

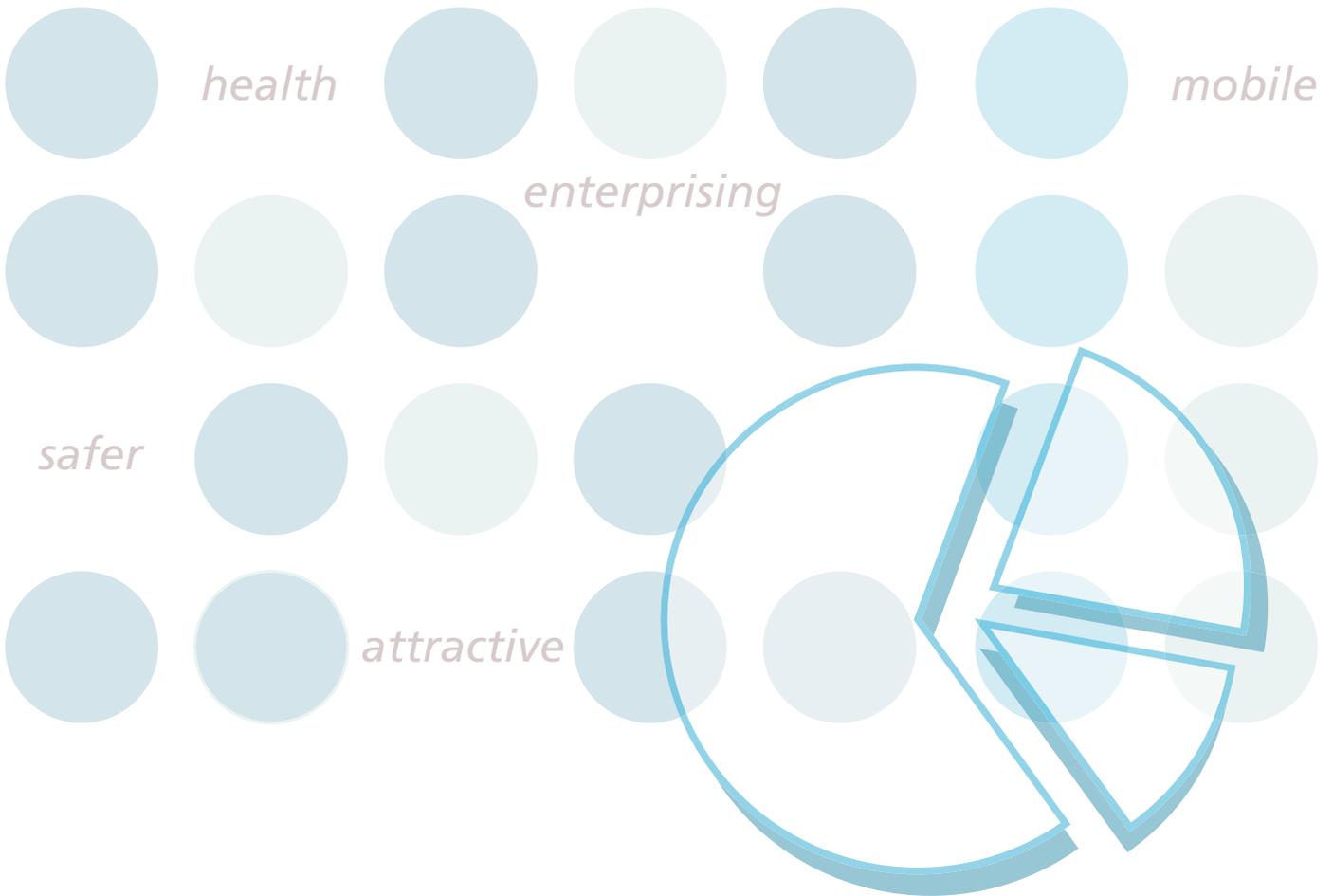
# amr

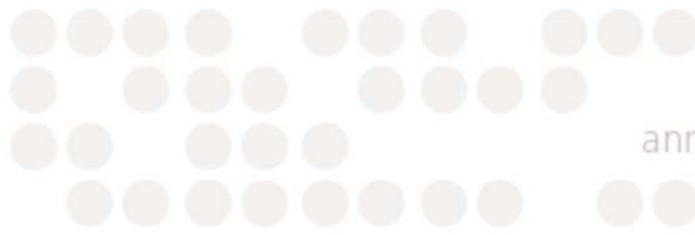
annual monitoring report

city planning

# 2006-2007

Brighton & Hove City Council's Local Development Framework





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## 1. Introduction

The Planning and Compulsory Purchase Act replaces existing legislation and introduces the Local Development Framework (LDF).

The Local Development Scheme (LDS) is the three-year work programme to prepare the local development documents that will make up the LDF. The LDS explains the status of policies and plans in the transitional period from the local plan to the local development documents. The LDS was revised in April 2007 to update the programme, review of design and content, review and addition of documents and changes to the timetable.

A number of documents were completed over the last year which have now been removed from the updated LDS programme. These include the adoption of the 2005-2006 Annual Monitoring Report (AMR), the Advertisements Supplementary Planning Document (SPD), and seven background documents.

A requirement of the Planning and Compulsory Purchase Act 2004 is to publish an Annual Monitoring Report (AMR) by December of each year to reflect the previous financial year. The Report will measure the degree to which local authorities have successfully applied the policies set out in their development plans and measure progress toward the LDF.

This AMR will measure Brighton & Hove City Council's performance against policies in the Local Plan, adopted 21st July 2005. Measurement against the council's policies will help to judge whether current policies are useful, need revision or comprehensive review and advise the council's work under the new planning system. The report will also assess progress in the preparation of the Brighton and Hove City Council LDF.

The AMR is a great opportunity to present information about the city particularly the rate of development at a time of exceptional activity in the property market.

This AMR relates to the following guidance:

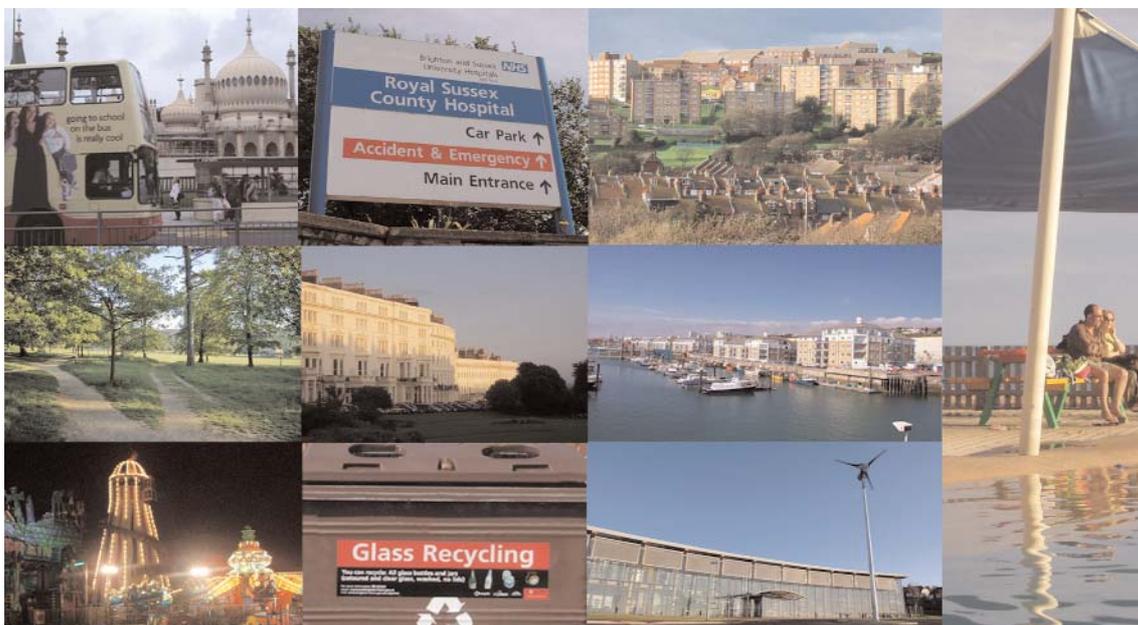
Local Development Framework Monitoring: A Good Practice Guide.

The council welcomes comments on the information set out in this report and how it is presented.



Key Facts:

- In 2006/2007 797 net dwellings were completed, 33% of which were affordable with 99% on previously developed land
- The city hosts over 31,000 university students at two universities
- The city attracts 8 million visitors a year bringing £380 million into the local economy
- Within the South East the city is a regional centre for shopping and employment and a sub regional centre for health services
- The city has a greater number of shops than other cities of its size and a reputation for specialist and independent retailers
- Brighton & Hove is a regional transport hub
- Car ownership in the city is the lowest in the South East region and one of the lowest nationally
- The council owns approximately 14,000 acres of countryside around the city
- Seven Green Flags were awarded to parks in the city in 2007.



## 2. Data Collection

- 2.1 Data for this AMR is mainly compiled from annual monitoring carried out in the Strategic Planning & Monitoring Team within City Planning. Data collected has been used to respond to the Core Output Indicators.
- 2.2 The Strategic Planning & Monitoring Team monitors all residential and commercial/industrial permissions on a financial year basis obtaining information from the MVM planning system which contains details of all planning applications registered by the local planning authority. All new permissions are mapped using GIS. Site visits are carried out on all sites on a yearly basis to assess their progress in construction. Other areas monitored by the team include appeals, retail centre and industrial site 'health checks', and a broad range of sustainability issues. All of these areas especially those concerned with sustainability will be improved upon during the next monitoring year as new indicators evolve.
- 2.3 The City Council has produced a Sustainability Strategy, which sets out the Council's commitment to sustainable development across a range of services and activities. The Land Use Action Plan associated with this strategy sets out a number of targets and indicators, which already monitor the effectiveness of the saved policies in the Local Plan. Some of the indicators from this strategy have therefore been included in the AMR to form the Local Output Indicators. Information regarding these indicators was gathered from various teams across the Environment Directorate and from other directorates.
- 2.4 Information for the Contextual Indicators has been sourced mainly from the Census 2001 which is available electronically via the council's City Stats website. ([www.citystats.org](http://www.citystats.org))
- 2.5 Brighton & Hove City Council undertakes Waste and Minerals Planning in co-operation with East Sussex County Council (ESCC). Further data regarding waste and minerals can be found in the ESCC AMR 0607.



### 3. Local Development Scheme Implementation

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- 3.1 This section of the Annual Monitoring Report provides a progress report against the timetable and milestones for the preparation of documents set out in the agreed Brighton & Hove Local Development Scheme. The Local Development Scheme (LDS) is the three-year work programme to prepare the local development documents that will make up the Local Development Framework (LDF).
- 3.2 The LDS identifies the main Local Development Documents to be prepared in the next three years (2007 - 2010) including their coverage and status and was revised most recently in April 2007. The LDS also explains the status of policies and plans in the transitional period from local plan to local development documents. This includes the status of supplementary planning guidance notes.
- 3.3 Main changes made to the June 2006 version of the Local Development Scheme are:
- Updating the programme
  - Review of documents
  - Changes to the timetable
- 3.4 Updating the programme - The following documents were completed over the last year and have been removed from the updated programme:
- Annual Monitoring Report submitted in December 2006
  - Advertisements SPD adopted in June 2007
- 3.5 The following background documents were completed:
- The Hotel Futures Study was completed at the end of January 2007
  - The LR2 (London and Lewes Rd) Regeneration Study was completed in July 2007
  - The Urban Characterisation Study was completed in November 2006
  - Public Space Public Life Study (Public Realm toolkit) was completed in April 2007

3.6 Review of documents - The following changes have been made:

- Addition of a **Waste and Minerals Core Strategy DPD** to the programme in place of the Waste Core Strategy. It will be prepared jointly with East Sussex County Council as part of the Waste and Minerals Development Framework
- Addition of a **Minerals Sites DPD** to be prepared jointly with East Sussex County Council as part of the Waste and Minerals Development Framework
- Addition of six major background research studies: a **Strategic Flood Risk Assessment**; the **Strategic Housing Land Availability Assessment**; the **Strategic Housing Market Assessment**; **Appropriate Assessment**, **Transport Assessment** and an **Affordable Housing Development Viability Study**

3.7 Changes to the Timetable - Major changes have been made to the timetables for preparing both the Core Strategy, the Site Allocations Document and four of the Supplementary Planning Documents including the dates for community involvement, consultation and submission. This was due to the need to undertake the further research listed above and to allow for further detailed specific research. The SPD's with revised timetables are the Advertisements, Nature Conservation and Development (previously known as Building in Biodiversity), Parking Standards and Architecture Features SPDs. The latter two SPDs were deferred to allow resources to be concentrated on preparing the Core Strategy.

3.8 These BVPIs and the progress achieved against these indicators for 1st January - 1st December 2007 are set out below:

BVPI	Status
<b>BV200a</b> - did the local planning authority submit the LDS by March 28th 2005 and thereafter maintain a 3-year rolling programme?	The first LDS was submitted on 4th January 2005 and was revised in June 2006 and April 2007.
<b>BV200b</b> - has the local planning authority met the milestones, which the current LDS sets out?	Ongoing - see table overleaf for details of milestones for 2007
<b>BV200c</b> - did the local planning authority publish an annual monitoring report by December of the last year?	Yes submitted Dec 2006

3.9 The following table summarises the milestones for the Development Plan Documents that can be measured this year for Best Value and provides a progress update on their schedule status.

Document and preparation stage	LDS Targets (from 2007 version)	Current Progress and Forecast Progress
<b>DPD Core Strategy</b>		
Early community and other stakeholder involvement on issues and options	October 2005 - March 2006	Achieved - Consultation on the issues and options paper for the core strategy started 26th October 2005
Consultation on Scoping Report	October - November 2005	Achieved - Scoping Report was sent to the Statutory Environmental Bodies on the 12th October 2005
Public participation on preferred options and initial SA report	November - December 2006	Achieved. Preferred Options Consultation commenced on November 9th 2006
Public participation on refreshed preferred options and SA report	May - June 2008	On schedule
Preparation of Submission Document	August - October 2008	On schedule
Submission of DPD and SA report to Secretary of State	December 2008	On schedule
Submission Consultation	January 2009	On schedule
Pre-Examination Meeting	April 2009	On schedule
Independent Examination of DPD	June 2009	On schedule
Adoption of DPD	October 2010	On schedule
<b>DPD- Waste and Minerals Core Strategy</b>		
Early community and other stakeholder involvement	May-September 2008	Re-scheduled to March 2008.
Consultation on Scoping Report	March-April 2007	Achieved - This consultation ran from March 19th to April 23rd 2007



**DPD- Waste and Minerals Core Strategy** Cont/d ...

Public participation on preferred options and initial SA report	September-October 2008	On schedule
Submission of DPD and SA report to Secretary of State	August 2009	On schedule
Submission Consultation	August-September 2009	On schedule
Pre-Examination Meeting	November 2009	On schedule
Examination	March 2010	On schedule
Estimated date of adoption	November 2010	On schedule

**DPD- Minerals Sites**

Early community and other stakeholder involvement	May-September 2008	Re-scheduled to March 2008
Consultation on Scoping Report	March-April 2007	Achieved - This consultation ran from March 19th to April 23rd 2007
Public participation on preferred options and initial SA report	September-October 2008	On schedule
Submission of DPD and SA report to Secretary of State	February 2010	On schedule
Submission Consultation	February - March 2010	On schedule
Pre-Examination Meeting	September 2010	On schedule
Examination	November 2010	On schedule
Estimated date of adoption	September 2011	On schedule

**DPD- Site Allocations**

Early community and other stakeholder involvement	October 2006 - January 2007	Achieved - Consultation commenced on 30th October 2006 and ran until the end of January 2007
Consultation on Scoping Report	October - December 2006	Achieved - scoping report was sent to the statutory environmental bodies in October 2006
Public participation on preferred options and initial SA report	January - February 2009	To be re-scheduled
Submission of DPD and SA report to Secretary of State	November 2009	To be re-scheduled
Submission Consultation	November - December 2009	To be re-scheduled
Pre-Examination Meeting	February 2010	To be re-scheduled
Examination	May - June 2010	To be re-scheduled
Estimated date of adoption	January 2011	To be re-scheduled

3.10 Supplementary Planning Documents are not subject to performance indicators however the following table offers a brief summary of the progress of each SPD listed in the LDS for adoption between 1st January 2007 - March 2008.

