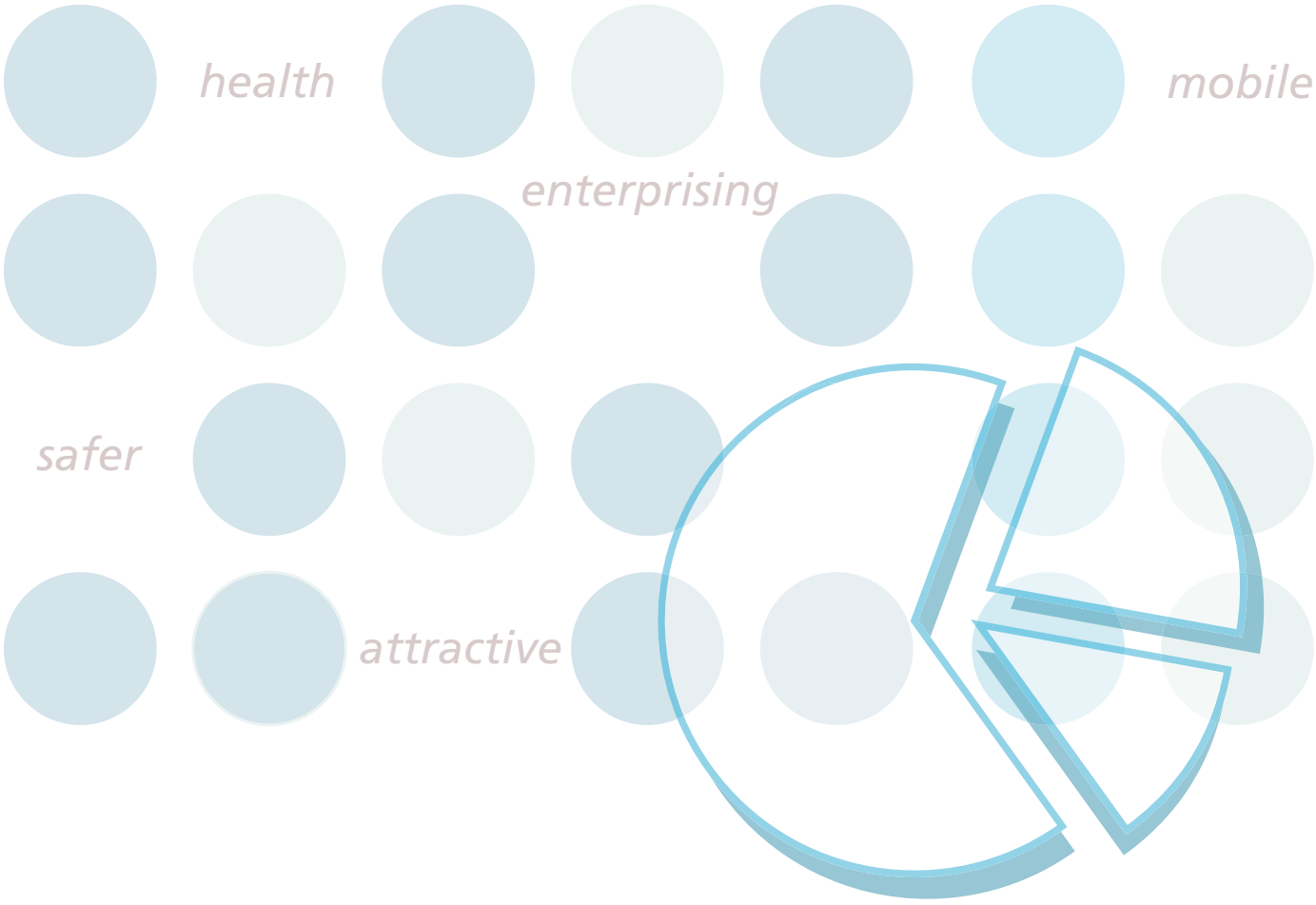
Brighton & Hove City Council

amr

annual monitoring report

city planning 2007-2008

Brighton & Hove City Council's Local Development Framework



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Brighton & Hove City Council's Local Development Framework

1. Introduction

The Planning and Compulsory Purchase Act 2004 introduces the Local Development Framework (LDF).

The Local Development Scheme (LDS) is a three-year work programme to prepare the local development documents that will make up the LDF.

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 2006-2007 Annual Monitoring Report (AMR) and several background studies for the LDF.

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.

This AMR relates to the following guidance:

Local Development Framework Monitoring: A Good Practice Guide.

Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008

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

Key Facts:

- In 2007/08 567 net dwellings were completed 31% of which were affordable and 100% were on previously developed land
- The population density of Brighton and Hove is over 30 residents per hectare
- Almost half (48.3%) of Brighton and Hove is aged between 16 and 44 years
- The City Council currently manages 1,100 hectares of parks and gardens
- Construction of a Materials Recovery Facility and Waste Transfer Station at Hollingdean has been completed and first started accepting waste in the late summer of 2008
- Brighton and Hove made a 2.21% improvement in energy efficiency between April 2006 and March 2007
- Brighton and Sussex Medical School (BSMS) produced its first graduates in 2008
- In 2007/08 average house prices in Brighton and Hove surpassed that of the South East region as a whole and reached a high of £236,909 in February 2008
- Over 13,000 daily passengers board trains from eight stations which serve the rail network within the city boundary
- Over a third of households in the city do not own a car
- A new conservation area named 'Carlton Hill' was designated in July 2008.

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 newly amended 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 construction progress. Other topics monitored by the team include appeals, retail centre and industrial site 'health checks', and a broad range of sustainability issues. All of these topics, especially those concerned with sustainability, will be improved upon during the next monitoring year as new indicators evolve.

2.3 The Local Output Indicators have been derived by the council's previous Sustainability Strategy which set out the council's commitment to sustainable development.

2.4 Information for the Contextual Indicators has been sourced mainly from the Census 2001 which is available electronically via the Brighton & Hove Local Intelligence Service website http://www.bhlis.org/

2.5 Brighton & Hove City Council undertakes Waste and Minerals Planning in cooperation with East Sussex County Council (ESCC). Further data regarding waste and minerals can be found in the ESCC AMR 0708 found here http://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/amr1.htm

3. Local Development Scheme Implementation

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 over a three year period including their coverage and status. It also explains the status of policies and plans in the transitional period from local plan to local development documents and the status of supplementary planning guidance notes.

3.3 The most recently Government approved version of the Brighton & Hove LDS is that approved in April 2007. For the purpose of this AMR, this is the version that must be used in order to monitor progress for the financial year 2007-2008. (The 2007 LDS is currently under review as a result of the introduction of 'Planning Policy Statement 12: Local Spatial Planning' in June 2008 and the announcement in July 2008, that Shoreham Harbour has been awarded provisional Growth Point status. This has required the need for further review of the timetable due to the need for additional background research related to the harbour.)

3.4 Updating the programme - The following documents were completed and have been removed from the updated programme:

- Annual Monitoring Report submitted in December 2007
- Sustainable Building Design SPD adopted in September 2008

3.5 The following background documents were completed:

- The Strategic Flood Risk Assessment was completed at the end of March 2008
- The Creative Industries Workspace Study was completed at the end of March 2008
- The Affordable Housing Development Viability Study was completed in December 2007
- A Reducing Inequality Review - completed March 2008

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

- The Development Policies and Site Allocations DPD will now be produced as a joint document to create efficiencies. The stand alone Site Allocations document will no longer be produced and is deleted from the scheme.
- A Shoreham Harbour Joint Area Action Plan will now be produced in partnership with Adur District Council and West Sussex County Council.
- A Waste Sites DPD will be produced jointly with East Sussex County Council as part of the Waste and Minerals Development Framework.
- Addition of major LDF background research studies: a Strategic Housing Land Availability Assessment; a Strategic Housing Market Assessment; Appropriate Assessment and a Transport Assessment.
- Addition of a number of Waste and Minerals background studies to inform the evidence base for the Waste and Minerals Development Framework.

