are not advanced enough in the design process to detail a mix or quantum of affordable homes at this time.

The new homes will make a significant contribution to local housing need. The adopted Local Plan sets out a need to deliver over 13,200 new homes over the Local Plan period to 2030.

### COMMERCIAL SPACE

Circa 2000sqm of employment space for businesses including small and medium enterprises. The precise type of space to be provided is subject to further understanding of local demand and could include individual offices, co-working space and/or workspaces for creatives and other local businesses.

This workspace will help the local area to achieve the Local Plan aim to deliver 100,000sqm of new employment floorspace by 2030.



Artists impressions (CGIs) of St William developments at Hornsey and Poplar.



### PUBLIC OPEN SPACE

Removing the site's hard edges and providing new homes and work spaces set within publicly accessible open space with new pedestrian and cyclist connections will allow us to realise the site's potential for permeability and place creation, to bring benefits to everyone.

This new open space will bring environmental and biodiversity improvements and be designed to flexibly accommodate various uses by the community.

## COMMUNITY MATTERS

### FINANCIAL CONTRIBUTIONS

Financial contributions will be calculated in conjunction with the Council and in line with planning legislation. These could include contributions towards items such as education and local highways upgrades.

The site is not liable for CIL under the Council's Community Infrastructure Levy charging schedule in recognition of the challenges of bringing this forward the site, meaning that any financial payments would be secured via a S106 agreement on a site-specific basis.



Berkeley Foundation Street Elite programme, engaging young people in education, employment and training.

### JOBS, TRAINING AND APPRENTICESHIPS

The Berkeley Group and St William support apprenticeships and employment opportunities for local residents within the construction phase of our new developments.

We are proud to currently have more than 750 apprentices working on over 60 of our sites and offices, and Berkeley has more than 2,450 direct employees and over 12,750 people working across our development sites.



Berkeley Group apprentices.



### DELIVERY AND CONSTRUCTION

We appreciate that construction and operational effects can be a concern for neighbours and requires careful consideration and planning.

We are proud to be members of the 'Considerate Constructors Scheme', a national initiative which seeks to minimise the impact of construction activity on neighbouring residents as well as the working conditions and welfare for everyone on site.

Before starting any works on site we will prepare plans to specify measures to manage the impact of construction on our neighbours. This will address impacts including noise, dust, light and traffic.



**NEXT STEPS**

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## COMMENTS AND NEXT STEPS

### JOIN A WEBINAR OR REQUEST A PHONE OR VIDEO CALL

We will be hosting a webinar on **Monday 29 June at 4pm** and again on **Wednesday 8 July at 6pm** to present the proposals and take questions. The webinars can be joined anonymously online or by phone. If you would like to ask a question but will be joining by phone, please send your questions to us in advance.

You can sign up for a webinar via our website at [www.brightongasworks.co.uk](http://www.brightongasworks.co.uk).

If you are not able to make the webinars or you have any questions following the webinars and would like to speak with us directly, please get in touch.

### GIVING YOUR FEEDBACK

Thank you for taking the time to view our consultation information on our plans to redevelop Brighton Gasworks.

Please send your feedback before **Monday 13 July** after which we will collate the responses received to make changes to and further develop the proposals. The information will remain online and we will take into account comments submitted after 13 July although we encourage you to submit comments before this date.

Please fill in our feedback form or contact us by email or letter to share your views.

### OUR CONTACT DETAILS

**Email:** [info@brightongasworks.co.uk](mailto:info@brightongasworks.co.uk)

**Post:** St William Homes LLP, Berkeley House, 15b St George Wharf, London SW8 2LE\*

**Phone:** 020 3675 1502

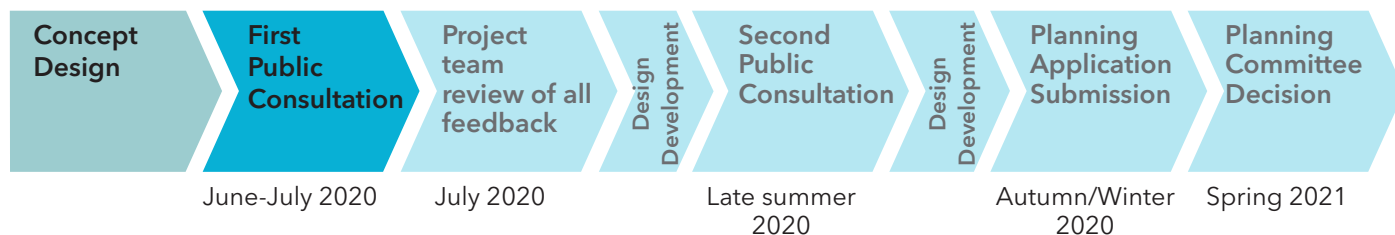
\*Please note that we will endeavour to respond to postal submissions and phone calls as soon as possible however due to the current travel restrictions we will be unable to respond as regularly as usual.

### PLANNING APPLICATION TIMEFRAME

Our target is to submit a planning application this year.

Before then we will hold a second public consultation event to show you more detailed proposals which will be developed in response to your feedback. We expect this to take place in the late summer.

Subject to progress with community consultation, design and planning, enabling works could start in 2021 and the first homes could be delivered by 2024.



**Thank you for taking the time to visit this virtual public consultation. We look forward to hearing your feedback and working with you to progress our plans for the site.**