<b>SPD</b>	<b>LDS Target Date for Adoption</b>	<b>Current status and forecast status</b>
Nature Conservation and Development	March 2008	On schedule
Advertisements	March 2007	Adopted in June 2007
Sustainable Building Design	March 2008	On Schedule
Developer Contributions	March 2008	July 2008
Architectural Features (Conservation Features)	March 2008	September 2008

## 4. Implementing the Statement of Community Involvement

The Statement of Community Involvement (SCI) was adopted on the 28th September 2005. This section of the AMR records the suitability and success of the SCI in encouraging people to get involved in the LDF and to ensure that effective and meaningful involvement was undertaken.

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The adopted SCI was used to inform the consultation approach on the Preferred Options consultation for the Core Strategy DPD which took place during November 2006 - December 2006. A Statement of Consultation has been prepared which records in full the approach that was undertaken. The table at the end of this section summarises the methods used, the purpose of events and the results in terms of attendance/ response rates. This table shows that the council complied with the standards set out in the SCI for consultation on development plan documents, and continued to make progress in engaging with groups that are not traditionally involved with planning.

The adopted SCI was also used to guide the issues and options consultation for the Site Allocations DPD which took place between October 2006 and April 2007. The table shows that the council complied with the standards set out in the SCI for issues and options consultation on a DPD document. A Statement of Consultation will be prepared to record in full the approach that was undertaken.

Following early issues and options consultation carried out in 2005 and 2006 to inform the preparation of four Supplementary Planning Documents, formal consultation and adoption of the Advertisement Control SPD took place in July 2007 and the Sustainable Building Design and Nature Conservation & Development Sites SPDs will be out for formal consultation before the end of 2007. It is still considered that the early stage involvement of specialist/ advisory groups for topic-based SPDs has provided invaluable input to drafting the SPDs and a way of encouraging consensus as these documents are prepared.

There is continuing good evidence of the growing awareness of the importance of the need for robust consultation at a pre-application stage on major planning applications. Through the SCI, the council provides support for developers by providing them with guidance on potential methods of consultation and relevant contact details within the local community as well as directing developers to examples of best practice.



Major development schemes such as the Brighton Marina (Explore Living) proposal, which is currently under consideration, undertook significant consultation. Monitoring in future will look at whether certain types of major planning applications (described in the adopted SCI) were accompanied by statements of community involvement. Since November 2006, the following major planning applications were decided by the council, were accompanied by a statement of community involvement setting out how consultation had been undertaken prior to submission of the planning application:

- King Alfred RNR Site, Kingsway Hove (BH2006/03429) approved 12th July 2007
- Brighton Station Block E and F (BH2006/03698) approved 11th October 2007
- Former Westbourne Hospital, 50-52 New Church Road (BH2007/02930) minded to grant 31st October 2007 accompanied by details of a consultation event rather than a formal statement of consultation.





**Table 1 - Summary of consultation undertaken for the Core Strategy DPD Preferred Options document**

Method	Purpose	Result/Outcome
Preferred Options document and/or summary version and consultation response form made available in public deposit points across the city and notification sent out to 447 organisations or individuals from the LDF consultation database	Inform people about the Core Strategy DPD and seek formal responses on the preferred options	87 written responses from c.500 sent out. An overall response rate of 17.4% which is higher than the response rate to the issues and options consultation
Website, adverts, local newspaper article and LDF newsletter circulated. Articles also appeared in the Brighton & Hove Community and Voluntary Sector Forum website and Dialogue magazine and the MOSAIC newsletter	Awareness raising of the Core Strategy consultation and the opportunities to read the document/ make comments	Information was made available in a number of ways
Stakeholder Launch Event	Promotion and awareness-raising of the Core Strategy document with key stakeholders	Information was made available and a brief outline of the document and how to comment was provided - 94 people attended
Presentations at established meetings of stakeholder groups	Promotion and awareness raising of the Core Strategy document and consultation at established meetings	Brighton & Hove Economic Partnership, Brighton & Hove Housing Partnership, Disabled Access Advisory Group, Brighton & Hove Healthy City Partnership, Strategic Housing Partnership, LSP (2020 Community Partnership), Local Access Forum Equalities Forum, Conservation Advisory Group



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Method	Purpose	Result/outcome
LSP Development Morning	Workshops with the 2020 Community Partnership to ensure Community Strategy themes had been fully addressed by the Core Strategy	9 people attended the workshop
Economic Partnership Sites and Premises Sub-Group jointly hosted with the Economic Partnership	Consultation linked with the Site Allocations DPD to discuss the preferred approach to employment land and economic issues in both documents	18 people attended the event and workshops
Area-based Consultation Event	Workshops with neighbourhood, civic and amenity groups and ward councillors to appraise the preferred spatial strategy and consider site opportunities as part of joint consultation on the Site Allocations document	33 people attended the event and workshop
Neighbourhood/Regeneration events	Workshops to discuss opportunities for new development in regeneration areas; priorities; and facilities/uses needed	Although advertised through fliers there was limited turnout at the events with the New Deal for Communities (eb4u);
Schools and Universities	Feedback of how concerns raised at the issues and options had been addressed and participants were encouraged to discuss further issues around themed areas	Dorothy Stringer School Event with 20 pupils from years 7- 9 Hangleton & Knoll and Blatchington Mills School event with pupils from year 7

<b>Method</b>	<b>Purpose</b>	<b>Result/outcome</b>
Black and Minority Ethnic (BME)/ Faith Group Events	Discussion with local representatives (planning champions) around approach to undertaking consultation on the Core Strategy for the Council	BME Elders focussed discussion on whether the Preferred Options document had addressed concerns raised at the issues and options stage. Telephone consultation exercise with 5 members of MOSAIC Black and Mixed Parentage Family Group
Event organised and hosted by Spectrum (LGBT) with publicity in G-scene magazine and on website	Presentation of Spectrum's initial views on the Core Strategy and focussed discussions on a number of preferred options chosen by Spectrum	c.15 people attended
One-to-one meetings	To discuss with individual or particular group preferred option/particular issue in further detail	Meetings were held with: Commission for the Protection of Rural England (CPRE) Environment Agency (EA) Highways Agency (HA) Friends, Families and Travellers





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**Table 2 - Summary of consultation undertaken for the Site Allocations DPD Issues and Options**

Method	Purpose	Result/outcome
Issues and Options consultation document and response form made available in public deposit points across the city and notification sent out to 447 organisations or individuals from the LDF consultation database.	Inform people about the Site Allocations DPD and seek comments on issues and options	58 written responses
Website, adverts, local newspaper article and LDF newsletter circulated. Articles also appeared in the Brighton & Hove Community and Voluntary Sector Forum website and Dialogue magazine	Awareness raising of the Sites Allocation issues and options consultation and the opportunities to read the document/ make comments	Information was made available in a number of way
Stakeholder Launch Event	Promotion and awareness-raising of the Site Allocations document as part of joint consultation with the Core Strategy aimed at key stakeholders	Promotion and awareness-raising of the Site Allocations document as part of joint consultation with the Core Strategy aimed at key stakeholders 94 people attended
Presentations at established meetings of stakeholder groups	Promotion and awareness raising of the Site Allocations document and consultation at established meetings	Brighton & Hove Economic Partnership Brighton & Hove Housing Partnership Disabled Access Advisory Group Brighton & Hove Healthy City Partnership Strategic Housing Partnership Local Strategic Partnership (2020 Community Partnership) Local Access Forum Equalities Forum Conservation Advisory Group Development Control User Group



Method	Purpose	Result/outcome
Economic Partnership Sites and Premises Sub-Group jointly hosted with the Economic Partnership	Consultation linked with the Core Strategy DPD to discuss the preferred approach to employment land and economic issues in both documents	18 people attended the event and workshops
Area-based Consultation Event	Workshops with neighbourhood, civic and amenity groups and ward councillors to appraise the preferred spatial strategy and consider site opportunities	33 people attended the event and workshop
Neighbourhood/Regeneration events	Workshops to discuss opportunities for new development in regeneration areas; priorities; and facilities/uses needed and considered site opportunities	Although advertised through fliers there was limited turnout at the events with the New Deal for Communities (eb4u)
Neighbourhood Renewal Area (NRA) Meetings	Raising awareness of the Core Strategy and Site Allocations Document encouraging resident and groups to comment	4 NRA were targeted in consultation with Neighbourhood Renewal Coordinators plus Moulsecoomb Group; <ul style="list-style-type: none"> <li>- Tarner</li> <li>- Moulsecoomb</li> <li>- Brunswick &amp; Regency</li> <li>- Bevendean</li> </ul>



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Method	Purpose	Result/outcome
Site Allocations Advisory Panels	Facilitated themed workshops with invited key stakeholders/ experts to discuss issues and options (c. 6 - 12 people per panel)	The following panels were held: <ul style="list-style-type: none"><li>- Leisure and Open Spaces</li><li>- Housing and Major Mixed Use Developments</li><li>- Transport</li><li>- Retail and Tourism</li><li>- Sustainability</li><li>- Health</li><li>- Community Buildings and Learning</li><li>- Culture and Creative Industries</li></ul>





## 5. Monitoring Indicators

The structure of this section of the AMR is centred on several different types of indicators.

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**Contextual Indicators** present information on all of the key changes taking place in Brighton and Hove, which are unlikely to have been caused by the implementation of the Local Plan policies.

**Core Output Indicators** are a set of common requirements for local authorities to monitor the LDF and Local Plan policies.

**Local Output Indicators** address the outputs of policies not covered by core output indicators. They are mostly drawn from within the Land Use Section of the Brighton and Hove Sustainability Strategy. These indicators link to the policies used in the Brighton and Hove Local Plan and are a useful way of monitoring the effectiveness of the document in achieving more sustainable patterns of land use and more integrated development.

**Significant Effects Indicators** are a product of the sustainability appraisal process. They enable a comparison to be made between the predicted effects of the policies on society, the environment and the economy and the actual effects measured during implementation of the policies.



## 5.1 Contextual Indicators

### Demography of Brighton & Hove

Brighton and Hove is a compact city of 8,265 hectares built on rolling hills and valleys and constrained between the South Downs and the sea; 251,500 people live in the built up area that comprises roughly half of the city's extent.

The population has been rising steadily for some time and is forecast to continue rising for three main reasons; increasing life expectancy, the number of births exceeds deaths and the city is a net importer of people. In addition, the population figure does not take into account the many tourists, conference delegates and language students who will be in the city at any one given time.

The population density of Brighton and Hove is over 30 residents per hectare, much greater than the South East or national averages. The average household size is 2.09 persons per household, significantly lower than both the South East and national averages.

The population figure for the city includes a high proportion of young working age adults; this provides the city with many advantages in terms of its potential labour pool. A lack of sufficient suitable local job opportunities and local people with the required skills, however, can lead to high unemployment levels within this group. The age structure of Brighton and Hove has changed considerably over the past decade. There has been a significant growth in people of working age and a reduction in the proportion of people of retirement age. Some of this has been driven by in-migration of younger people into the city. Brighton and Hove also has a much higher proportion of single adults than both the regional and national figures. A significant proportion of the population are very mobile in terms of housing and employment, especially in the city centre. The population in the outer areas is far less mobile. This profile has implications for a range of issues, including; a sense of local community, potential for crime and disorder and the need to provide a mix of housing units.

**Area** 8,265 hectares

**Population**

There are an estimated 251,500 (2003 ONS projection) residents in Brighton and Hove with a density of around 30 people per hectare. Brighton and Hove is the seventh most densely populated authority in the South- East. The most populated ward (based on 2003 projections) is Moulsecoomb & Bevendean with an estimated 15,722 residents and the least populated is the ward of Central Hove with 8,268 residents

**Age Structure**

One third (33.4%) of Brighton and Hove is aged 25-44 years, this group is the most economically active age group

	<u>Brighton and Hove</u>	<u>South East</u>
	%	%
Aged 0-15	16.7	19.9
Aged 16-24	12.9	10.6
Aged 25-44	33.4	28.8
Aged 45-59	16.5	19.5
Aged 60-74	12.0	13.2
Aged 75+	8.6	8.0

Source: 2001 Census

**Ethnic Group** Resident population by their perceived ethnic group and cultural background

	<u>Brighton and Hove</u>	<u>South East</u>
White	94%	95.1%
Mixed	2%	1.1%
Asian/British Asian	2%	2.3%
Black /British Black	1%	0.7%
Chinese	0.5%	0.4%
Other	0.5%	0.4%

Source 2001 Census

**Same Sex Couples** All people aged 16 and over living in households as a part of a same-sex couple - % of total population

	<u>Brighton and Hove</u>	<u>South East</u>
Living in same sex couples	1%	0.17%

**Marital Status**

	<u>Brighton and Hove</u>	<u>South East</u>
% Residents single	43.4%	28.4%

Source: 2001 Census

## Health Characteristics

Brighton & Hove City Council is a member of the World Health Organisation Healthy City Healthy Urban Planning Sub Network aiming to take forward Healthy Urban Planning Objectives.

Healthy City principles and approaches will be built into the LDF to ensure health is a key consideration in planning.

The city has made great progress in recent years with regard to sports-related regeneration. There has been significant planning progress on sites for major facilities and there has been substantial investment in sports facilities at city schools and colleges in particular. Nevertheless there is still a significant need for new sports facilities for a city of the size and regional importance as Brighton and Hove.

In recent years the Sussex County Hospital has expanded as services have been centralised there, while smaller hospital sites elsewhere in the city have closed.