3.7 Changes to the timetable - Major changes have been made to the timetables for preparing the Core Strategy, the Waste and Minerals Core Strategy and the Minerals Sites DPDs including the dates for community involvement, consultation and submission. This was due to the need to undertake further background research due to new government guidance. There have also been revisions made to the timetables for SPD production, including Nature Conservation, Developer Contributions, Parking Standards and the Architectural Features SPDs.

3.8 These BVPIs and the progress achieved against these indicators for 1st January - 1st December 2008 are set out below:

BVPI	Status
BV200a - 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.
BV200b - has the local planning authority met the milestones, which the current LDS sets out?	Ongoing - see table overleaf for details of milestones for 2007
BV200c - did the local planning authority publish an annual monitoring report by December of the last year?	Yes - submitted Dec 2007

3.9 The following table provides an update on progress against milestones for each Development Plan Document in the agreed LDS. Please note that as a result of 'Planning Policy Statement 12: Local Spatial Planning' which was published in June 2008, the milestones used for monitoring development plan production have been changed. This AMR provides progress against the revised list of DPD milestones as listed in the new PPS12. Where the document has commenced prior to July 2008, the stages achieved under the former LDF system are still shown.

Document and preparation stage	LDS Targets (from 2007 version)	Progress Update
Core Strategy		
Reg 25: Early Stakeholder and Community Involvement: Issues and Options	October - March 2005	Achieved - commenced on 26th October 2005
Reg 25: Early Stakeholder and Community Involvement: Scoping Report	October - November 2005	Achieved - commenced on 12th October 2005
Reg 25: Preferred Options Public Consultation	November - December 2006	Achieved - this consultation ran from November 9th to December 21st 2006
Reg 25: Revised Preferred Options consultation	May - June 2008	Achieved - consultation ran from June 28th to August 8th 2008
Reg 27: Publication of the document and pre-submission consultation period	Not applicable - new milestone	Scheduled for October-November 2009
Reg 30: Date for submission to Secretary of State	December 2008	Re-scheduled to February 2010 due to the need to undertake further background research
Pre-examination meeting with Inspector	April 2009	Re-scheduled to April 2010.
Examination in Public (estimated)	June 2009	Re-scheduled to May 2010
Estimated date for adoption by the council	October 2009	Re-scheduled to November 2010

Document and preparation stage	LDS Targets (from 2007 version)	Progress Update
Waste and Minerals Core Strategy .		
Reg 25: Early Stakeholder and Community Involvement: Scoping Report	March- April 2007	Achieved - this consultation ran from March 19th to April 23rd 2007
Reg 25:Early Stakeholder and Community Involvement: Issues and Options	May - September 2007	Achieved but delayed due to the need for additional technical research - this consultation ran from February 29th to April 24th 2008
Reg 25: Preferred Strategy Public Consultation	September - October 2008	Rescheduled to September - October 2009 due to the need to undertake further background research
Reg 27: Publication of the document and pre-submission consultation period	Not applicable - new milestone	Scheduled for February- March 2010
Reg 30: Date for submission to Secretary of State	August 2009	Rescheduled to June 2010
Pre-examination meeting with Inspector	November 2009	Rescheduled to July 2010
Examination in Public (estimated)	March 2010	Rescheduled to September 2010
Estimated date for adoption by the council	November 2010	Rescheduled to January 2011
Mineral Sites		
Reg 25: Early Stakeholder and Community Involvement: Scoping Report	March- April 2007	Achieved - this consultation ran from March 19th to April 23rd 2007
Reg 25: Early Stakeholder and Community Involvement: Issues and Options	May - September 2007	Achieved but delayed due to the need for additional technical research - this consultation ran from February 29th to April 24th 2008

Document and preparation stage	LDS Targets (from 2007 version)	Progress Update
Mineral sites cont/d		
Reg 25: Preferred Strategy Public Consultation	September - October 2008	Rescheduled to June - July 2010 due to the need to concentrate resources on the Core Strategy
Reg 27: Publication of the document and pre-submission consultation period	Not applicable - new milestone	Scheduled for February- March 2011
Reg 30: Date for submission to Secretary of State	February 2010	Rescheduled to July 2011
Pre-examination meeting with Inspector	September 2010	Rescheduled to November 2011
Examination in Public (estimated)	November 2010	Rescheduled to January 2012
Estimated date for adoption by the council	September 2011	Rescheduled to April 2012
Site Allocations		
This document has been merged with the Development Policies DPD and has been deleted as a stand alone document. Future milestones for the combined DPD will be published in the 2008 version of the LDS which is currently being revised. Document production will commence in late 2009		

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 2007 LDS for adoption between 1st January 2008 - March 2009.

SPD	LDS Target Date for Adoption	Current status and forecast status
Nature Conservation	March 2008	Adoption rescheduled to March 2009
Advertisements	June 2007	Adopted in June 2007
Sustainable Building Design	March 2008	Adopted in September 2008
Parking Standards and Accessibility	July 2008	Adoption rescheduled to December 2009
Architectural Features (previously known as Conservation Features)	March 2008	Adoption rescheduled to June 2009
Developer Contributions	September 2008	Adoption rescheduled to March 2010

4. Implementing the Statement of Community Involvement (SCI)

The Council has had an adopted SCI in place since September 2005. This SCI will need to be reviewed in light of the introduction of new planning legislation which amended the statutory consultation stages within the production of Development Plan Documents. This review will commence in 2009.

During the financial year 2007/8, there were no large scale LDF public consultation events with regard to the Core Strategy as this was a year of ongoing evidence gathering; particularly as a result of the need for additional flood risk and housing study work. However, there was stakeholder engagement in this evidence gathering process with 36 attendees from a diverse selection of civic, community, environmental and housing associations attending the LDF's Strategic Housing Market Assessment stakeholder conference held on 21st February 2008.

The SCI along with the East Sussex County Council SCI was used to inform the approach to the Waste and Minerals Core Strategy Issues and Options Consultation period that was held from February to April 2008. This paper was promoted via the press, the web and via direct email and mail shot. Four public workshops were also held in March and April 2008. Since September 2008; a stakeholder 'options testing dialogue' series of one-to-one meetings has been in progress, this has included waste and minerals industry representatives, district and parish councils as well as community groups and statutory bodies.

The SCI guided the formal public consultation on the Sustainable Building Design Supplementary Planning Document (SPD) held in October 2007 and the Nature Conservation SPD held in February/March 2008. Stakeholder workshops were used to identify issues and options for both of these SPDS as well as for the Architectural Features SPD where local agents and Conservation Area Group workshops were held in November 2007.

Since April 2008, the SCI has guided a number of major consultation processes such as the Revised Core Strategy Preferred Options consultation which occurred during June - August 2008 which involved public events and workshops, the Brighton Marina Masterplan SPD issues and options consultation and the London Road Central SPD issues and options consultations, both of which used interactive stakeholder and community workshops.

5. Monitoring Indicators

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

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; 253,500 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 due to a number of reasons; increasing life expectancy, the number of births exceeds deaths and the city is a net importer of people. The influx of tourists, conference delegates and language students into the city further inflates the population at any one given time.

The population density of Brighton and Hove is over 30 residents per hectare, much greater than the south east regional or national averages. The average household size, at the time of the 2001 census, was 2.09 persons per household, significantly lower than both the regional and national averages.

The age structure of the city's population includes a high proportion of young working adults. This can be advantageous to the city in providing a potential labour pool, although a lack of sufficient suitable local job opportunities and local people with the required skills can lead to high unemployment levels within this group. Over the past decade the proportion of people of working age living in the City has grown significantly and the proportion of people of retirement age has reduced; due, in part, to an in-migration of younger people into the city. Brighton and Hove has a much higher proportion of single adults than both the regional and national figures it also includes a higher proportion of the population living in same sex couples; reflecting the city's thriving gay community. 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. Population estimates since the 2001 census suggest a rise in the proportion of Black, Minority and Ethnic groups in the city, this change is reflected by the regional figures.

The changing demographic profile of the city 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 253,500 (2007 ONS Population Estimate) residents in Brighton and Hove with a density of just over 30 people per hectare. Brighton and Hove is the seventh most densely populated authority in the South East. The most populated ward (based on 2006 projections) is Moulsecoomb & Bevendean with an estimated 16,125 residents, the least populated ward is Central Hove with 8,395 residents.

Age Structure

Almost half (48.3%) of Brighton and Hove is aged between 16 and 44 years; this age range contains the most economically active section of the population. 67.2% of the population are of working age.

	Brighton and Hove %	South East %
Aged 0-15	16.1%	19.1%
Aged 16-29	22.5%	17.4%
Aged 30-44	25.8%	21.5%
Aged 45-64 males and 45-59 females	18.9%	22.5%
Aged 65 and over males and 60 and over females	16.8%	19.6%

Source: 2006 Population Estimates; Office for National Statistics (ONS)

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

	Brighton and Hove	South East
White	91.4%	92.6%
Mixed	2.2%	1.4%
Asian/British Asian	3%	3.3%
Black /British Black	1.6%	1.4%
Chinese	0.9%	0.7%
Other	0.9%	

Source: 2006 Population Estimates; ONS

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

	Brighton and Hove	South East
Living in same sex couples	1%	0.17%

Marital Status

	Brighton and Hove	South East
% of single residents	43.4%	28.4%

Source: 2001 Census

Health Characteristics

As a member of the World Health Organisation Healthy City; Healthy Urban Planning Sub Network the city of Brighton and Hove is aiming to take forward Healthy Urban Planning Objectives. Healthy city principles are being built into the Local Development Framework to ensure health is a key consideration in planning.

Planning permission for the Falmer Community stadium for the City's league football team; Brighton and Hove Albion was granted by the Secretary of State in July 2007. Primarily built for football matches, the stadium is also designed for other sports such as rugby and hockey. The stadium includes an area for educational use. The area is expected to be used by City College for further and higher education courses which will include courses on sport and health. The Yellowave Beach Sports centre has become increasingly popular, offering a number of sand based sporting activities and will be used as an official beach volleyball pre-training camp for the 2012 Olympic games. TAKE PART 2008, an International Festival of Sport, took place throughout Brighton and Hove in June and July 2008. 45,617 people attended Festival events with over 70 clubs and associations from across Brighton and Hove involved. The festival included a Schools Festival element. There is still a significant need for new sports facilities within the city; befitting the size and regional importance of Brighton and Hove.

Health services have been centralised to the Sussex County Hospital as part of its expansion in recent years. As a consequence smaller hospital sites elsewhere in the city have closed.

Waiting lists with Brighton and Hove PCT have halved over the last five years and by the second quarter of 2007/08 were at their lowest point in those five years with 3107 waiting patients.

Brighton and Sussex Medical School (BSMS) produced its first graduates in 2008 after opening in 2003. BSMS is one of four new medical schools created as part of the government's strategy to increase the number of qualified doctors from the UK in the NHS and is a partnership between the Universities of Brighton and Sussex with strong ties with Brighton and Sussex University Hospitals NHS Trust.

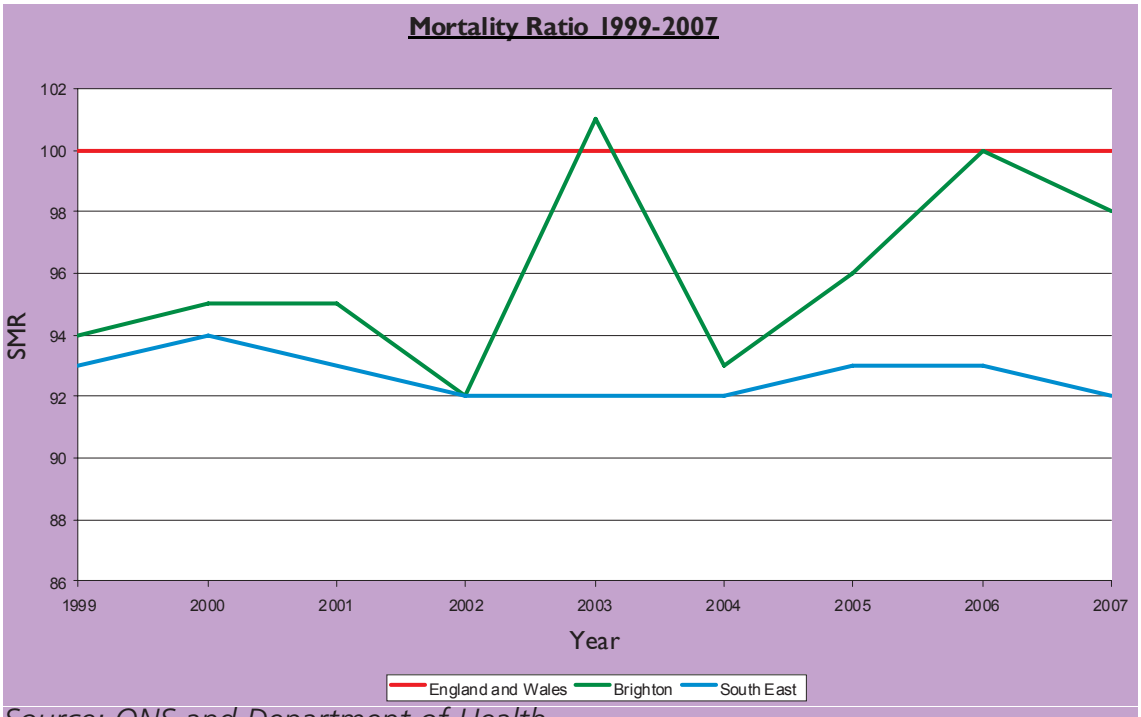
General Health 2001

	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	10.0
% 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: Table KS08 Health and Provision of Social Care.

Mortality Ratio 1999-2007

Standardised Mortality Ratios (SMR) allow 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

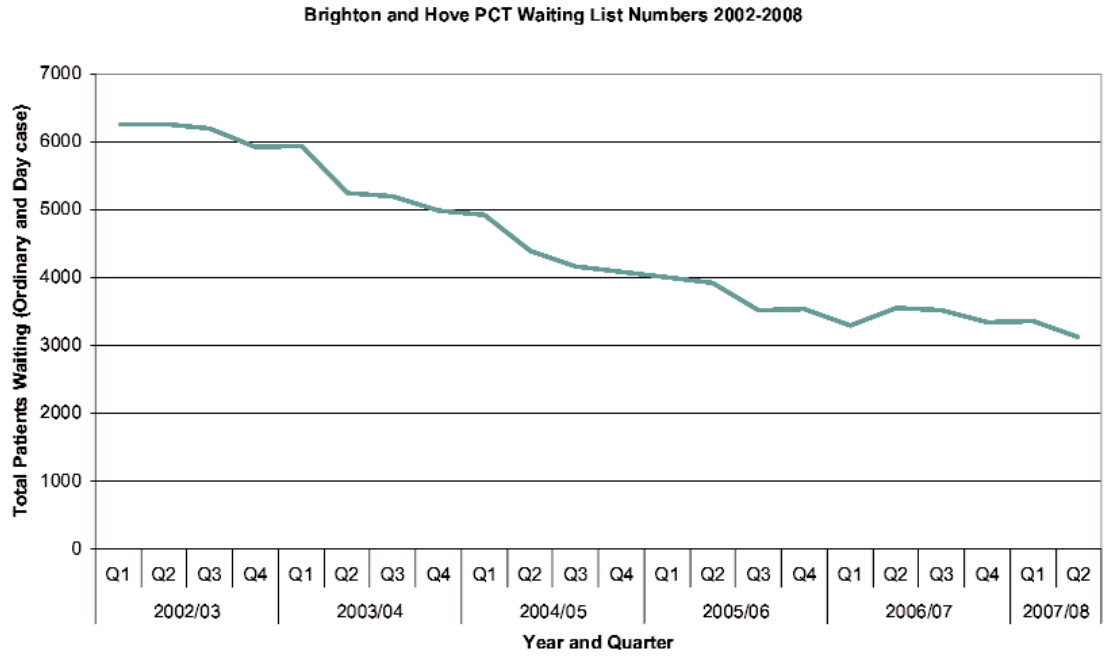
	Brighton and Hove	South East
Male (Years)	76.3	78.5
Female (Years)	81.8	82.4