### General Health 2001

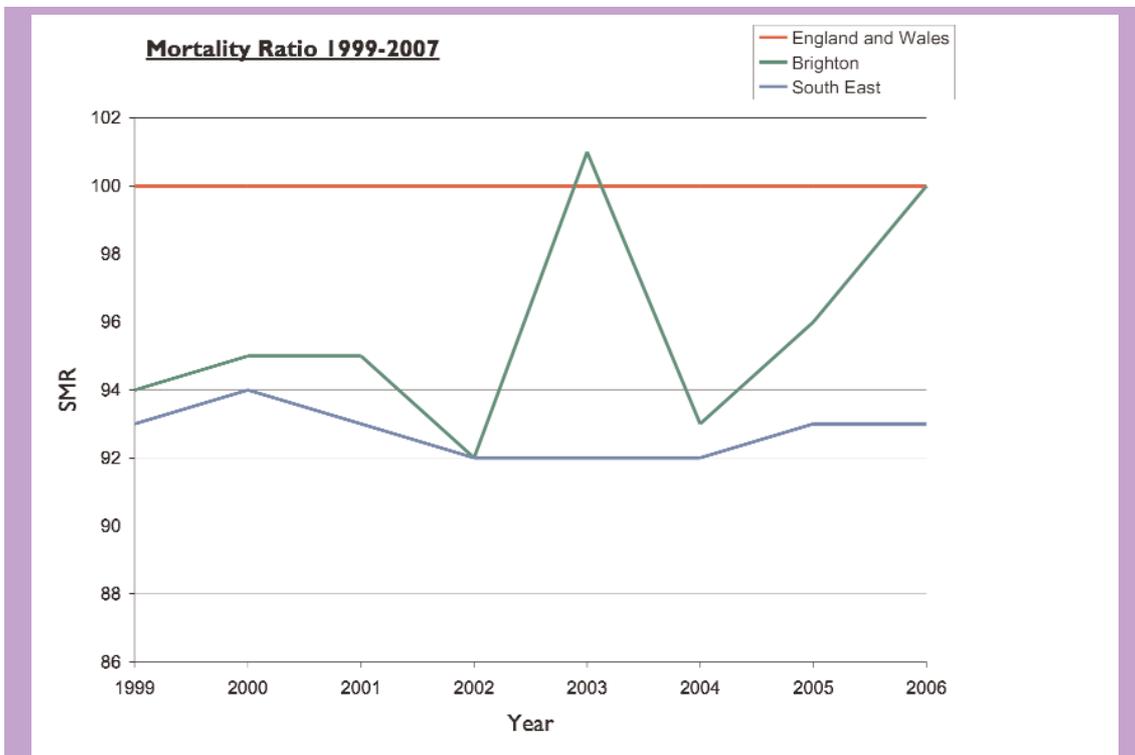
	Brighton & Hove	South East	England & Wales
% people with limiting long term illness	18.3	5.47	18.23
% of working age people with a limiting long term illness	13.04	10.63	13.56
General health - % health was good	68.05	71.50	68.55
% health not good	9.04	7.12	9.03
% health fair	22.90	21.38	22.23
% of residents who provide unpaid care	8.8	9.2	10.00
% providing unpaid care 1-19 hours per week	70.89	73.45	68.15
% providing unpaid care 50+ hours per week	19.05	17.64	20.86

Source: 2001 Census



## Mortality Ratio 1999-2006

Standardised Mortality Ratios (SMR); allows for the differing age structure of the population in different areas of the country. It is a ratio of observed to expected number of deaths, calculated by applying the death rate in the reference populations of the national population to the local population. If mortality rates are high compared to that of the national rate, the number of deaths observed will be higher than expected and the SMR will be above 100.



Source: ONS and Department of Health

## Life Expectancy 2003-2005

Life expectancy at birth, measured in years

	Brighton and Hove		South East	
Male (Years)	76.1	Male	78.1	
Female (Years)	81.3	Female	82.0	

## Birth Rate

Live births in 2006

	Brighton and Hove		South East		England
Live Births	3,100	Live Births	98,566	635,748	
% of all live births in England	0.5	% of all live births in England	15.5%	100%	

Source: ONS Birth Statistics



### Surgeries

Number of surgeries in Brighton and Hove

GP Surgeries 2003	56
Dentists Surgeries 2003	54

*Source: Brighton & Hove PCT 2006*

### Social Characteristics

There is a strong link between income deprivation and overall deprivation and poverty remains a significant issue in the city. Within the South East, Brighton & Hove ranks the second most deprived local authority area in terms of its average Index of Multiple Deprivation ranking. There are particular 'hotspots' of deprivation within the city. East Brighton is a New Deal for Communities area (known as "eb4U") and two wards in East Brighton, Marine and Moulsecomb, fell within the 10% most deprived wards in England in the Index of Multiple Deprivation 2000.

As well as the eb4U area, the Hollingdean and Tarner areas are receiving help under the Neighbourhood Renewal Fund (NRF) and extensive work is underway in a further seven deprived neighbourhoods.

### Deprivation

- Brighton & Hove is ranked 83 out of the 354 Local Authorities, where 1 = most deprived (overall rank of Super Output Areas (SOA) scores Jan 2004)
- For income Brighton & Hove is ranked 50 and for employment 43
- The rank of average Brighton & Hove Ward Scores for indices of Multiple Deprivation in 2000 was 95
- Within the South East, Brighton & Hove ranks the second most deprived in terms of the average SOA score.





## Economy

The Brighton and Hove economy has performed strongly in recent years, growing by £600 million between 1996 and 2004, with significant falls in unemployment and rises in average earnings. The city has a strong service sector economy, with public services, education and health, and financial and business services being rich sources of local employment. There is also a thriving creative industries sector and a well-established new media group. The city has a strong entrepreneurial culture, with a high proportion of freelancers and self-employed people. Brighton and Hove has a larger proportion of residents working in higher-grade professional occupations than both the South East and national average and, in addition, the population is well educated in comparison with both. The universities produce 7,000 graduates a year, a high proportion of whom remain in the area. Brighton and Hove was twice identified as the most profitable place for businesses in England in the years between 1999 and 2003. The city is a net exporter of commuters; 33,000 people who live in the city work outside it whilst 28,000 of the city's workers live outside Brighton & Hove. This has implications for sustainable travel and also for the ability of the disadvantaged members of the population to find local employment.

However, set against this success, the city's unemployment rate is still above both the South East and national averages, more than 40,000 adult residents do not hold a qualification and the achievement level of those at school in the city is below average. There is evidence that the city is developing a 'dual economy', with a large proportion of highly skilled jobs in knowledge-based occupations, supported by a growing number of lower paid workers in lower skilled, frontline support services, including care work and in many of the hospitality and retail trades. Average household income in Brighton and Hove is around £30,500 per year, just above the national average, but this figure masks significant inequalities. Well over 50% of households have incomes below that figure and nearly 17% have incomes below £10,000 per year.

Within the South East, Brighton and Hove is a regional centre for shopping and employment. Recent trends have seen the retail focus of this centre shift eastwards. There are also two town centres (Hove and London Road) and four district centres. The city has a significantly greater number of shops than other cities of similar size and a reputation for specialist and independent traders, notably in the North Laine area.

**Earning:** Average full time earnings in 2006 for employees who live and those who work in Brighton & Hove, compared to the South East average

<u>Brighton and Hove</u>		<u>South East</u>	
<u>Average Earnings per Residence</u>		<u>Average Earnings per Residence</u>	
Weekly Pay	£462.20	Weekly Pay	£488.70
Hourly Pay	£12.08	Hourly Pay	£12.39
<u>Average Earnings per Workplace</u>		<u>Average Earnings per Workplace</u>	
Weekly Pay	£412.60	Weekly Pay	£470.01
Hourly Pay	£10.50	Hourly Pay	£11.82

**Number of VAT Based Enterprises:**

Number of VAT Based Enterprises in Brighton and Hove in 2003

Agriculture	50	Transport	205
Production	545	Post and Telecomm	105
Construction	815	Finance	220
Motor Trades	240	Property and Business	3335
Wholesale	430	Education	225
Retail	1475	Health	240
Hotels and Catering	895	Public Admin and other	1280

Source: ONS annual survey of hours and earnings 2006





**Economic Activity**

Percentages are based on working age population, except the unemployed which is based on economically active

	Brighton & Hove (numbers)	Brighton and Hove %	South East %	Great Britain %
<b>All people</b>				
Economically Active	140,000	80.0	82.1	78.6
In employment	130,600	74.4	78.3	74.3
Employees	108,000	62.1	67.6	64.6
Self Employed	21,900	12.0	10.4	9.3
Unemployed	9,300	6.6	4.5	5.3
<b>Males</b>				
Economically Active:	74,900	85.1	87.0	83.4
In employment	69,500	79.1	83.1	78.5
Employees	53,500	61.6	68.0	64.9
Self employed	15,500	16.9	14.7	13.2
Unemployed	5,300	7.1	4.5	5.8
<b>Females</b>				
Economically Active	65,200	74.6	76.8	73.5
In employment	61,000	69.6	73.3	69.8
Employees	54,400	62.5	67.2	64.3
Self employed	6,400	6.9	5.8	5.1
Unemployed	4,100	6.3	4.5	4.8

Source: ONS annual population survey 2006



## Education

The city accommodates two growing universities within its boundary, hosting roughly 31,000 students. The universities produce 7,000 graduates each year, a high proportion of who remain in the area.

### Student Populations for academic year 2005/06

	<u>Sussex University</u>	<u>Brighton University</u>
Undergraduate	7,427	16,517
Postgraduate	3,136	4,019
<b>Total</b>	<b>10,563</b>	<b>20,968</b>

### Number of Schools

Number of Schools, by type of school.

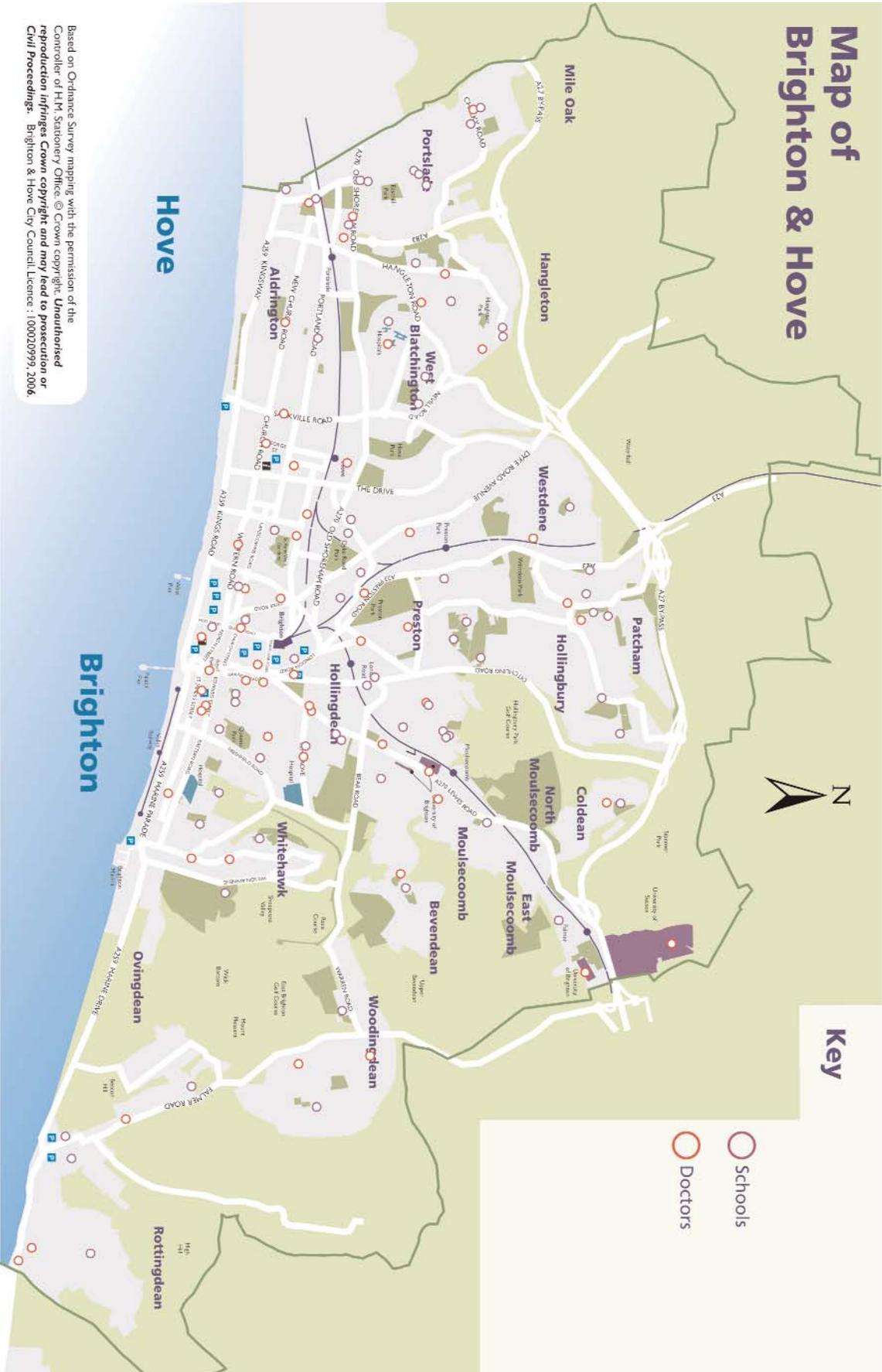
	<u>Brighton and Hove</u>
Nursery Schools (Council run)	2
Infant Schools	12
Junior Schools	12
Primary Schools	32
Secondary Schools	9
Independent Schools	21
Special Schools	9
<b>Total</b>	<b>97</b>

Source: Brighton & Hove City Council 2007





# Map of Brighton & Hove



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## Housing

Fewer people in Brighton and Hove live in detached or semi-detached houses than regionally or nationally whereas a much greater proportion live in either purpose built flats or in part of a converted or shared house. Nearly 12% of the city's households live in overcrowded conditions, the highest level outside London. Homelessness remains a significant problem; proportionately, there are around twice as many homeless households in priority need within Brighton & Hove in comparison to the South East and national figures.

The city has a notably smaller proportion of owner occupied households than the South East and national averages and a smaller social housing sector in comparison to other cities. A fifth of households in the city rent from a private landlord and this figure is more than double the South East and national average. Indeed this figure is the highest outside London. Continuously rising house prices over the last few years, particularly for smaller properties, have put home ownership out of the reach of many households. Rental costs have also risen sharply, though are now stabilising. Income levels in the city, on the other hand, have not risen anywhere near in line with housing cost increases. This has serious implications for the affordability of housing and the recruitment and retention of staff by local employers, particularly key workers in the public sector. It has also resulted in a high number of 'concealed' households - people who are living within another household because they cannot afford to be in the housing market.

### House Prices

Average house price in Brighton and Hove by type of property, including number of sales

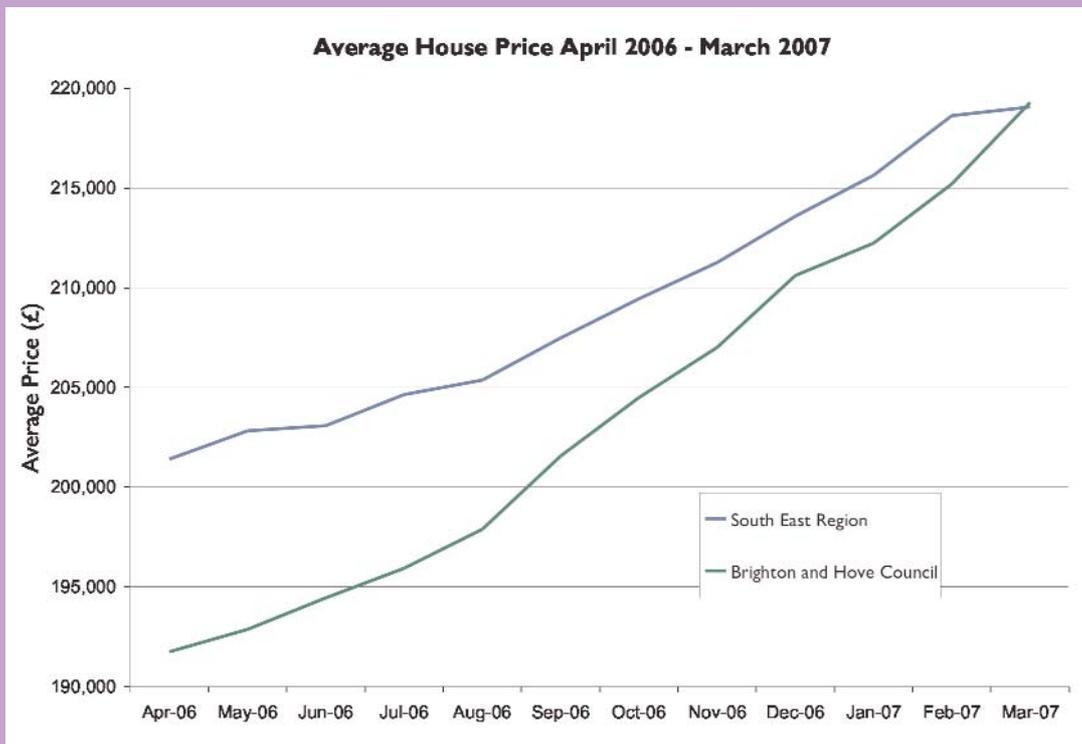
#### Brighton and Hove

Date	Detached		Semi-Detached		Terraced		Flat/Maisonette	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
Jan - Mar 06	381,263	129	253,300	238	250,060	375	172,195	807
Apr-Jun 06	412,483	153	260,303	277	256,094	461	181,554	940
Jul- Sep 06	405,786	170	275,114	396	278,229	567	187,259	1,174
Oct - Dec 06	417,290	154	267,713	294	284,356	443	194,102	888

Source: Land Registry 2007



Average house prices between April 2006 and March 2007 comparing Brighton and Hove with the overall trend in the South East.



Source: Land Registry 2007

**Number of Homeless on the Housing Register:**

The number of homeless people registered on the Joint Housing Register, January 2003.

2,772

**Housing Spaces and Accommodation Type**

Household:

With residents	114,479
With no residents: Vacant	3,575
2nd residence /holiday accommodation	92

Source: Census 2001



## Crime

34

The national trend of overall crime has shown a decrease of 1% between 2004/5 and 2005/6 and shows an 8% drop since 2003/4. In the 2006/7 Best Value Performance Indicator General Satisfaction Survey; 50% of the residents surveyed felt that the level of crime had got worse in the last three years compared to only 7% who thought it had got better; in 2003/4 60% of respondents thought that the level of crime had got worse. 85% of the residents feel safe when out during the day, with 5% feeling unsafe; this shows an improvement when compared to the figures for 2003/4 of 75% and 9% respectively.

### Crime 2005/2006

	Amount	Rate per 1000
Burglaries	2,827	24.68
Domestic Burglaries	1,447	12.64
Non Domestic Burglaries	1,380	12.05
Thefts (non vehicle related)	9,662	38.99
Violence	6,636	26.78
Criminal Damage	5,269	21.26
Robberies	368	1.48
Drug Related	1060	4.28
Fraud/Forgery	1053	4.25
Unallocated Crimes	33	0.13
Sexual Offences	265	1.07
Thefts from vehicles	1597	6.44

Source: CityStats 2006



## Tourism

Brighton and Hove is an historic city, known internationally for its extensive Regency and Victorian architecture, many listed buildings, including the famous Royal Pavilion. It is a cultural city with a strong commitment to the arts. The cultural focus has been given added impetus in recent years with the extensive restoration and modernisation of the Dome venue and Brighton Museum and the opening of the new central Jubilee Library. Brighton and Hove is also, of course, a seaside city, with 11km of seafront entertainment and leisure activities. Substantial public and private investment over the last decade has transformed the seafront between the piers. Furthermore, Brighton and Hove is a major European conference centre. The city now attracts 8 million visitors a year, bringing in £380m into the local economy annually and supporting over 20,000 jobs. These figures are expected to grow over the next twenty years. The tables below show a % decrease between 2005/2004. This downturn has in the main been caused due to the closure of the Grand Ocean Hotel, Saltdean; this meant a loss of 600 bed spaces.

### Analysis by Sector of Expenditure Generated by Sector

(£'s millions)	2005	2004	% change
Accommodation	81.86	90.08	-9
Food & Drink	54.07	55.12	-2
Recreation	20.14	20.41	-1
Shopping	68.25	69.28	-1
Transport	28.09	28.47	-1
Indirect Expenditure	91.83	95.21	-4
VAT	44.17	46.09	-4
<b>Total</b>	<b>388.39</b>	<b>404.66</b>	<b>-4</b>

### Revenue by Category of Visitor

(£'s millions)	2005	2004	% change
Serviced Accommodation	172.08	189.14	-9
Non-Serviced Accommodation	14.10	12.75	11
Stay with friends/relatives	34.81	34.80	0
Day Visitors	167.41	167.97	0
<b>Total</b>	<b>388.39</b>	<b>404.66</b>	<b>-4</b>

Brighton data from the STEAM Report 2005 by Global Tourism Studies

## Water Quality & Waste

Sea water quality in Brighton & Hove is of an excellent quality set against the EC Bathing Water Directive. In terms of waste; Brighton & Hove (and East Sussex) are improving facilities to manage waste more effectively. Brighton & Hove currently recycles and composts about 30% of all the household waste generated.

### Bathing Water Quality

Brighton	Excellent
Hove	Excellent
Number of Blue Flag Beaches	2

Source: Environment Agency 2006 and ENCAMS 2007

### Waste Disposal 2006/07

Performance against regional averages

	2006	2007	Target
% of total tonnage of household waste recycled	20.99	23.32	25.50
% of total tonnage of household waste composted	3.56	3.39	4.50
% of total tonnage of household waste used to recover heat, power and other energy sources	0.49	2.36	0
% of total tonnage of household waste Landfilled	74.97	70.93	70.00
KG of household waste collected per head	437.20	433.81	438.00
Cost of waste collection per household	74.00	62.88	75.29
Cost of waste disposal per tonnes of municipal waste	56.16	69.80	79.12
% of households served by a kerbside collection of recyclables	86.95	92.57	92.50

Source: Brighton & Hove City Council Performance Plan 2007/08



## Biodiversity and Nature Conservation

The City Council owns approximately 14,000 acres (6,000 hectares) of countryside around the city, including much land outside the administrative boundary. The City Council currently manages around 1,100 hectares of parks and gardens through local recreation grounds to small open spaces and woodland. Seven Green Flags were awarded to individual parks in 2007; these were Easthill Park, St Ann's Well Gardens, Preston Park, Hove Park, Pavilion Gardens, Kipling Gardens and Stoneham Recreation Ground.

### Local Nature Reserves and SSSI Condition

Condition of components of Local Nature Reserves and SSSI's, assessed from 2005 and 2006 survey data

	Year Allocated	Condition
Beacon Hill LNR	2004	No Assessment 2006
Benfield Hill LNR	1993	No Assessment 2006
Bevendean Down LNR2		Favourable-recovered 2006
Bevendean Down LNR 3		Unfavourable-recovering 2006
Ladies Mile LNR	2003	No Assessment 2006
Stanmer Park LNR1	1996	Unfavourable-declining 2005
Stanmer Park LNR 2	1996	Unfavourable-no change 2005
Stanmer Park LNR 3	1996	Favourable-Maintained 2005
Stanmer Park LNR 4	1996	Partially Destroyed 2006
Stanmer Park LNR 5	1996	Unfavourable-declining 2006
Whitehawk Hill LNR	2004	No Assessment 2006
Wild Park LNR	1996	No Assessment 2006
Withdean Woods LNR	2004	No Assessment 2006
Brighton-Newhaven Cliffs SSSI		Favourable 2007
Castle Hill SSSI		Unfavourable Recovering 2007

Source: City Wildlife 2007

## Environment

Quality of Life Indicators from the Audit Commission for Brighton & Hove have recently been published and show the city's CO2 emissions. This will continue to be monitored as data becomes available.



Brighton & Hove relies on groundwater from the chalk aquifer for its water supply. A hosepipe and sprinkler ban was in place from June 2005 across Southern Water's Sussex supply area, including Brighton & Hove, it was only lifted in December 2006.

Indicator	Data available (Year)	Amount	Trend
Local estimates of CO2 emissions (kt CO2) - Total domestic	2003	661	None
Local estimates of CO2 emissions (kt CO2) - Domestic emissions per capita	2003	2.6	None
Local estimates of CO2 emissions (kt CO2) - Total emissions per capita	2003	5.5	None
Average annual domestic consumption of gas in kWh	2004	17,984	None
Average annual domestic consumption of electricity in kWh	2004	4,243	None
Daily domestic water use (per capita consumption, litres)	2004	169	None
Average water supply leakage (within the resource zone) per day (megalitres)	2004	17.7	None

*Source: Audit Commission Quality of Life Indicators - Environment Data Profile for Brighton as at 2006*

**Water Resources**

Water Use:

<u>Brighton 2004</u>	<u>Southern Water Area</u>
169 litres/person per day	145 litres/person per day

*Source: Audit Commission Quality of life Indicator and Southern Water*

**Energy Efficiency**

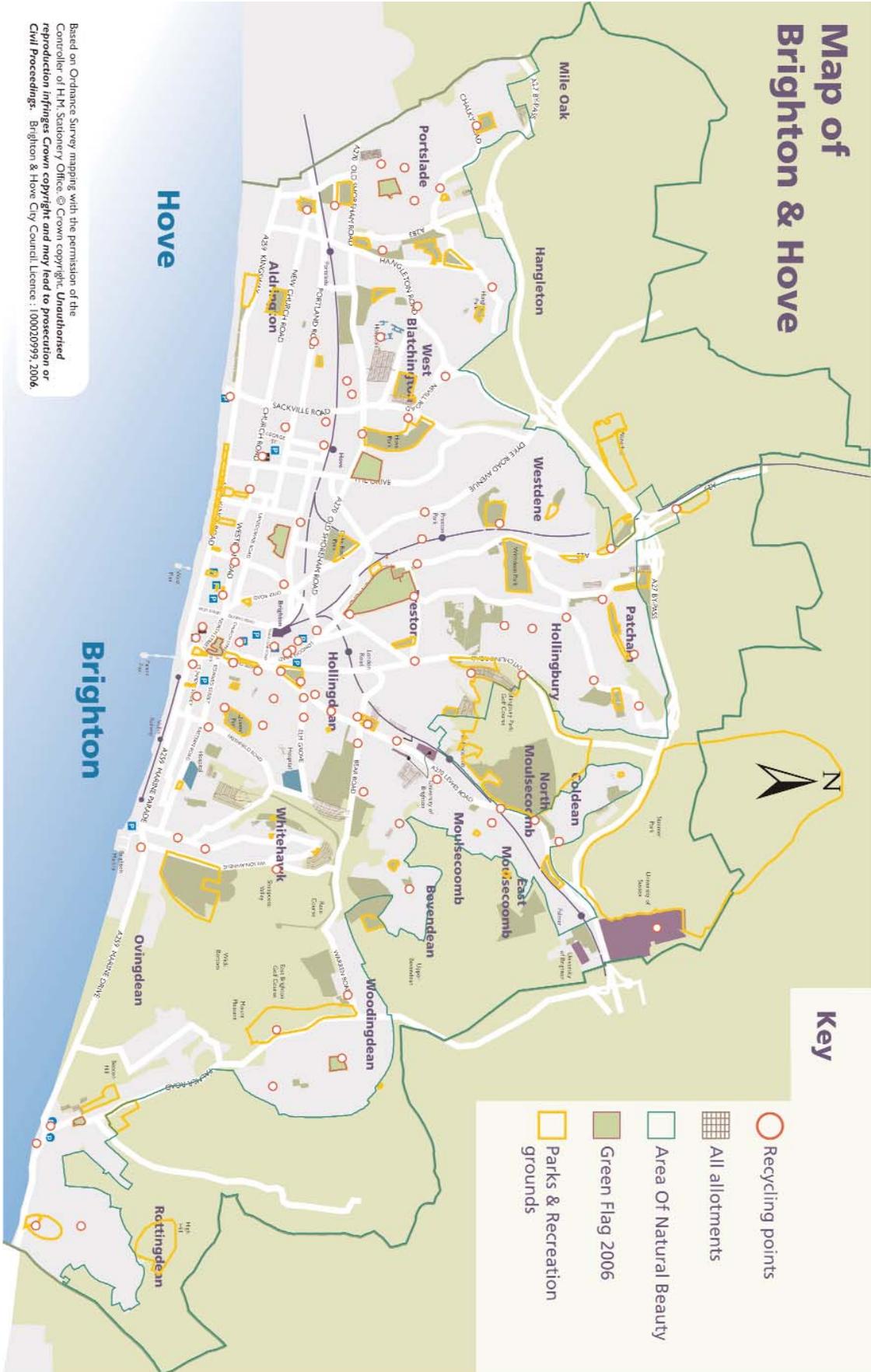
Improvements in energy efficiency between 1 April 1996 and 31 March 2006

<u>Brighton 2004</u>	<u>South East Mean</u>
17.6%	18.8%

*Source: 10th HECA Progress Report*



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## Transport

Brighton and Hove is a regional transport hub, with the A23/M23 linking it to London/M25 and the A27 providing the major east-west links. Car ownership in the city is the lowest in the South East region and one of the lowest nationally. Over a third of households in the city do not own a car. Nevertheless, the figure for car ownership has risen steadily and as a result the city has experienced an environmentally unacceptable volume of traffic, reflected in the designation in 2004 of an Air Quality Management Area in the Lewes Road/London Road corridor. Two thirds of car trips are wholly within the city.

However, since 2000 pedestrian movements in and out of the city centre have increased by 10%, cycling trips have risen by 50% and bus journeys on the city's award winning service have increased by 5 million. Indeed bus use has been increasing for the last 10 years and Brighton & Hove is one of the few areas outside London where this has happened. However pollution from road traffic is the main polluting source in the city.