Birth Rate

Live births in 2006

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

Source: ONS Birth Statistics



Surgeries

Number of surgeries in Brighton and Hove

GP Surgeries	47
Dentists Surgeries	56

Source: Brighton & Hove PCT 2008 and www.nhs.co.uk

Social Characteristics

Within the South East there are 95 SOA's falling within the 10% most deprived Lower Super Output Areas (LSOA) in England. The majority of these LSOAs are concentrated in coastal resorts such as Hastings, Thanet and Brighton & Hove. Brighton & Hove is the third most deprived local authority in the South East and the most deprived Unitary Authority. Deprivation and poverty continues to be a significant issue within the city and deprivation is generally distributed in pockets throughout the city. 15 LSOA's that fall within the 10% most deprived LSOAs in England are located in Brighton & Hove, 9.1% of all of the LSOAs in the City. The majority of these LSOAs are located in the east of the city within the Queens Park, East Brighton, Moulsecoomb & Bevendean and Hollingbury & Stanmer wards, although St Peters and North Laine, in the centre, and Hangleton and Knoll, to the west, are also represented. The 5 most deprived LSOAs in Brighton & Hove, all within the Queens Park and East Brighton wards, are within the 20 most deprived LSOAs in the South East. An LSOA in the Queens Park ward, the most deprived in the city, is the 6th most deprived of the 5,319 LSOAs in the South East and the 499th most deprived of the 32,482 LSOAs in the country. Averages of LSOA ranks within each ward also describe deprivation within the Central Hove and Regency wards, towards the centre of the city. The wards which describe the least deprivation are Withdean, Stanford and Rottingdean Coastal.

Efforts are being made to address the deprivation in East Brighton via the East Brighton New Deal for Communities (ebndc) Partnership to manage and deliver the New Deal for Communities (NDC) regeneration programme. It covers the communities of Bates Estate, Higher Bevendean, Manor Farm, Moulsecoomb, Saunders Park and Whitehawk. In addition, Hollingdean and Tarner areas have been receiving help under the Neighbourhood Renewal Fund (NRF) up until March 2008. From April 2008 funding has been provided from the governemnt to the city via the Working Neighbourhoods Fund to tackle worklessness and low levels of skills and enterprise in the most deprived areas.

Deprivation

The recently published Indices of Deprivation 2007 aims to capture the way in which a local authority may experience multiple deprivation. The 354 Local Authorities are ranked in level of deprivation experienced; where 1 describes the most deprived, calculated from the average rank of Super Output Area (SOA) scores. Figures for the rank of Brighton & Hove in the key areas of deprivation are described below. Brighton & Hove ranks as the most deprived Unitary Authority in the South East.

Distribution of ebndc and NRF areas throughout Brighton & Hove

Economy

In recent years the economy of Brighton and Hove has performed strongly; between 1996 and 2004 the economy grew by £600 million. The period also saw significant falls in unemployment and a rise in average earnings and Brighton was twice identified as the most profitable place for business in England between 1999 and 2003. At the end of 2006 there were 9,070 VAT registered businesses in Brighton and Hove, an increase in 240 from the previous year. A strong service sector economy dominates the city and public services, education and health, financial and business services provide widespread employment throughout the city. Media and creative industries is also a growing sector within the City. The current economic slowdown is likely to have an impact on the City's economy although the full implications are yet to be seen.

There are a higher proportion of self-employed people in Brighton and Hove than in the South East and Great Britain as a whole, which reflects the strong entrepreneurial culture in the city. The population is also better educated than at a regional and national level and a higher proportion of residents work in the higher grade professional occupations. Over 7,000 students graduate from the universities each year, many of these remain in the area after graduation. The City is a net exporter of workforce with 33,000 of the city's residents working outside the City, while 28,000 of the City's workers live outside Brighton & Hove. This has implications on transport and sustainable travel and can also affect the ability of disadvantaged members of the population in finding local employment. Average weekly pay at workplaces in Brighton and Hove is lower than the average weekly pay earned by residents in the City. The difference between the two figures suggests that more is earnt by those that work outside the City than those working in Brighton and Hove.

Despite the successes enjoyed by the City's economy; the City's un-employment rate continues to be above both regional and national averages. There is evidence that the city is developing a dual economy with, on one hand; a large number of highly skilled jobs in knowledge based occupations, and on the other; a growing number of lower paid and lower skilled frontline support services workers in areas such as care work, hospitality and retail. The average household income in Brighton and Hove, in 2006, was £33,000, which was just above the national average of £30,233 nationally. This has masked significant inequalities, however, as 19% of households had incomes below £15,000.

Brighton and Hove is a regional centre, for the South East, for shopping and employment. Recent trends have seen the retail focus of this centre shift eastwards within the City. Two town centres; Hove and London Road, and four district centres also serve the City. The City has a significantly greater number of

shops than other cities of similar size and has a reputation for specialist and independent traders, many of whom are located in the North Laine area of the City.

Earning: Average full time earnings in 2007 for employees who both live and work In Brighton and Hove, compared to the South East average

Brighton and Hove		South East	
Average Earnings per Residence		Average Earnings per Residence	
Weekly Pay	£486.40	Weekly Pay	£499.60
Hourly Pay	£12.96	Hourly Pay	£12.65
Average Earnings per Workplace		Average Earnings per Workplace	
Weekly Pay	£431.10	Weekly Pay	£480.70
Hourly Pay	£11.17	Hourly Pay	12.11

Source: ONS annual survey of hours and earnings

Number of VAT Based Enterprises:
Number of VAT Based Enterprises by local unit per industry in Brighton and Hove and the South East in 2003

	Brighton & Hove		South East		
Total	10,060		323,750		
Industry	**B&H**	**SE**	**Industry**	**B&H**	**SE**
Agriculture	50	10,880	Transport	205	10,415
Production	545	21,370	Post and Telecomm	105	3,490
Construction	815	35,525	Finance	220	4,665
Motor Trades	240	11,950	Property and Business	3,335	107,640
Wholesale	430	17,870	Education	225	6,430
Retail	1,475	37,265	Health	240	5,600
Hotels and Catering	895	21,195	Public Admin and other	1,280	1,280

Source ONS UK Business; Activity Size and Location 2007

Economic Activity

Number and percentage of economic activity in Brighton & Hove in 2007
Percentages are based on working age population except the unemployed which is based on the economically active.

	Brighton & Hove (numbers)	Brighton and Hove %	South East %	Great Britain %
All people				
Economically Active	137,300	78.6	82	78.6
In employment	128,900	73.7	78.4	74.4
Employees	106,400	61	67.1	64.6
Self Employed	22,400	12.6	10.9	9.3
Unemployed	8,700	6.4	4.2	5.2
Males				
Economically Active:	74,700	84.4	86.7	83.2
In employment	69,200	78.1	82.7	78.6
Employees	53,800	61.2	67.4	65
Self employed	15,200	16.7	15	13.2
Unemployed	5,500	7.4	4.5	5.5
Females				
Economically Active	62,600	72.4	76.9	73.5
In employment	59,800	68.9	73.8	69.8
Employees	52,600	60.7	66.8	64.2
Self employed	7,200	8.2	6.5	5.1
Unemployed	2,800	4.4	3.8	4.9

Source: ONS Annual Population Survey 2007

Education

The City accommodates two growing universities within its boundary, hosting roughly 32,000 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

	Sussex University	Brighton University
Undergraduate	7,690	17,086
Postgraduate	3,085	4,049
Total	**10,775**	**21,135**

Number of Schools

Number of Schools, by type of school.