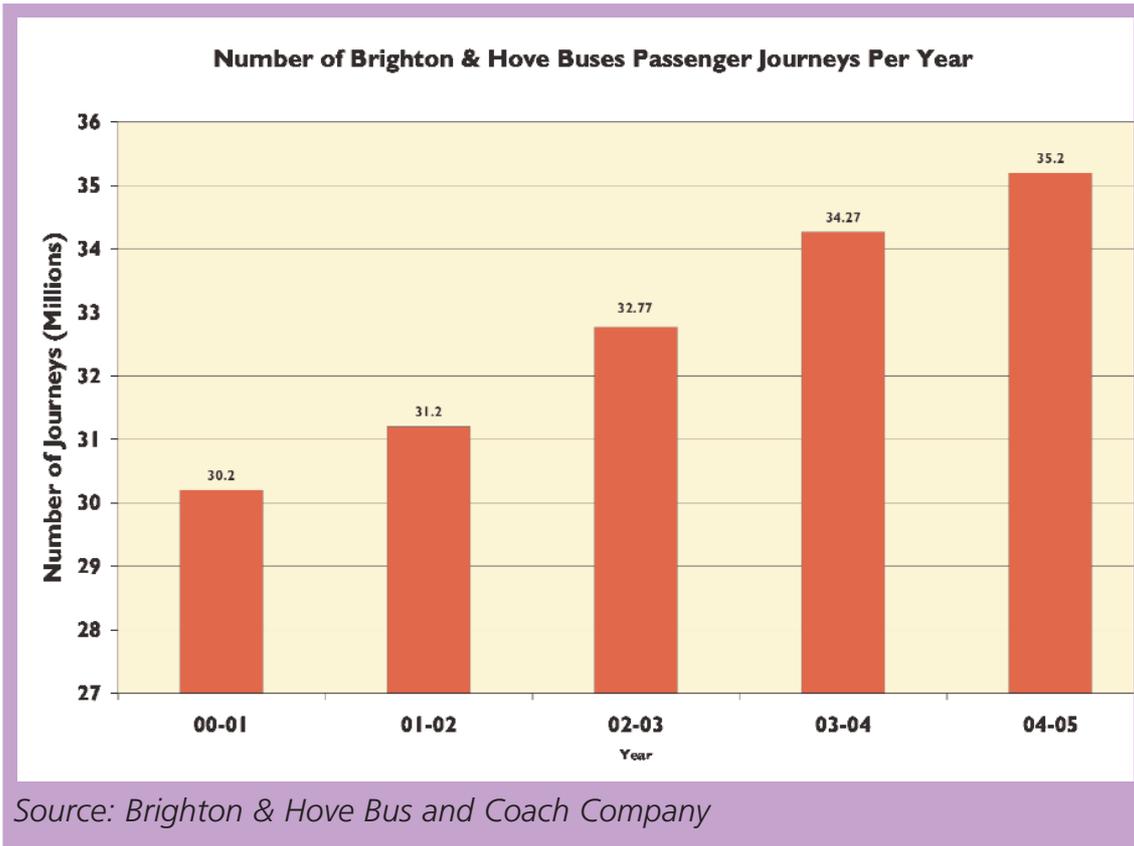
Eight stations serve the rail network in the city. Over 13,000 passengers board trains daily from these stations and Brighton station carries by far the highest daily passenger volume of all the stations along the south coast between Kent and Hampshire. There are regular train services between London and Brighton with journey times now under an hour. The City is served well by air links with two airports, Shoreham and Gatwick being within easy reach.

### People Who Travel To Work By:

Resident population aged 16-74 by method of travel to work used to travel the longest part of the journey's distance

	Brighton and Hove	%	South East	%
Work at/from home:	10,870	9.3	386,302	10
Light Rail/Tram:	202	0.2	8,949	0.2
Train:	9,854	8.4	218,822	5.7
Bus/Minibus/Coach:	14,642	12.5	169,312	4.4
Motorcycle/Scooter/Moped:	953	0.8	43,731	1.1
Driving Car/Van:	50,733	43.4	2,301,493	59.5
Passenger Car/Van:	5,730	4.9	219,850	5.7
Taxi/Minicab:	623	0.5	16,032	0.4
Bicycle:	3,168	2.7	119,315	3.1
On Foot:	20,162	17.2	385,450	10

Source: Census 2001



**Distance Travelled To Work:**

Number of working population travelling certain distances to work. Measured in kilometres by a straight line between the residence and the workplace

	<b>Brighton &amp; Hove</b>	<b>%</b>	<b>South East</b>	<b>%</b>
Work mainly at/from home:	17,733	16.3	386,302	11.4
Less than 2km:	29,842	27.4	792,325	23.4
2km to less than 5km:	29,014	16.6	683,531	20.2
5km to less than 10km:	14,692	13.5	589,302	17.4
10km to less than 20km:	12,229	11.2	532,779	15.7
20km to less than 30km:	3,534	3.2	260,817	7.7
30km to less than 40km:	1,926	1.8	138,450	4.1

*Source: Census 2001*



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## 5.2 Core Output Indicators

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Business Development		
Indicator	Response	Local Plan Policies/Trends
<b>1a Amount of floorspace developed for employment by type.</b>	In Brighton & Hove the amount of gross floorspace completed was as follows:  B1a = 5,206 sqm B1b = 0 sqm B1c = 200 sqm B2 = 284 sqm B8 = 628 sqm	EM1,EM2 EM3, EM4, EM5,EM6, EM7, EM8
<b>1b Amount of floorspace developed for employment by type, in employment or regeneration areas.</b>	Brighton & Hove defines the current regeneration area as the EB4U designation. The data also includes floorspace completed on employment sites (EM1/EM2). Within these designations floorspace completed by use class is as follows;  B1a = 240 sqm B1b = 0 sqm B1c = 148 sqm B2 = 0 sqm B8 = 456 sqm	EM1,EM2, EM3,EM4, EM5, EM6, EM7, EM8
<b>1c Amount of floorspace by employment type, which is on previously developed land.</b>	Overall 100% of all completions were on PDL	EM1,EM2, EM3, EM4, EM4,EM6, EM7, EM8
<b>1d Employment land available by type.</b>	The amount of land judged available for employment use (over 0.4 ha threshold) was: Mixed B classes = 40.71 ha	EM1,EM2, EM3, EM4, EM4,EM6, EM7, EM8



Business Development		
Indicator	Response	Local Plan Policies
<b>1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.</b>	There were 0 ha completed losses of employment land in allocated employment areas	EM1, EM2, EM3, EM4, EM5, EM6, EM7, EM8
	There were 0 ha completed losses of employment land in regeneration areas	
	There were 0.2 ha completed losses of employment land in the Local Authority Area	
<b>1f Amount of employment land lost to residential development. Where land is lost to development identified in 1e, the amount which is lost to completed residential development (C3)</b>	0.02 ha of employment land was lost to residential	EM1, EM2, EM3, EM4, EM5, EM6, EM7, EM8

### Summary of Findings

Analysis of figures from this section indicates that current Local Plan policies have been effective in promoting and safeguarding employment sites. Total gross employment completions were significantly lower than last year's total completions. This is accounted for by the absence of larger permissions being completed this year. Thirteen per cent of completions this year occurred in employment or regeneration areas, with a total of 100% of all completions on previously developed land. This year, completions have shown slightly less losses of employment floorspace to residential.

### Action(s)

Continue application of planning policy in order to safeguard employment floorspace that is not genuinely redundant.

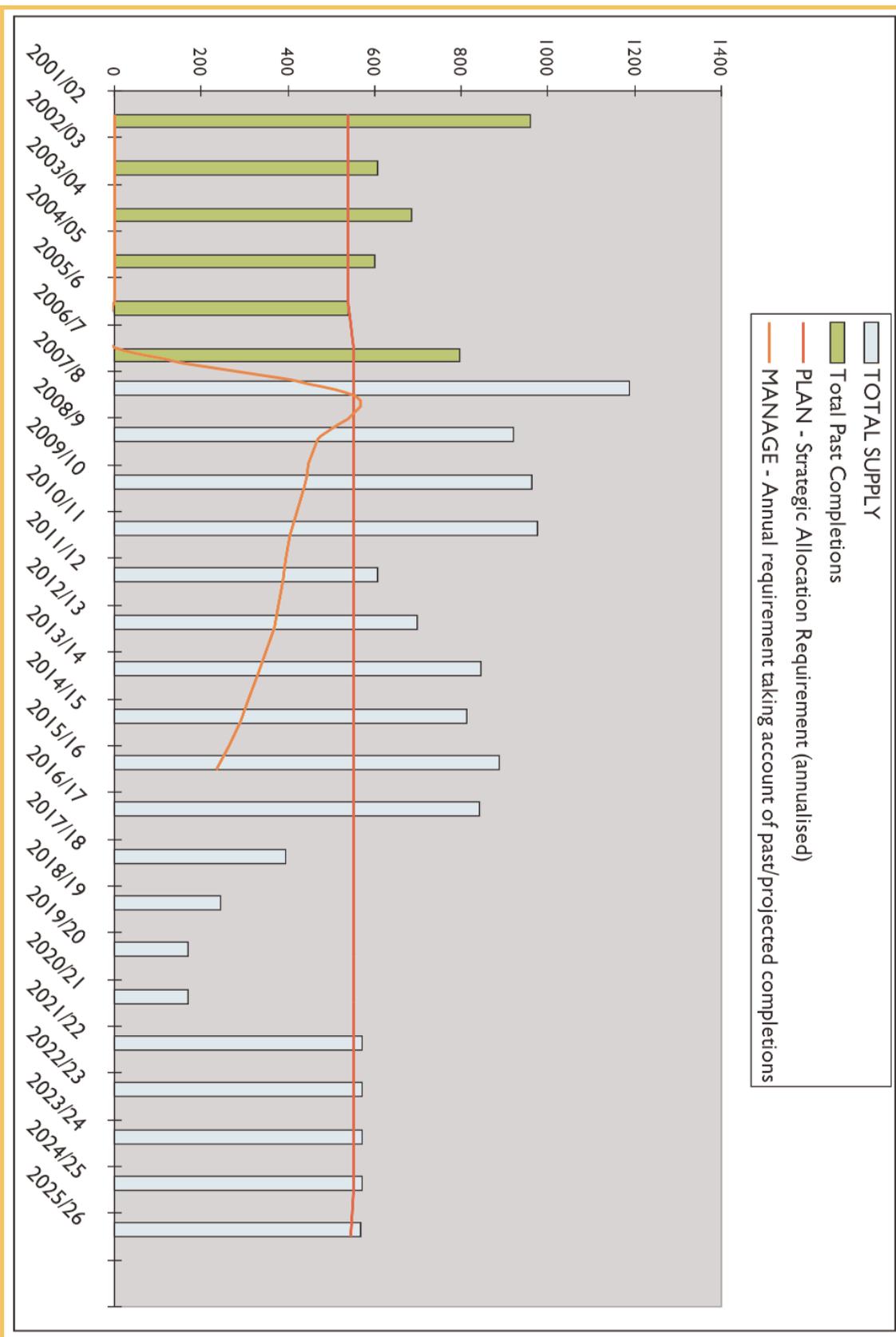
<b>Housing</b>		
<b>Indicator</b>	<b>Response</b>	<b>Local Plan Policies/ Trends</b>
<b>2a Housing Trajectory showing</b>		
<b>(i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer</b>	From 1991 to 2007 the city has had 10,387 dwellings (net) completed	HO1 - HO15
<b>(ii) Net additional dwellings for the current year</b>	797 dwellings (net) were completed in 2006/07	HO1 - HO15
<b>(iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer</b>	Projected net additional dwellings over the next 10 years amount to 8,745. This figure is from commitments, allocations windfall estimate and other identified sources of supply	HO1 - HO15
<b>(iv) The annual net additional dwelling requirement</b>	From 2006 to 2026 the draft South East Plan requires that the city produces 553 dwellings a year (a total of 11,000 dwellings)	HO1 - HO15
<b>(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance</b>	Under the emerging South East plan (which replaces the Structure Plan) there is an annual requirement to produce 553 dwellings a year. This year Brighton & Hove delivered 797 dwellings which leaves a residual of 10,203 dwellings to provide by 2026	HO1 - HO15

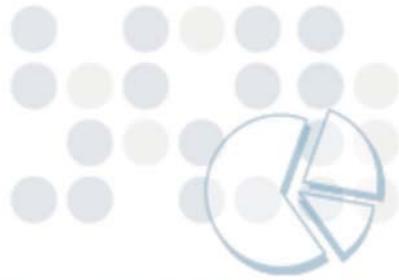
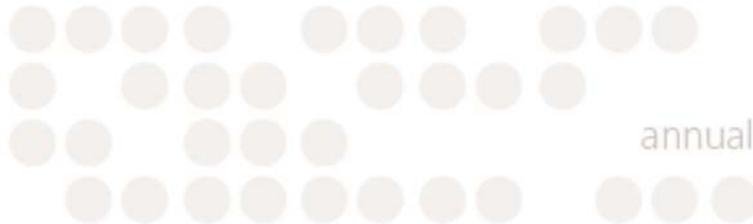


<b>Housing cont/d</b>		
<b>Indicator</b>	<b>Response</b>	<b>Local Plan Policies/ Trends</b>
<b>2b Percentage of new and converted dwellings on previously developed land</b>	99.7% of new builds and conversions completed in 2006/07 were on previously developed land.	HO1 - HO15
<b>2c Percentage of new dwellings completed at:(i) Less than 30 dwellings per hectare</b>	0% of new dwellings (gross) were completed at less than 30 dwellings per hectare (sites below 10 are excluded in order to simplify data collection and analysis)	HO4
<b>(ii) Between 30 and 50 dwellings per hectare</b>	27% of new dwellings (gross) were completed at between 30 - 50 dwellings per hectare (sites below 10 are excluded in order to simplify data collection and analysis)	HO4
<b>(iii) Above 50 dwellings per hectare</b>	73% of new dwellings (gross) were completed above 50 dwellings per hectare (sites below 10 are excluded in order to simplify data collection and analysis)	HO4
<b>2d Affordable housing completions</b>	In 2006/07 out of 797 dwelling completions 266 were affordable (33%) 266 (100%) of these were provided with subsidy. 99 (37%) units were for social rent and 167 (63%) intermediate.	HO1, HO2



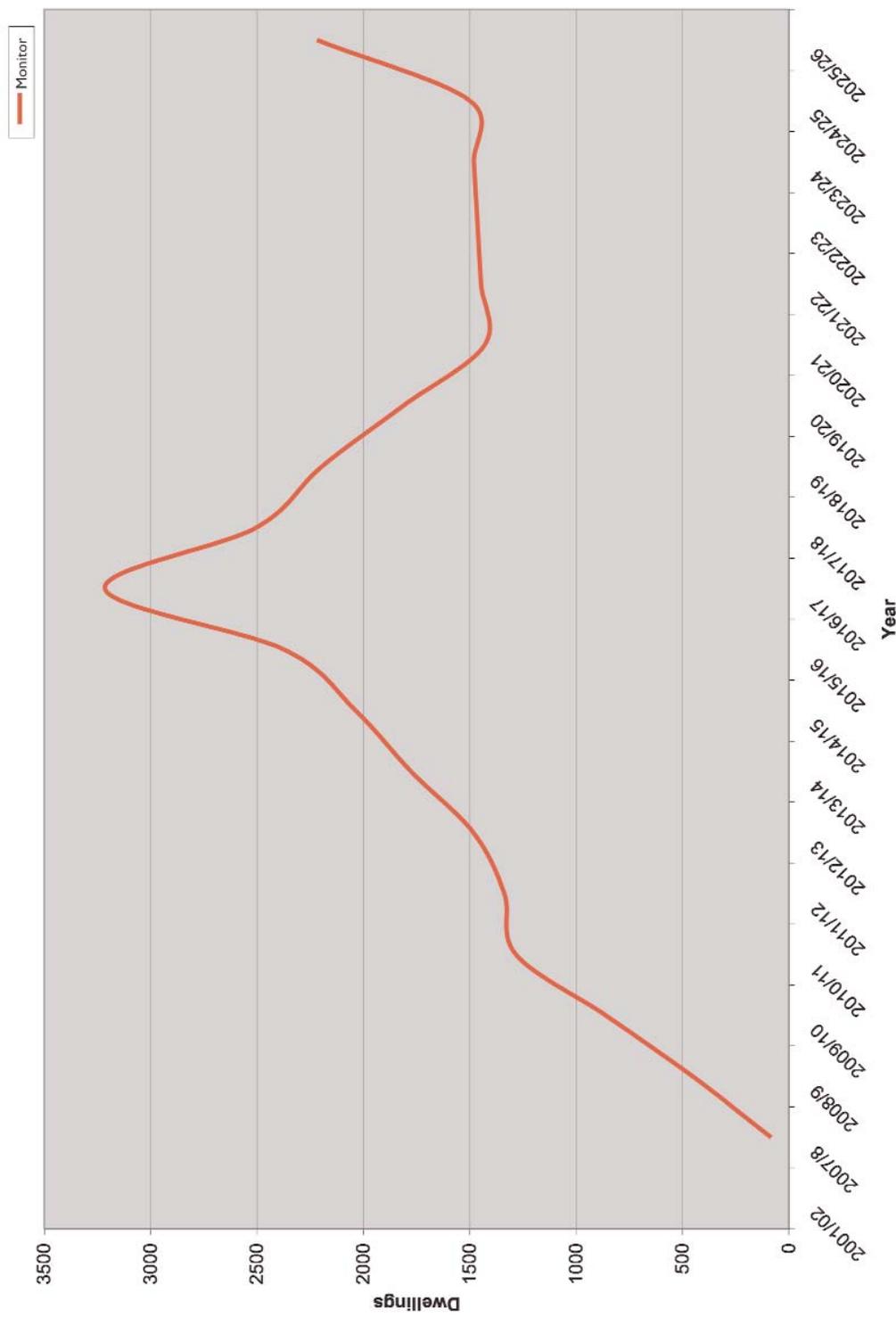
Housing Trajectory - Chart 1





### Housing Trajectory - Chart 2

Monitor - Number of dwellings above or below the cumulative allocation





## Completions by Year:

Year	Net Completions
1991-92	837
1992-93	430
1993-94	1,017
1994-95	441
1995-96	1,229
1996-97	458
1997-98	496
1998-99	423
1999-00	407
2000-01	459
2001-02	960
2002-03	608
2003-04	684
2004-05	602
2005-06	539
2006-07	797
	<b>10,387</b>

## Housing - Summary of Findings

The housing trajectories show Brighton & Hove's projected performance against the draft South East Plan. The graph shows that for the next 20 years the city is on course to meet the housing target of 553 dwellings a year. As per last year the number of dwellings completed on previously developed land was 99%. Of the 797 completions; 266 units (33%) were affordable.

### Action(s)

Continue to implement policies to secure further housing growth on suitable sites and to promote densities inline with PPS3 and negotiate 40% affordable housing on sites of 10 or more dwellings in line with policy HO2.





Transport		
Indicator	Response	Local Plan Policies/Trends
<b>3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.</b>	Brighton & Hove has an adopted SPG which sets out parking standards. Government policy states that these should be regarded as maximum standards. The Council can accept sustainable alternatives to meeting the full parking standards, providing that the developer meets the travel needs generated by the development by providing or making contributions to sustainable transport modes.	TR1 TR14
<b>3b Amount of new residential development within 30 minutes public transport time of: a GP, a hospital, a primary school, a secondary school, areas of employment, and major retail centre(s).</b>	% of completed schemes that are 30 minutes away in public transport time from... GP 100% Hospital 100% Primary School 100% Secondary School 100% Employment 100% Major Retail Centre 100%	TR2, TR3

### Transport - Summary of Findings

Development in the built up area means that Brighton & Hove is able to provide efficient public transport from all new development to essential services in the city within 30 minutes.

#### Action(s)

Prepare and adopt Parking and Accessibility SPD by July 2008. Concentrate new development within the built up area.

Local Services		
Indicator	Response	Local Plan Policies/Trends
<b>4a Amount of completed retail, office and leisure development</b>	Gross floorspace completed is as follows... B1a = 5,206 sqm A1 = 2,399 sqm A2 = 136 sqm D2 = 0 sqm (Fig for B1a should be cross referenced to indicator 1a and should not be added together)	EM2, SR1-SR26
<b>4b Amount of completed retail, office and leisure development in town centres</b>	The town centre for this purpose is the Brighton Regional Centre designation in the Local Plan. Gross floorspace completed in 2006/07 is as follows; B1a = 568 sqm A1 = 433 sqm A2 = 19 sqm D2 = 0 sqm Overall 1020 sqm was completed in the Brighton Regional Centre.	EM2, SR1-SR26
<b>4c Amount of eligible open spaces managed to green flag award standard</b>	Area of land of amenity value with open access to the public: 891.8 hectares (only areas over 1 hectare were considered) Number and area of sites awarded a Green Flag: 7 sites covering 51.8 hectares	QD20

## Local Services - Summary of Findings

Figures show a decrease in total gross completions from 2005/06, with the most significant decrease being in B1a and A2 floorspace. A similar picture is seen from completions in the Brighton Regional Centre.

### Action(s)

No action is seen to be needed apart from continued compliance with policies to provide appropriate retail, office and leisure floorspace, in appropriate locations.



**Minerals** Please refer to the East Sussex County Council (ESCC) AMR for more information. See [www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/framework.htm](http://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/framework.htm)

Indicator	Response	Local Plan Policies
<b>5a Production of primary land won aggregates</b>	Brighton & Hove does not have any active mineral sites; therefore this indicator is not applicable. For East Sussex as a whole, actual data is confidential. Policy M3 in Regional Planning Guidance for the South East (RPG9) - Waste and Minerals, requires East Sussex and Brighton & Hove to maintain a landbank of permitted reserves for land won sand and gravel sufficient for at least seven years extraction throughout the period to 2016, at a rate of 10,000 tonnes per annum. This target can be met by permitted reserves	M2 & M3



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Indicator	Response	Local Plan Policies
<b>5b Production of secondary/recycled aggregates</b>	Information continues to be limited because of constraints in national and local surveys. At present the best estimate is 370,000 tonnes per annum. There are twelve sites which produce recycled aggregates in East Sussex and Brighton & Hove, the details of which are provided in Appendix 7 of the East Sussex AMR 2006/2007. Potential for growth in production of these materials is high. Further analysis and collation of data is to be carried out with the District and Borough Councils and following this work it should be possible to report on performance against the proposed Regional Assembly's apportionment target for the production of secondary and recycled aggregates in next year's AMR.	M2 & M14





**Waste** (for waste planning authority only) Please refer to the ESCC AMR for more information see [www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/framework.htm](http://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/framework.htm)

Indicator	Response			Local Plan Policies
<b>6a Capacity of new waste management facilities by type</b>	as reported in last years AMR, an application for the construction and operation of a Materials Recovery Facility, Waste Transfer Station and Visitor Centre/Office building and ancillary infrastructure was permitted at the Former Abattoir and Depot Site Hollingdean Lane Brighton in June 2006. This application (BH2006/00900) is currently under construction and is expected to be operational in 2008. The facility will sort and bulk Brighton & Hove's household waste for onward transport to recycling, recovery and disposal facilities. The facility is expected to initially process around 30,000 tonnes of recyclables a year arising from within Brighton & Hove, with a capacity to handle up to 80,000 tonnes a year.			WLP6 - WLP10 WLP30A
<b>6b Amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed*</b> <i>(Please note that the source of data for this indicator is now directly related to information held by East Sussex County Council. For previous years figures for Brighton &amp; Hove, please refer to the East Sussex AMR 2006/07 - Appendix 3).</i>		<b>Tonnes</b>	<b>%</b>	NC1-NC12
Recycled	25,796	23		
Reuse	2,900	3		
Composted	3,753	3		
Energy Recovery	2,609	2		
Incineration without energy recovery	0	0		
Disposal to Land	78,507	69		
Total Waste Arising	113,564	100		



## Minerals & Waste - Summary of Findings

Although Brighton & Hove does not have any active mineral sites, and figures for East Sussex are confidential, regional targets in policy M3 can be met by permitted reserves. Information regarding the production of secondary/recycled aggregates in East Sussex continues to be limited because of constraints in national and local surveys.

Data for municipal waste arising indicate that recycling has increased steadily since 2003/04 for Brighton & Hove. Likewise, energy recovery of municipal waste has increased in the last two years. The disposal of municipal waste to landfill has been decreasing since 2003/04. Overall total waste arising has decreased in Brighton & Hove since 2004/05.

### Action(s)

Continue with a combination of waste education, waste minimisation, legislation and improved controls in order to minimise waste.

## Flood Protection & Water Quality

Indicator	Response	Local Plan Policies/ trend
<b>7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.</b>	In 2006/07 the Environment Agency were consulted on two applications in terms of either flood risk or water quality. There were no planning permissions however granted contrary to their advice.	SU3, SU4, SU5, SU6, SU7

## Flood Protection & Water Quality - Summary of Findings

The Council have continued to perform well in relation to this indicator, with no planning permissions being granted contrary to EA advice in the last three years.

### Action(s)

No action required - continue consultation with EA when appropriate.



Biodiversity				
Indicator	Response			Local Plan Policies
<b>8 (i) Change in priority habitats and species (by type);</b>  and	No. of completed developments within the following habitats			NC1-NC12
		Records in B&H	No. of records within 500m buffer of completions	
	Saline Lagoon	1	(1)	
	Marine SNCI	6	(1)	
	Protected Species	252	(159)	
	Rare Species	679	(372)	
	Schedule 1 Breeding Bird Record	10	(9)	
<b>8 (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional or local significance</b>	The area in hectares of designated sites and reserves infringed by completed commitments (and the percentage of their overall area)			NC1-NC12
	Area of Outstanding Natural Beauty	0.06	(0.002%)	
	Local Nature Reserve	0.23	(0.04%)	
	Site of Nature Conservation Importance	0.56	(0.08%)	

### Biodiversity - Summary of Findings

This is the first year the Council has recorded results for these indicators, with information gathered via the Sussex Biodiversity Record Centre. The results show that there has been relatively little change in Biodiversity. Out of 948 species in Brighton & Hove 542 were recorded as being within a 500m buffer of completed development. Change in designated areas in 06/07 appears to be minimal 0.85 ha (0.122).

### Action(s)

The Council will continue to monitor the change in priority habitats, species and environmental value.

Renewable Energy		
Indicator	Response	Local Plan Policies
9. Renewable energy capacity installed by type	The council grant-funded 26 domestic solar water heating installations and approved 11 planning applications for solar energy and 6 planning applications for wind turbines.	SU2

### Renewable Energy - Summary of Findings

The Council intends to adopt an SPD on Sustainable Building Design in 2008. This document will be accompanied by a checklist which will record sustainability features incorporated in new developments.

### Action(s)

Adopt SPD on Sustainable Building Design in 2008.





### 5.3 Local Output Indicators

Blue = Target met/improved progress since last year

Lilac = target not met/ no progress made since last year

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Local Plan Chapter "Making the connection between land use and transport"			
Delivery	Action	Targets/Indicators	Progress
Via Local Plan Policy TR1	Ensure the development proposals provide for the demand for travel that they create and maximise the use of public transport, walking and cycling	100% of developments that have been defined by the Government & Transport Planning as needing a Transport Assessment, to have carried out a Transport Assessment	100% from April 2006 to March 2007
Via Local Plan Policy TR3	Maximise the number of Travel Plans prepared and implemented as part of development activity	100% of major commercial developments and those considered to have transport implications have travel plans and /or other measures to maximise the use of sustainable modes of transport	100% from April 2006 to March 2007
Local Plan Chapter "Energy, water, pollution & waste"			
Via the Local Plan Policy SU2	Ensure that sustainability considerations are taken into account in all major planning applications	100% of major developments to provide a Sustainability Statement	The forthcoming new Sustainability Checklist will be put in place in 2008 which will record this information for future monitoring
	Ensure that sustainability considerations are taken into account in all development briefs	100% of development briefs to include a sustainability section	It is a requirement that all development briefs provide a sustainability section. This year no briefs were prepared



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**Local Plan Chapter "Energy, water, pollution & waste" cont/d**

Delivery	Action	Targets/Indicators	Progress
	Ensure Supplementary Planning Documents include sustainability reports		In 2006/2007 three SPD's have been prepared and have all undergone a sustainability appraisal
	Maximise the opportunities for the development/ redevelopment and therefore regeneration of contaminated land	When contaminated land is identified through development proposals, remediation measures are taken in 100% of circumstances according to the type of development	<p>Total amount of planning applications commented on 06/07 - 632 Apps</p> <p>The number of planning applications with "potentially contaminated land conditions" recommended 06/07- 62</p> <p>Number of contaminated land reports received in 06/07- 28</p>
Via the Local Plan Policy SU2	Maximise the number of developments using alternative/ renewable sources of energy	100% of major developments have regard to alternative/ renewable sources of energy through a sustainability statement	The forthcoming new Sustainability Checklist will be put in place in 2008 which will record this information for future monitoring



Local Plan Chapter "Energy, water, pollution & waste" cont/d			
Delivery	Action	Targets/Indicators	Progress
Via the Local Plan Policy SU2	Maximise the number of developments incorporating energy efficiency measures	100% of major developments have regard to energy efficiency measures through a sustainability statement	The forthcoming new Sustainability Checklist will be put in place in 2008 which will record this information for future monitoring
		100% of development briefs must address Policy SU2	It is a requirement that all development briefs provide a sustainability section. This year no briefs were prepared
Local Plan Chapter: "Design, safety and the quality of development"			
Via Local Plan policies QD1 QD2 QD3 QD4 QD5 QD6	Promote high standards of design in development activity	100% of large scale development proposals include a design statement addressing criteria in Policies QD3 - QD5	The forthcoming new Sustainability Checklist will be put in place in 2008 which will record this information for future monitoring
	Promote public art through development activity	100% of major development as identified in Policy QD6 provide public art through planning obligations	Section 106 monitoring from April 06 to March 07 shows that four schemes secured public art contribution/works on site. These were as follows; <ul style="list-style-type: none"> <li>- Brighton Station Block K</li> <li>- Ocean Hotel, Saltdean</li> <li>- Patching Lodge</li> <li>- Pankhurst Avenue</li> </ul>