	Brighton and Hove
Nursery Schools	2
Infant Schools	11
Junior Schools	11
Primary Schools	33
Secondary Schools	9
Independent Schools	21
Special Schools	6
Total	

Source: Brighton & Hove City Council 2008

Distribution of Schools and Doctors surgeries in Brighton & Hove

Housing

Higher proportions of residents in Brighton and Hove live in purpose built flats or in converted or shared houses than in the South East or nationally and a lower proportion live in detached or semi-detached houses. Brighton has the highest level of overcrowding outside London as nearly 12% of the city's households live in overcrowded conditions. There is also significant homelessness in the city; there are proportionally twice as many homeless households in priority need within Brighton & Hove in comparison to the average regional and national figures.

There is distinctly less owner occupation of households in Brighton and Hove than throughout the South East or nationally and a fifth of households rent from a private landlord, which more than double the proportion represented by regional and national averages and the highest outside London. The city has a smaller social housing sector in comparison with other cities. Home ownership has been become unviable for many households due to continuously rising house prices over the last few years, particularly on smaller properties. This period has also seen rising rents. The income levels in the city, however, have not kept up to pace with these rises in house prices and the house price to income ratio has steadily increased. The unaffordability of the housing stock has had knock on effects throughout the city, such as 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 in which people live within another household because they cannot afford to be in the housing market.

In 2007/08 house prices in Brighton and Hove surpassed that of the South East region as a whole. Household prices were buoyant at the beginning of the year and continued to rise until April 2008. The number of sales had been falling since August 2007 however, which led, eventually, to a fall in house prices from April 2008. By October 2008 the house price gains seen between April 2007 and April 2009 had been negated.

House Prices

Average house price in Brighton and Hove by type of property; April 2007- March 2008

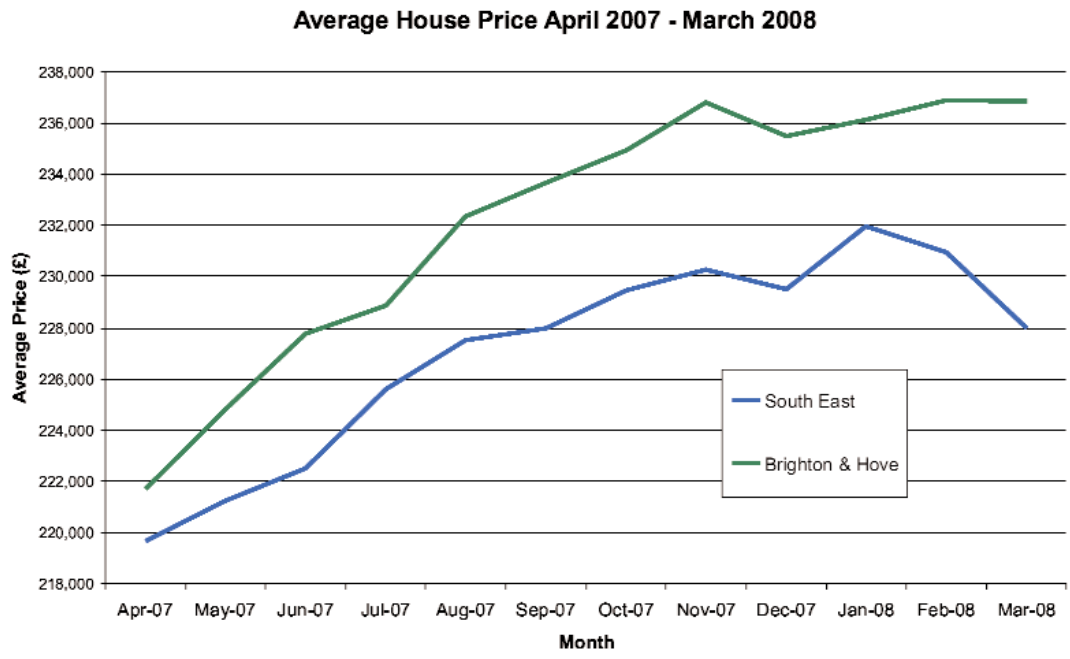
Brighton and Hove

Date	Detached	Semi-Detached	Terraced	Flat/Maisonette
	Av Price £	Av Price £	Av Price £	Av Price £
Apr 07	417,088	282,878	274,885	168,281
May 07	422,897	286,818	278,713	170,625
Jun 07	428,442	290,578	282,367	172,862
Jul 07	430,545	292,005	283,753	173,710
Aug 07	437,066	296,428	288,051	176,342
Sep 07	439,562	298,120	289,696	177,348
Oct 07	441,962	299,748	291,278	178,317
Nov 07	445,426	302,098	293,561	179,715
Dec 07	442,962	300,426	291,937	178,720
Jan 08	444,216	301,277	292,763	179,226
Feb 08	445,650	302,250	293,709	179,805
Mar 08	445,555	302,185	293,646	179,766

Source: Land Registry 2008

The house prices described above, reflect those for the monitoring year. Next years' AMR is likely to reflect both a decline in house price and sales.

Average house prices between April 2007 and March 2008, comparing Brighton and Hove with the overall trend in the South East



Source: Land Registry 2008

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	3,571
2nd residence /holiday accommodation	903

Source: Census 2001

Crime

The national trend of overall crime has shown a decrease of all crime measured by the British Crime Survey (BCS) by 10% and recorded crime by 9% compared with 2006/07; with most types of crime showing a decrease. Most of surveyed crime has decreased since 2006/07 in Brighton and Hove although there has been a rise in domestic burglary. 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.

Comparison of crime rate per 1000 population 2006/07

	Brighton & Hove	South East	England
Domestic Burglaries	4.03	3.97	5.55
Non Domestic Burglaries	4.75	5.34	6.16
Thefts from the person	5.12	1.38	2
Thefts from vehicles	7.07	7.97	9.32
Theft of vehicles	3.21	2.71	3.58
Robberies	1.61	0.78	1.93
Criminal damage	24.48	20.64	21.8
Common Assault	7.51	4.71	3.82
Violence Against the Person	30.34	18.41	19.22
Wounding or Other Act Endangering Life	0.14	0.18	0.31
Other Wounding	11.05	7.24	9.06
Harassment Including Penalty Notices for Disorder	9.58	4.95	4.63

Source: Home Office research development statistics

British Crime Survey Results (BCS) of recorded crime for seven key offences and BCS comparator 2006/07 to 2007/08

	Number of Offences		Change	Per 1000 population
	2006/07	2007/08	2006/07-2007/08	2007/08
Domestic Burglaries	1,012	1,180	17	5
Thefts from vehicles	1,778	1,335	-25	5
Theft of vehicles	806	680	-16	3
Robberies	404	356	-12	1
Violence Against the Person	7628	6549	-14	26
Sexual Offences	330	282	-15	1
Interfering with a motor vehicle	276	246	-11	1
Recorded crime BCS comparator	17,509	14,976	-14	60

Source: Home Office research development statistics

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 majority of visitors to the city arrive on day trips. Day visitors accounted for 67.5% of tourist days and 82.2 % of tourists in 2006. The majority of the day visitors in 2007 came from the South East (46%) and London (35%). Of those that had at least an overnight stay in the city; 65% were from the UK and 35% were from overseas.