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**Local Plan Chapter "Design, safety and the quality of development"**

Delivery	Action	Targets/Indicators	Progress
QD7 'Crime prevention through environmental design'	Incorporate crime prevention measures into development schemes	100% of large scale development proposals demonstrate how crime prevention measures have been incorporated	Design statements are a requirement for all major applications
QD17 'Protection and integration of nature conservation features QD18' 'Species protection; the development control process and the preparation of development briefs'	Protect animal and plant species from any harmful impacts of development	Draft Protected Species Supplementary Planning Guidance by November 2004	The Nature Conservation SPD is due to be adopted early 2008

**Local Plan Chapter: "Access to a decent home and community facilities"**

Via Local Plan policy HO13 'Accessible housing and Lifetime Homes'; the development control process and the preparation of development briefs. Supplementary Planning Documents - design criteria. Building Regulations Part M	Secure the construction of all new homes to lifetime homes standard	A proportion of all new dwellings on larger sites (or more than 10 new dwellings) should be built to a 'wheelchair accessible' standard'	100% of new commitments for 10 or more dwellings had a proportion of dwellings built to the 'wheelchair accessible standard'
		100% of all new dwellings built to lifetime homes standard	The Sustainability Checklist will be put in place in 2008 which will record this information for future monitoring



**Local Plan Chapter "Access to a decent home and community facilities"**

Delivery	Action	Targets/Indicators	Progress
Via Local Plan Policy HO1 'Housing sites and mixed use sites with an element of housing' and Policy HO2 Affordable housing - windfall sites; the development control process and the preparation of development briefs	Meet the Council's objective for affordable housing need	100% delivery of the proportion of affordable housing provision identified for sites in Policy HO1	During 2006/07 no applications were permitted for allocated sites. Four allocated sites were completed in this period. Of the four sites one delivered as per the affordable housing % listed; two sites delivered more than the affordable figure listed and one site delivered slightly less

**Local Plan Chapter "Supporting the local economy and getting people into work"**

Via Local Plan policy EM3	Safeguard land in industrial uses (use classes b1, b2, and b8) or allocated for industrial uses, unless the site has been assessed and found to be unsuitable for modern employment needs	100% of land in industrial uses or allocated for industrial uses, suitable for modern needs is retained	There were no losses of employment land in allocated employment areas to non employment uses
Via Local Plan Policies, HO1, SR19, SR24	Progress development proposals for King Alfred, Black Rock, Preston Barracks and Brighton Centre and ensure that sustainability considerations are taken into account	As part of submission of planning applications, ensure that proposals include a sustainability statement	During 2006/07 one planning application for the King Alfred was submitted and this included a sustainability statement



**Local Plan Chapter "Shopping, recreation and leisure - maintaining vitality and viability"**

Delivery	Action	Targets/Indicators	Progress
Via Local Plan Policies	Maintain & enhance local, district, town and regional centres	Carry out retail health checks on an annual basis to assess the health and vitality of centres	The 2007 update of the retail health checks has been completed. This will continue to inform policy

**Local Plan Chapter: "An integrated approach to nature conservation and the countryside"**

Via Local Plan policies: NC1, NC2, NC3, NC4 The development control process and the preparation of development briefs	Protect designated nature conservation sites from development	Draft 'Protection and Integration of Nature Conservation Features in New Development' Supplementary Planning Guidance by September 2004	The Nature Conservation & Development SPD is due to be adopted early 2008
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Local Plan Chapter "Managing change within an historic environment"			
Delivery	Action	Targets/Indicators	Progress
<b>Objective</b>	Maintain, protect and enhance the natural and built environment		
Via Local Plan policies HE1, HE2, HE4. The development control process and the preparation of development briefs	Preserve and enhance listed buildings	Bring identified vacant buildings/ sites back into use within three years (75%), five years (90%) Restore outward appearance of open land/ neglected buildings in historic areas, within two years (75%), within four years (90%)	A register and monitoring system of buildings being identified as at risk or damaging to an historic area's appearance will be in place by April 2008. In the meantime, 3 Old Steine and the Stanmer House Stable Block have been restored and works at Royal York Buildings are progressing well. Properties in the Brunswick Estate have been redecorated and priority is now being given to the Hippodrome in Middle Street, the Astoria in Gloucester Place and redundant churches
		The Conservation Strategy to be reviewed every three years and two conservation area appraisals or re-appraisals to be produced each year	The priorities of the Conservation Strategy have been partially reviewed. One conservation area is being re-appraised (Old Town) and work has begun on the appraisal of one new conservation area (Carlton Hill)

### Overall Progress Made Since 2004/05

Targets met/improved since last year	=	17	(81%)
Targets not met/no progress since last year	=	4	(19%)
Total Local Output Targets	=	21	(100%)



## 5.4 Significant Effects Indicators

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The following significant effects indicators are a product of the sustainability appraisal process. They enable a comparison to be made between the predicted effects of the policies on society, the environment and the economy and the actual effects measured during implementation of the policies. These significant effects indicators will be added to as more sustainability appraisals are produced as part of the LDF process. There is an overlap between the contextual indicators and the significant effects indicators identified through the sustainability appraisal process.

### SPD02

#### Shop Front Design SPD (Adopted September 2005)

##### Monitoring Arrangements

The three agreed monitoring indicators for the Shop Front Design SPD are:

##### **SPD02a** How many traditional shop fronts exist in Brighton and Hove?

A survey of the Local, District, Town and Regional shopping centres indicates that there are an estimated 523 traditional shopfronts existing in designated shopping centres in Brighton & Hove.

##### **SPD02b** What are features of importance?

Features of importance on traditional shopfronts are: the pilasters, the fascia, the stall riser, the shop window and the entrance. These five elements are monitored under indicator SPD02a annually.

##### **SPD02c** What percentage of shop front applications per year are granted permission out of the total number received?

This table shows all full planning applications received, granted and refused for new or replacement shop fronts or alterations to existing shop fronts where such works are explicitly included within the application description. It cannot therefore be confirmed that these figures include every single application relating to shop front works but they are considered to be as comprehensive as possible. Where an application has been refused, the reasons for refusal may not relate solely to the design of the shop front in every case. The table also shows the percentage of shop front related applications, which have been approved in comparison with the overall approvals rate for applications in Brighton & Hove.

The following table shows the amount of shop front applications submitted in 2006-07 by type and decision.

2006-2007	Approvals	Refused	Total of all applications submitted
Alterations to shop fronts	25	11	36
New shop fronts	22	10	32
Replacement shop fronts	10	0	10
Loss of shop front	1	0	1
<b>Total</b>	<b>58</b>	<b>21</b>	<b>79</b>
<b>% Of total shop front applications</b>	<b>73%</b>	<b>27%</b>	<b>100%</b>

The overall approval rate of all planning applications for Brighton & Hove is 73%. The refusal rate has risen by 4% since 05-06 to 27%.

### SPD03

#### Construction & Demolition Waste (Adopted March 2006)

##### Monitoring Arrangements

The two agreed monitoring indicators for the Construction & Demolition Waste SPD are:

**SPD03a** How many applications for 5 or more housing units or 500sqm built development submitted a Site Waste Management Plan (SWMP)?

	05/06	06/07
<b>Number of SWMP's Submitted</b>	NO DATA	The forthcoming new sustainability check list will be put in place in 2008 which will record this information for future monitoring

**SPD03b** How many smaller applications submitted a Site Waste Minimisation Statement (SWMS)?

	05/06	06/07
<b>Number of SWM's Submitted</b>	NO DATA	The forthcoming new sustainability check list will be put in place in 2008 which will record this information for future monitoring

**SPD04****Edward Street Quarter (Adopted March 2006)**

No applications for this quarter were submitted up to 31st March 07.

**SPD05****Circus Street Municipal Market Site (Adopted March 2006)**

No applications for this site were submitted up to 31st March 07.

**SPD06****Trees and Development Sites (Adopted March 2006)****Monitoring Arrangements**

The three agreed monitoring indicators for the Trees and Development Sites SPD are:

**SPD06a** The number of Tree Preservation Orders (TPO's) will be monitored annually.

**SPD06b** The number of applications to fell trees will be monitored annually.

**SPD06c** The number of TPO's issued yearly on trees that contain bat colonies will be monitored annually.

Year	Amount of TPO's issued	Amount of applications to fell trees		Amount of TPO's issued on trees that contain bat colonies
2005/06	18	Preserved	41	no data
		Conservation Area	100	
		<b>Total:</b>	<b>141</b>	
2006/07	12	Preserved	34	no data
		Conservation Area	106	
		<b>Total:</b>	<b>140</b>	



**SPD07**  
**Advertisements (Adopted June 2007)**

Indicator Code	Indicator	2006/07
SPD07a	How many planning applications have been received annually for advertisements?	182
SPD07b	How many applications are approved annually?	119
SPD07c	Do advertisement boards/bus shelters/other illuminated signs use renewable energy?	0
SPD07d	How many complaints does Brighton & Hove City Council receive about advertisements each year?	For the period 2006/07 there were approximately 60 enforcement complaints regarding advertisements. This represents 7.5% of all complaints received.

**Other SPD's**

Brighton and Hove City Council is currently producing the following SPD's for adoption in 2007/2008: (see section 3 for Local Development Scheme Implementation)

- Conservation Features
- Developer Contributions
- Nature Conservation & Development
- Parking and Accessibility
- Sustainable Building Design



## 5.5 Development Control Performance

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Objective	Delivery	Targets/ Indicators	Progress
Meet the targets prescribed by annual Best Value Performance Indicators	BV109a	Percentage of Major Applications decided within 13 weeks (Target 60%)	75.56%
	BV109b	Minor planning applications decided within 8 weeks (Target 65%)	79.90%
	BV109c	Other planning applications processed within 8 weeks (Target 80%)	89.64%
	BV204	Keep percentage of appeals allowed against the Authority's decision to refuse fewer than 35%	39%

### Progress and Focus for 2006/07

The council's speed in processing planning applications is measured in terms of the percentage determined within 8 weeks of the application being registered. In 2006/07 targets for processing minor and other applications were exceeded, with a greater proportion of applications processed in time than in 2005/06. The council processed 75.56% of major planning applications on time in 2006/07 and achieved the target of 60%.



## 6. Summary of Policy Performance

### Business Development - Completions

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During 2006/07 two of the largest schemes (over 1000 sqm) completed were for the change of use of a building from offices and workshop to offices in Bloomsbury Street, Brighton and a mixed scheme redevelopment of the Hoseiden Besson Factory Site for B1 office use with 35 residential units in Gordon Road, Portslade.

The last monitoring year also saw the commencement of large schemes involving the creation of B1 office space at the New England Quarter, and the change of use to office floorspace at Britannia House, Kingsway, Hove. Work also commenced on the refurbishment and change of use of former council office accommodation at Royal York Buildings, Old Steine, Brighton to create a ground floor restaurant, a hotel and 8 residential units.

As with other monitoring years the majority of floorspace completed this year was for small schemes involving changes of use. Figures indicate that there have been substantial overall net completions in B1 floorspace. However, significant losses in B8 floorspace occurred.

### Business Development - Decisions

New business commitment figures show that for B1 and B2 uses more floorspace losses were permitted than floorspace gains. Floorspace for storage and warehousing show that there was a net gain of 7,980 sqm which is encouraging. The losses in employment floorspace will be closely monitored next year to ensure that the relevant Local Plan policies are acting as they should.

### Housing Development - Completions

This year housing net completions have risen to 797 dwellings compared to 539 in 2005/06. Of these completions 98% were on previously developed land. The Draft South East Plan currently requires the authority to produce 553 dwellings a year. B&HCC has exceeded the target in this monitoring period.

Type of Development	Net Units Completed	% of total Completions
New Build / Redevelopment	556	70%
Conversion	156	20%
Changes of Use	85	10%
<b>Total</b>	<b>797</b>	<b>100%</b>



Of the total completions this year, 35% were derived on small windfall sites (sites not allocated in Local Plan and of less than 6 dwellings), 34% were derived on large windfall sites (6 or more units) with 31% on allocated sites in the Local Plan. Therefore 69% of the completions for 2006/07 were from windfall sites. The table below summarises completions since 2005 and shows an analysis of completions post the Adoption of the Local Plan in 2005.

Windfall Analysis 2006-2007	Post Local Plan Adoption	
	05/06	06/07
Windfall Small Sites <6 units	313	282
Windfall Large Sites >6 units	144	269
Allocated units	82	246
Total Completions units	539	797

Completions (10+ dwellings) included the following:

Address	Net Dwellings
1-13 Orange Row, Brighton	13
2 Newlands Road, Rottingdean	13
2 Carlton Terrace, Portslade	14
1-3 Bear Cottages, Lewes Road, Brighton	26
Former White Admiral Public House, Taunton Road, Bevendean	31
Gordon Road, Portslade	35
The Rise, Portslade	40
20-26 York Place, Brighton	44
65-75 West Street, Brighton	65
New England Quarter Blocks A&B, Brighton Station	67
90-96 Preston Road, Brighton	74



This year 266 completed units were affordable which represents a percentage of 33%. The schemes completed with an element of affordable can be seen below.

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### Affordable Housing Sites:

Scheme	Provided With subsidy		
	Social Rent	Intermediate	Total Affordable
65-75 West Street, Brighton	12	7	19
1-4 Upper Gardner St, Brighton	0	2	2
Brighton Stn (a-b), Brighton	16	16	32
The Rise, Portslade	23	17	40
Gordon Road, Portslade	15	12	27
90-96 Preston Road, Brighton	0	74	74
White Admiral, Taunton Road, Brighton	19	12	31
Bear Cottages Lewes Road, Brighton	14	12	26
20-26 York Place, Brighton	0	13	13
8-11 Upper Gardner St, Brighton	0	2	2
	<b>99</b>	<b>167</b>	<b>266</b>

### Housing Development - Decisions

In the period 2006/07 1,773 units were newly permitted for residential development. Significant housing schemes approved in the year included the following;

- Land at the Marina comprising Outer Harbour, West Quay and adjoining land (853 units)
- Ocean Hotel, Longridge Avenue, Saltdean and adjoining car park (279 units)
- Patching Lodge, Park Street, Brighton (76 units)
- Former Sussex Nuffield Hospital, 55 New Church Road, Hove (68 units)
- Brighton Station Site, New England Quarter, Brighton (35 units)
- Toomey's Building, 5 Roedale Road, Brighton (21 units)
- Martlet House, 33 - 35 Springfield Road, Brighton (12 units)



## Retail Development - Completions

During 2006/07 there was one large scheme (over 1000 sqm) completed and that was for the Aldi Store in Carlton Terrace, Portslade which was permitted as part of a mixed use development with 1441 sq m retail. This development replaced a car showroom which relocated to Victoria Road, Portslade.