Analysis by Sector of Expenditure Generated by Sector

(£'s millions)	**2005**	**2006**	**% change**
Accommodation	83.5	87.99	5
Food & Drink	55.35	56.44	2
Recreation	20.61	20.97	2
Shopping	69.87	70.71	1
Transport	28.76	29.28	2
Indirect Expenditure	94.01	96.30	2
VAT	45.22	46.48	3
Total	**397.63**	**408.36**	**3**

Source: STEAM Report 2006 by Global Tourism Studies

Revenue by Category of Visitor (£'s millions)	2005	2006	% change
Serviced Accommodation	176.17	185.32	5
Non-Serviced Accommodation	14.44	14.36	-1
Stay with friends/relatives	35.64	36.79	3
Day Visitors	171.31	171.89	0
Total	**397.63**	**408.36**	**3**

Source: STEAM Report 2006 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 and two of the cities beaches have been awarded blue flags for the second year in succession. 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. A much higher proportion of household waste was used to recover heat, power and other energies in 2007/08 than in previous years.

Bathing Water Quality	
Brighton Central	Excellent
Brighton Kemp Town	Good
Saltdean	Excellent
Hove	Excellent
Blue Flag Beaches	West Street Hove Lawns

Source: Environment Agency 2007 and ENCAMS 2008

Waste Disposal 2007/08				
Performance against target set and levels in previous years				
% of total tonnage of	**2005/06**	**2006/07**	**2007/08**	**Target**
household waste recycled	20.99	23.32	24.91	26.5
household waste composted	3.56	3.39	3.52	3.5
household waste used to recover heat,power and other energy sources	0.49	2.36	10.97	10
household waste landfilled	74.97	70.93	60.6	60
KG of household waste collected per head	437.20	433.81	437	434
Cost of waste collection per household (£s)	74.00	62.88	57.56	n/a
Cost of waste disposal per tonnes of municipal waste (£s)	56.16	69.80	74.84	n/a
% of households served by a kerbside collection of recyclables	86.95	92.57	96.12	95
Source: Brighton & Hove City Council Performance Plan 2008/09				

Biodiversity and Nature Conservation

The City Council owns approximately 14,000 acres (6,000 hectares) of countryside around the city. This includes most of the land from Saltdean to Ditchling Beacon and stretches to Mill Hill in Shoreham. Mill Hill and Ditchling Beacon are outside the administrative boundary. The City Council currently manages around 1,100 hectares of parks and gardens through local recreation grounds down to small open spaces and woodland. Six Green Flags were awarded to individual parks in 2008; these were Easthill Park, St Ann's Well Gardens, Preston Park, Hove Park, Kipling Gardens and Stoneham Recreation Ground. Two SSSIs fall within the City boundary, covering 188.37ha; Brighton-Newhaven Cliffs SSSI and Castle Hill SSSI.

Local Nature Reserves and SSSI Condition

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

Condition	Brighton & Hove % of Units	Sussex % of Units	South East % of Units
Favourable	40	44.47	45.97
Unfavourable recovering	60	42.19	35.05
Unfavourable No Change	0	8.38	8.43
Unfavourable Declining	0	4.45	9.79
Destroyed/Part Destroyed	0	0.41	0.49
Not Assessed	0	0.1	0.27

Source: City Wildlife 2007

Local Nature Reserves and SSSI Condition

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

	Area (Ha)	Compartment	Condition
Beacon Hill LNR	18.5	All	Unfavourable Recovering 2005
Benfield Hill LNR	11.9	All	Unfavourable No Change 2005
Bevendean Down	64.6	1	Unfavourable 2005
		2	Favourable Recovered 2006
		3	Unfavourable Recovering 2006
Ladies Mile	13.6	All	No Assessment
Stanmer Park	212	1	Unfavourable Declining 2005
		2	Unfavourable No Change 2005
		3	Favourable Maintained 2005
		4	Partially Destroyed 2006
		5	Unfavourable Declining 2006
Whitehawk Hill	59.1	All	No Assessment
Wild Park	238	All	No Assessment
Withdean Woods	10.3	All	No Assessment

Source: City Wildlife 2008

Environment

Brighton & Hove is a Home Energy Conservation Authority (HECA) and reports yearly progress to the government on issues relating to energy efficiency and conservation. In response to this the Council has developed the Home Energy Efficiency Strategy with an aim to reduce fuel poverty and improve the energy efficiency of homes in the city. In addition; Audit Commission Quality of Life Indicators describe CO2 emissions and domestic energy consumption recorded in Brighton & Hove. Brighton & Hove relies on groundwater from the local chalk aquifer for its water supply. There have been no hosepipe bans in the City since December 2006.

Environment Data Profile

Indicator	Data (Year)	Amount
Local Estimates of CO2 emissions (kt CO2)…		
- total domestic	2003	661
- domestic emissions per capita	2004	2.5
- total emissions per capita	2004	5.4
Average annual domestic consumption of…		
- electricity (kWh)	2004	18,178
- gas (kWh)	2005	4,168

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

Energy Efficiency

Improvements in energy efficiency between 1996 and 2007

	Brighton	South East Mean
1996-2007	19.42%	20.52%

Improvements in energy efficiency between 1 April 2006 and 31 March 2007

	Improvement in energy efficiency	Reduction in CO2 emissions
April 2006- March 2007	2.21%	256,184 tonnes

Source 11th HECA Progress Report

Water Resources
Water use and leakage in Brighton & Hove

	Brighton & Hove	Southern Water Area
Average water use per capita (litres)	169	145
Average water supply leakage within resource zone (mega litres per day)	17.7	82

Source: Audit Commission Quality of Life Indicators and Southern Water 2007

Transport

Brighton and Hove is a regional transport hub. The A23, via the M23, links the city to London and the M25 and the A27 provides transport links to the east and west. Eight stations serve the rail network within the City boundaries. Over 13,000 daily passengers board trains 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 and important lines run east to Kent and west to Hampshire and beyond. The City is served well by air links with two airports; Shoreham and Gatwick, within easy reach.