The table below summarises the amount of retail floorspace completed in 2006/07. The figures show a net gain of 2,178 sq m retail (A1). The figures show that a small proportion of the floorspace completed was within the Brighton Regional Centre.

Retail Completions (sqm)	All Retail	Regional Centre Retail
Gross	3,692	188
Loss	1,514	151
Net	2,178	37

## Retail Development - Decisions

In the period 2006/07 there were a notable amount of new permissions for the loss of retail floorspace to other uses, particularly A2 and A3 uses. Although these were all small changes in floorspace the cumulative effect is an overall loss of 3,007 sqm.

Retail Permissions (sqm)	All Retail
Gross	581
Loss	3,007
Net	-2,426

Retail centre health check monitoring is carried out on an annual basis in order to help identify whether there are any policy implications for Local, District, Town and Regional centres. These surveys are used in order to inform the application decision process in order to safeguard the vitality and viability of these centres.

One significant retail development which will be considered as a completion for 2007/08 monitoring period is the recently opened Sainsbury's supermarket at the New England Quarter.

Other applications with planning permission are;

- Next extension, Churchill Square (1,935 sqm)
- Comet Mezzanine Floor, Goldstone Retail Park (1,627 sq m)
- Land West of Goldstone Retail Park, Newtown Road (424 sq m)

## Leisure and Cultural Developments

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### New Road

In June 2007 celebrations marked the official re-opening of New Road and the Theatre Royal Brighton's 200th anniversary. New Road has been redesigned to become an attractive public space, entirely paved with granite slabs and lined with benches incorporating LED lights. The scheme is sympathetic to its historic setting, with the Royal Pavilion and Theatre Royal on either side.

Brighton & Hove City Council commissioned internationally renowned architects Gehl to start the New Road design process in June 2005 and the engineering work began in September 2006. Danish architects Gehl worked alongside design group Landscape Projects and engineering company Martin Stockley Associates to produce the scheme. Local businesses and New Road residents were also involved with the project, offering ideas and comments as the design progressed.

The New Road project is designed to create a high quality public space that will boost the economy by encouraging visitors to nearby venues like the Theatre Royal Brighton, The Dome and the Royal Pavilion and be sympathetic to the surrounding areas, including Pavilion Gardens, Jubilee Square, the North Laine and the Lanes. New Road is open to traffic but the layout gives pedestrians and cyclists equal right of way.



### Hove Lagoon Skate Park

Skateboarding is very popular in the city and there are a number of skate parks that can be used to practice and develop skate boarding skills. In May 2007 the Skate Park at Hove Lagoon was completed. The council is also currently undertaking public consultation for a new skate park at The Level in central Brighton.

### New Hotels

At present there are a number of hotels with planning permission or under construction in the City.

- Jury's Inn Block K - New England Quarter (234 beds)
- Royal York Buildings - Old Steine (51 beds)
- Myhotel - Jubilee Street (80 beds)

These hotels will add a considerable number of bed spaces for visitors to Brighton & Hove in city centre locations.



## 7. Saving Policies

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This section of the AMR sets out the status of policies within development plans prepared under earlier planning legislation. It also contains an application to the Secretary of State to 'save' policies within the Brighton & Hove Local Plan beyond three years.

The development plans for Brighton & Hove are:

- Brighton & Hove Local Plan, July 2005
- East Sussex and Brighton & Hove Structure Plan, 1999
- East Sussex and Brighton & Hove Waste Local Plan, February 2006
- East Sussex and Brighton & Hove Minerals Local Plan, 1999

### Structure Plan and Minerals Local Plan

All development plans adopted prior to the introduction of the Planning and Compulsory Purchase Act 2004 were automatically saved for three years until 27 September 2007. In order to extend the life of the policies within these Plans beyond three years it is a requirement to apply for a direction under paragraph 1(3) of Schedule 8 to the Act. This was undertaken in 2007 in the case of the Structure Plan and Minerals Local Plan and the schedules of saved policies are set out in appendices 1 and 2.

### Waste Local Plan

The Waste Local Plan came into operation in February 2006 and therefore the Waste Local Plan policies are automatically saved until February 2009.

### Brighton & Hove Local Plan

#### Planning and Compulsory Purchase Act 2004

#### Application to 'Save' Policies under Paragraph 1(3) of Schedule 8 to the Act

The three year period for which the Local Plan policies are saved expires in July 2008. This statement represents an application for a direction from the Secretary of State to save the policies in the Brighton & Hove Local Plan. Appendix 3 comprises a table that assesses each of the policies in the Local Plan against the 6 criteria for saving policies set out in PPS12 Local Development Frameworks. Following this assessment, it is requested that all the policies in the Local Plan are saved with the exception of:



Policies to be deleted:

SU1 Environmental Impact Assessment

HO22 Community Centre at Coldean

HO24 Community Centre at St Andrew's Church, Portslade

EM14 Air Street/North Street Quadrant - mixed uses

EM16 West Street/Boyces Street/Middle Street - mixed uses

NC1 Sites of international and/or European importance for nature conservation

NC12 High grade agricultural land

HE5 West Pier

HE7 Land Adjoining Pavilion Street, Princes Street and 3-4 Old Steine

Once agreed the final set of policies saved by the Secretary of State's direction will be placed on the City Council's website.





**Appendix 1**

**East Sussex and Brighton & Hove Structure Plan 1991-2011 - Saved Policies**

The Secretary of State confirmed the saving of the following Structure Plan Policies in a letter sent to the Authority in September 2007. The following policies are 'saved' until September 2008. The remaining policies expired on Thursday 27th September 2007.

S1-6	TR18-28
S8	TR30-32
S10-11	TR34-37
S19-S23	TR39-40
S29-30	TR42-43
E1-8	EN1-4
E11-12	EN6-9
E14	EN11-14
E17-18	EN17-21
H1	EN26
H4-7	EN30
H10	LT2
TR1	LT4
TR3-6	LT10
TR9	LT14-18
TR13-16	MIN13

To view the Structure Plan please see the following link;

<http://www.eastsussex.gov.uk/environment/planning/development/localplanning/downloadsaved.htm>



## Appendix 2

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Please see the following link to view the Minerals Local Plan

<http://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/mineralslocalplan.htm>



### Appendix 3 - Brighton & Hove Local Plan Schedule of Policies to be saved

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i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation	
<b>Local Plan Policy: TR1 -Development and the demand for travel</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>TR2 Public transport accessibility and parking</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>TR3 Development in areas of low public transport accessibility</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>TR4 Travel Plans</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>TR5 Sustainable transport corridors and bus priority routes'</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>TR6 Park and ride</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>TR7 Safe Development</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>TR8 Pedestrian routes</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>TR9 Pedestrian priority areas</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	



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i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>TR10 Traffic calming</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR11 Safe routes to school and school safety zones</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR12 Helping the independent movement of children</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR13 Pedestrian network</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR14 Cycle access and parking</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR15 Cycle network</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR16 Potential rail freight depot</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR17 Shopmobility</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR18 Parking for people with a mobility related disability</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR19 Parking standards</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced

i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>TR20 Coach parking</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>TR21 Long term coach and overnight lorry park</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU1 Environmental impact assessment</b>							
Yes	No	No	n/a	n/a	No	Delete	Repeats requirement from European Directive 85/33/EEC as amended by 97/11/EC
<b>SU2 Efficiency of development in the use of energy, water and materials</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU3 Water resources and their quality</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU4 Surface water run-off and flood risk</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU5 Surface water and foul sewage disposal infrastructure</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU6 Coastal defences</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU7 Development within the coastal zone</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU8 Unstable land</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>SU9 Pollution and nuisance control</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU10 Noise nuisance</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU11 Polluted land and buildings</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU12 Hazardous substances</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU13 Minimisation and re-use of construction industry waste</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU14 Waste management</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU15 Infrastructure</b>							
Yes	No	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SU16 Production of renewable energy</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD1 Design - quality of development and design statements</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD2 Design - key principles for neighbourhoods</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>QD3 Design - efficient and effective use of sites</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD4 Design - strategic impact</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD5 Design - street frontages</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD6 Public art</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD7 Crime prevention through environmental design</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD8 Shopshutters</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD9 Boarding up of flats, shops and business premises</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD10 Shopfronts</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD11 Blinds</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD12 Advertisements and signs</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced



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i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>QD13 Advertisement hoardings</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD14 Extensions and alterations</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD15 Landscape design</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD16 Trees and hedgerows</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD17 Protection and integration of nature conservation features</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD18 Species protection</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD19 Greenways</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD20 Urban open space</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD21 Allotments</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>QD22 Satellite dish aerials</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation	86
<b>QD23 Telecommunications apparatus (general)</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>QD24 Telecommunications apparatus affecting important areas</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>QD25 External lighting</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>QD26 Floodlighting</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>QD27 Protection of amenity</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>QD28 Planning Obligations</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>HO1 Housing sites and mixed use sites with an element of housing</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>HO2 Affordable housing - 'windfall' sites</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>HO3 Dwelling type and size</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>HO4 Dwelling densities</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>HO5 Provision of private amenity space in residential development</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO6 Provision of outdoor recreation space in housing schemes</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO7 Car free housing</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO8 Retaining housing</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO9 Residential conversions and the retention of smaller dwellings</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO10 Accommodation for homeless people</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO11 Residential care and nursing homes</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO12 Sheltered and managed housing for older people</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO13 Accessible housing and lifetime homes</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO14 Houses in multiple occupation (HMOs)</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced

i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>HO15 Housing for people with special needs</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO16 Safeguarding existing Gypsy and / or Travellers Sites</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO17 Sites for Gypsies and / or Travellers</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO18 Sites for Travelling Showpeople</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO19 New community facilities</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO20 Retention of community facilities</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO21 Provision of community facilities in residential and mixed use schemes</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO22 Community centre at Coldean</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Delete	Policy is now fully implemented
<b>HO23 Community centre at Woodingdean</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO24 Community Centre at St Andrews Church, Portslade</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Delete	Policy meets the tests and needs to be saved until replaced



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>HO25 Brighton General Hospital</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HO26 Day nurseries and child care facilities</b>							
n/a	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM1 Identified employment sites (industry and business)</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM2 Sites identified for high-tech and office uses</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM3 Retaining the best sites for industry</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM4 New business and industrial uses on unidentified sites</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM5 Release of redundant office floorspace and conversions to other uses</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM6 Small industrial, business units and warehouse units</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM7 Warehouses (B8)</b>							
Yes	Yes		n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM8 Live-work units on redundant industrial and business and warehouse sites</b>							
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation	90
<b>EM9 Mixed uses and key mixed use sites</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>EM10 North Laine Areamixed uses</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>EM11 Mews - mixed uses</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>EM12 Shoreham Harbour - mixed uses</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>EM13 Brighton Station - mixed uses</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>EM14 Air Street/North Street quadrant-mixed uses</b>								
Yes	Yes	Yes	n/a	n/a	n/a	Delete	Scheme is completed and occupied	
<b>EM15 Jubilee Street Site - mixed uses</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>EM16 West Street / Boyces Street / Middle Street - mixed uses</b>								
Yes	Yes	Yes	n/a	n/a	n/a	Delete	Scheme is completed and occupied	
<b>EM17 Preston Barracks</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>EM18 University of Brighton</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>EM19 University of Sussex</b>							
No	No	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>EM20 Village Way North</b>							
Yes	Yes	n/a	n/a	n/a	n/a	Save	Policy meets the tests and needs to be saved until replaced
<b>SR1 New retail development within or on the edge of existing defined shopping centres</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR2 New retail development beyond the edge of existing established shopping centres</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR3 Retail warehouses</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR4 Regional shopping centre</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR5 Town and district shopping centres</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR6 Local centres</b>							
Yes	Yes	Yes	n/as	Yes	Yes	Save	Policy is now fully implemented
<b>SR7 Local parades</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR8 Individual shops</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced

i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>SR9 Brighton Post Office, 51 Ship Street</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR10 Amusement arcades/ centres</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR11 Markets and car boot sales</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR12 Large Use Class A3 (food and drink) venues and Use Class A4 (pubs and clubs)</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR13 Nightclubs</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR14 New hotel and guest accommodation</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR15 Protection of hotels / guest houses</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR16 Major sporting and recreation facilities</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy is now fully implemented
<b>SR17 Smaller scale sporting and recreational facilities</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR18 Seafront recreation</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>SR19 Black Rock site</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR20 Protection of public and private outdoor recreation space</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR21 Loss of indoor recreation facilities</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR22 Major sporting venues</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>SR23 Community stadium</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced. Planning permission given for this site but not implemented
<b>SR24 King Alfred / RNR Site</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced. Planning permission given for this site but not implemented
<b>SR25 Hollingbury Park sports pavilion</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced. Not yet implemented
<b>SR26 Hangleton Bottom</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced. No planning application received for this site



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<b>NC1 Sites of international and / or European importance for nature conservation</b>								
Yes	Yes	Yes	n/a	Yes	No	Delete	This policy is replaced by PPS9 and habitats regulations	
<b>NC2 Sites of national importance for nature conservation</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>NC3 Local Nature Reserves (LNRs)</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>NC4 Sites of Nature Conservation Importance (SNCIs) and Regionally Important Geological Sites (RIGS)</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>NC5 Urban fringe</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>NC6 Development in the countryside / downland</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>NC7 Sussex Downs Area of Outstanding Natural Beauty</b>								
Yes	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>NC8 Setting of the Sussex Downs Area of Outstanding Natural Beauty</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>NC9 Benfield Valley</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>NC10 Benfield Barn</b>								
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced	



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i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation
<b>NC11 Land and buildings in the vicinity of Benfield Barn</b>							
Yes	Yes	Yes	n/a	Yes	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>NC12 High grade agricultural land</b>							
Yes	No	No	n/a	Yes	No	Delete	Covered by PPS 7
<b>HE1 Listed buildings</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HE2 Demolition of a listed building</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HE3 Development affecting the setting of a listed building</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HE4 Reinstatement of original features on listed buildings</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HE5 West Pier</b>							
No	No	No	n/a	n/a	No	Delete	The policy is out of date due to the major collapse of the West Pier. New policy in the emerging Core Strategy concentrates on the need to secure redevelopment of the site as part of wider regeneration benefits.
<b>HE6 Development within or affecting the setting of conservation areas</b>							
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced
<b>HE7 Land adjoining Pavilion Street, Princes Street and 3-4 Old Steine</b>							
No	No	No	n/a	n/a	No	Delete	The policy is no longer required as the site has been developed in accordance with the policy.



i) Central Strategy	ii) Community Strategy	iii) South East Plan	iv) Core Strategy	v) Effective Policies	vi) Policy is necessary & does not merely repeat national or regional	Delete/Save?	Reasoned explanation	96
<b>HE8 Demolition in conservation areas</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>HE9 Advertisements and signs within conservation areas and on, or in the vicinity of a listed building</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>HE10 Buildings of local interest</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>HE11 Historic parks and gardens</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	
<b>HE12 Scheduled ancient monuments and other important archaeological sites</b>								
n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets the tests and needs to be saved until replaced	

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