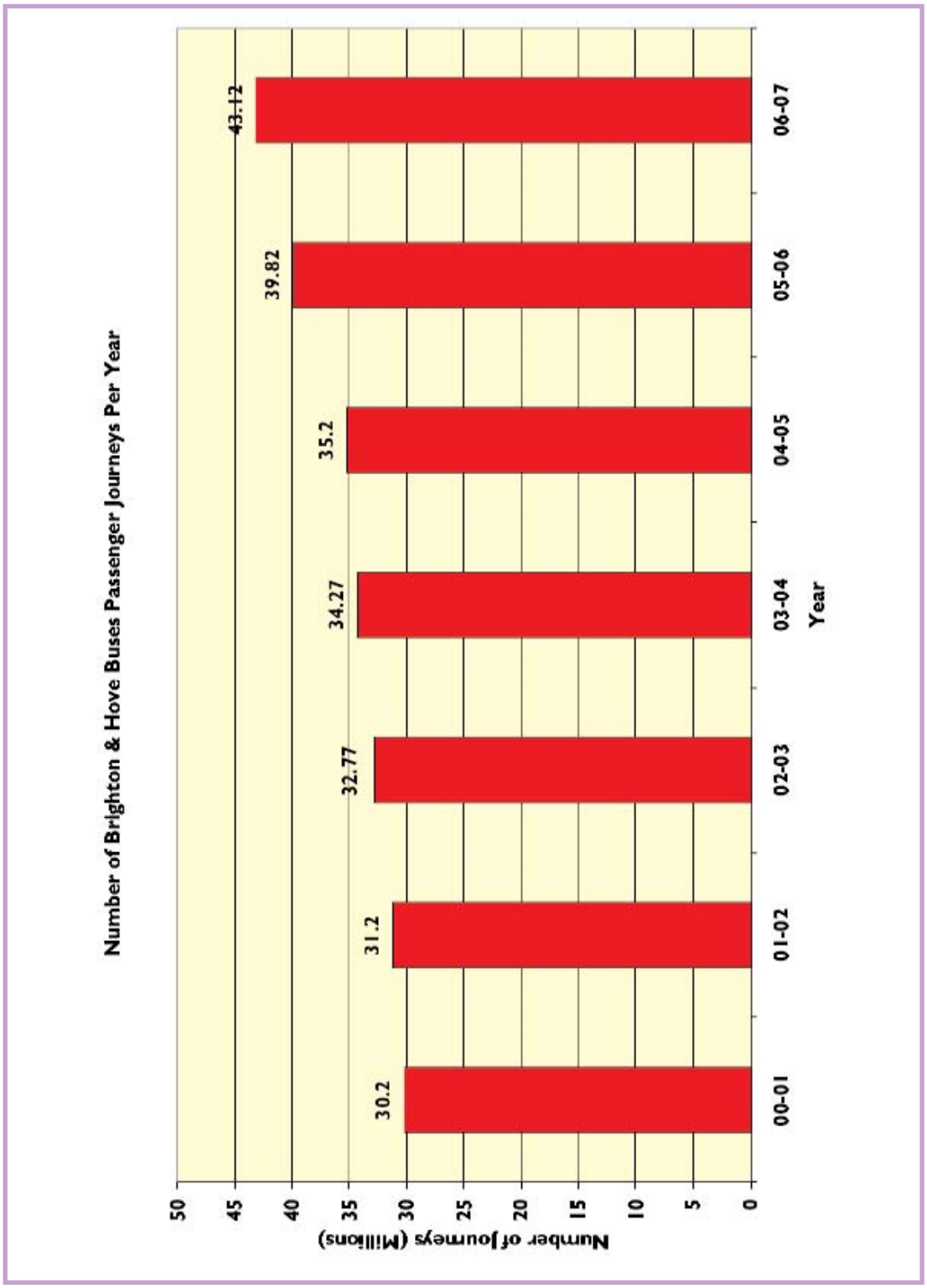
Car ownership in the City is the lowest in the South East region and one of the lowest nationally. Over a third of households in the City do not own a car. Despite this, car ownership has risen steadily and this, combined with two thirds of all car trips in Brighton and Hove being contained within the City, has resulted in an increased volume of traffic which has reduced air quality in various areas in the city. This has led to the designation of Lewes Road/London Road as an Air Quality Management Area in 2004. Bus use has been increasing for the last 10 years and Brighton and Hove is one of the few areas outside London where this has happened. Bus journeys on the City's award winning Brighton and Hove bus service have increased by almost 13 million since 2000. A new bus service called the 'Big Lemon' was launched in 2007, in addition to the services run by Brighton and Hove buses, demonstrating the demand for bus travel in the city. There has been a large rise in cycling trips in the city in recent years and Brighton & Hove has been a cycling demonstration town since 2005. Cycle lanes are provided throughout the city, including; along Grand Avenue and The Drive, the seafront and Lewes Road. Pedestrian movements in and out of the city centre have also increased in recent years.

Method of travel to work

Method of travel used by number and percentage of resident population aged 16-74 to travel the majority of the distance to work

	Brighton and Hove		South East	
	Number	%	Number	%
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	218,882	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



Source: Brighton & Hove Bus and Coach Company

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

	Brighton & Hove	%	South East	%
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

Cycling Provision and Air Quality Management Areas in Brighton & Hove

5.2 Core Output Indicators

Introduction

Core Output Indicators are an integral part of the monitoring framework and are used to achieve consistent data collection and presentation across different local authorities and at a local and regional level. The indicators cover a number of national planning policy and sustainable development objectives appropriate to local and regional policy. The Core Output Indicators within the AMR allow planning bodies to monitor their own progress and review their own spatial strategies using consistent and comparable definitions.

This year the Core Output Indicators were revised to reflect current government guidance.

The following indicators have been removed:

1e Losses of employment land in employment/regeneration areas and local authority area

1f Amount of employment land lost to residential development

2c Percentage of new housing densities

3a Amount of completed non residential development complying with car parking standards

3b Amount of new residential development within 30 minutes of key services

4c Amount of eligible open spaces managed to green flag awards standard

8 (i) Change in priority habitats and species by type

The following indicators have been added:

H5 Net additional pitches (Gypsy and Traveller)

H7 Housing Quality- Building for Life Assessments Design

The following changes to key indicators have taken place:

Business Development and Town Centres (BD): Employment and regeneration areas in employment indicators have been removed and the previously developed land definition has been updated to be consistent with the definition in PPS3

Housing (H): Dwelling and Net addition definitions have been aligned with those used across PPS3, Housing Flows Reconciliation Return and the National Indicator Set. Information for five year housing supply trajectory has been added to be consistant with guidance in the National Indicator set and PPS3.

Environmental Quality (E): The capture of renewable energy generation has been clarified and aligned with BERR data collection and reporting categories.

Waste (W): The management types have been linked with those in planning policy supporting guidance, planning application forms and DEFRA data collections.

The presentation of the data is also different from in previous AMRs and the tables of data can be seen in the Appendices. Some of these revisions are not reflected in the current AMR due to the timing of the revisions and will be reflected in next years AMR.

Business Development and Town Centres

Indicators

The full results for these indicators are set out in the Appendix 1A

BD1: Total amount of additional floorspace- by type

The purpose of the indicator is to demonstrate the amount, and type of completed employment floorspace between April 2007 and March 2008. Employment floorspace includes the use class orders B1a, B1b, B1c, B2 and B8. The gross figure describes all new floorspace gains and the net figure removes the losses.

Summary of Findings

There has been a net loss of employment floorspace, the majority of which were within the B1a and B2 use classes. This was offset, in the main, by a rise in B8 floorspace, which is a much higher figure than described in previous years; the majority of which can be accounted for by the completion of two large 'change of use' applications. The majority of the overall loss can be attributed to changes from B use classes to D1 and D2 use classes.

BD2 : Total amount of employment floorspace on previously developed land

The purpose of the indicator is to demonstrate the amount and type of completed employment floorspace between April 2007 and March 2008 coming forward on previously developed land (PDL). Previously developed land is defined in Annex B of PPS3 (November 2006) as 'that which is or was occupied by a permanent structure, including the curtilage of the developed land and associated fixed service infrastructure'.

Summary of Findings

All new employment floorspace was developed on PDL.

BD3 : Employment land available-by type

The purpose of the indicator is to demonstrate the amount of employment land available, which includes; sites allocated for employment uses in Development Plan Documents (DPDs) and sites which are not included in DPDs but have planning permission for employment uses. The figure includes both completed and commenced developments.

Summary of Findings

There has been no change in the quantity of employment floorspace available from the previous year.

BD4 : Total amount of floorspace for 'town centres'

i) Town Centre Areas

ii) Local Authority Areas

The purpose of the indicator is to demonstrate the amount of completed floor-space for town centre uses within both town centre areas and the local authority area. Town centre uses are defined as A1, A2, B1a and D2. Town Centre areas are considered to include the Regional, Town and District Centres within the City.

Summary of Findings

The amount of floorspace of town centre uses in town centre areas rose in 2007/08, although there was an overall loss of town centre uses within the Local Authority area.

Action(s)

Continue to safeguard employment floorspace that is not genuinely redundant through the application of planning policies in Chapter 5 (employment) of the Adopted Local Plan and through the emerging Core Strategy DPD.

Housing

Indicators

The full results for these indicators are set out in the Appendix 1B.

H1: Plan period and housing targets

The purpose of the indicator is to identify the total amount of housing planned to be delivered over the housing target period, from each housing target source.

Summary of Findings

The Panel's Report on the Draft South East Plan identifies a housing target of 11,400 for Brighton and Hove in the period between 2006 and 2026. The Secretary of State's proposed changes to the Draft South East plan were published on 17th July 2008 and proposes a target of 12,400. Consultation on the changes ended on 24th October 2008 and it is hoped that the final version of the South East Plan will be published July 2009.

H2: Net additional dwellings

a) In previous years

b) For the reporting year

c) In future years

d) Managed delivery target

The purpose of the indicator is a) to describe recent levels of housing delivery from the previous five year period, b) to describe housing delivery for the reporting year, c) to describe the likely future levels of housing delivery to the end of the plan period, and d) to describe how the likely levels of future housing are expected to come forward taking into account the previous years performance

Summary of Findings

This year's AMR Housing Trajectory reflects the housing land supply as at 1st April 2008 against the draft South East Plan target of 570 dwellings per annum. The Trajectory and table show that since the start of the Plan period, the City Council has only met its housing target of 570 dwellings per annum in 2006/2007. In this reporting year, Brighton & Hove were just short of meeting the target with 567 dwellings completed. The Trajectory shows the projected completions from 2008 to 2024 of identified 6+ dwellings, which amount to 5,638 dwellings. With an addition of small windfall sites across the plan period the council would be able to demonstrate both a 5 and 10 year supply of sites.

The 5 and 10 year requirement (2010-2020) is met by the identified supply of 4441 units with the addition of a small windfall allowance of 1355 units.

H3: New and converted dwellings- on previously developed land

The purpose of the indicator is to describe the gross number and percentage of new dwellings built in previously developed land (PDL)

Summary of Findings

100% of all dwellings built in Brighton and Hove in the 2007/08 monitoring year were built on previously developed land. 628 gross dwellings were built.

H4: Net Additional pitches (Gypsy and Travellers)

The purpose of this new indicator is to describe the number of Gypsy and Traveller pitches delivered; where a pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household.

Summary of Findings

In 2007/08 there were no net additional Gypsy and Traveller pitches provided in Brighton & Hove.

H5: Gross affordable housing completions

The purpose of the indicator is to describe the affordable housing delivery. The final number is composed of social rent and intermediate housing and is displayed as a gross figure which does not take into account any losses

Summary of Findings

177 new affordable homes were provided in Brighton and Hove in 2007/08. 98 of these were social rent homes which offer housing at prices substantially lower than the prevailing market prices or rents through a registered social landlord. 79 were intermediate homes which include housing at prices and rents above those of social rent, but below market price or rents. They include new build Homebuy and shared ownership, First Time Buyers Initiative, intermediate market rent, equity share and key worker provision dwellings.

H6: Housing Quality- Building for Life Assessments

The purpose of this new indicator is to describe the level of quality in new housing development on housing sites of at least 10 new dwellings. The data will be presented as the number and proportion of sites reaching very good, good,

average and poor ratings against the Building for Life criteria. Because this indicator is new it will take time to gather the required data, as a consequence only data from CABE can be used in this years AMR.

Summary of Findings

The City Point Development at Brighton Station was one of six developments in the country to win a 2008 Building for Life Award. There have been no other developments submitted to CABE for assessment against the Building for Life Criteria in 2007/08. More data will be available in future years as monitoring is set up to monitor the rating of each new housing development against the Building for Life Criteria. Over the next three years CABE will provide training, accreditation, support and monitoring for at least one accredited assessor in each local authority across England to evaluate the Building for Life Criteria on new housing schemes.

Actions

Continue to implement policies to secure further housing growth on suitable sites and promote densities in line with PPS3 and negotiate 40% affordable housing on sites of 10 or more dwellings in line with Local Plan policy HO2. Continue to assess sites for their suitability for gypsy and traveller sites to meet district-based targets for pitch provision in the South East Plan. Allow CABE to train a Building for Life assessor and monitor new developments against the Building for Life criteria, in the future.

Environmental Quality

Indicators

The full results for these indicators are set out in the appendices.

E1: Number of planning permissions granted contrary to Environment Agency advice

The purpose of the indicator is to show the number of developments which are potentially located where they would be at risk from flooding or increase the risk of flooding elsewhere or adversely affect water quality. The indicator is measured on the number of planning permissions granted contrary to the advice of the Environment Agency on flood risk and water quality grounds.

Summary of Findings

The Environment Agency commented on one planning application in 2007/08 regarding flood risk which highlighted concerns relating to an inadequate demonstration of the sequential test and risk to the development. The application concerned has not yet been determined by the planning authority. No applications were commented on regarding water quality.

E2: Change in areas of biodiversity importance

The purpose of the indicator is to identify losses or additions to biodiversity habitat. Brighton and Hove City Council is currently working with the Sussex Biodiversity Record Centre to develop a methodology for accurately measuring the amount of losses and additions to habitat of biodiversity value across the city. In the mean time, information gathered from the Sussex Biodiversity Record centre gives an indication of the possible infringement of new development on designated sites throughout the city by measuring the amount of designated sites that fall within a 500 metre buffer of each development completed in the monitoring year. However the majority of these developments will have had no effect on designated sites in practice and it is recognised that more focused data is required for future years.

Summary of Findings

Of the nine types of designated site and reserve found within Brighton & Hove; three were infringed by completed planning applications; Area of Outstanding Natural Beauty, Site of Special Scientific Interest and Site of Nature Conservation Performance. The 500 metre buffer around completed developments only covered a very small percentage of each designation, 0.6% and below, and the effect of development on designated sites has been negligible.

E3: Renewable Energy Generation

The purpose of the indicator is to show the amount of renewable energy generation by installed capacity or type. This is a new indicator and the monitoring of this data has not yet been set up for accurate figures to be given. For this year, in its place; the number of applications with a renewable energy component between April 2007 and March 2008, have been described.

Summary of Findings

Between April 2007 and March 2008 there have been seven applications approved for Solar Panels, all of these were part of alterations to single dwellings rather than as part of large applications. One application was approved for the erection of a wind turbine as part of a development of sixteen B1a units.

Actions

The current monitoring will be developed with an aim to accurately meet the data required by the current and new indicators. In terms of Renewable Energy - this will be met by the newly adopted Sustainability Checklist.

From 21 September 2008 a completed Brighton & Hove Sustainability Checklist is required for all residential applications involving new build and conversions. The Checklist (developed with SEEDA) aims to help developers, local authorities and other interested parties to assess how sustainable designs are for new homes and mixed use developments (including conversions) at the design and planning application stages of a development.

It focuses on the sustainability issues pertinent to spatial planning, while addressing construction and "in-use" issues that can be anticipated or influenced at the design phase. The tool allows for in depth monitoring of all technologies to be proposed to be installed.

Minerals and Waste

Brighton and Hove City Council has a saved Waste Local Plan and a saved Minerals Local Plan, both of which were prepared jointly with East Sussex County Council. The Waste Local Plan policies are automatically saved until the end of February 2009; a submission is currently with the government to save the policies beyond this date. The Councils are continuing to work in partnership and are now jointly preparing a Waste and Minerals Development Framework. Therefore, much of the monitoring data in this report is presented for the plan area as a whole rather than splitting it by each waste or minerals planning authority. To avoid repetition the Brighton & Hove AMR summarises the key aspects, and those that are most relevant to the authority. Further detail and commentary can be found in the East Sussex AMR which similarly presents monitoring information for the plan area as a whole.

Minerals

Indicators

The full results of these indicators is set out in the Appendix 1D.

M1: Production of primary land won aggregates by mineral planning authority

The purpose of the indicator is to describe the amount of land won aggregate that is being produced.

Key findings

Brighton & Hove does not have any active mineral sites and the level of production in East Sussex is very low by regional standards. The latest figures are confidential due to commercial interests related to the small number of contractors. East Sussex and Brighton & Hove is required by policy M3 of the Regional Planning guidance for the South East (RPG9) to maintain a landbank of permitted reserves for land won sand and gravel for seven years which is sufficient to deliver 10,000 tonnes per annum. This target can be met from permitted reserves within the plan area.

M2: Production of secondary and recycled aggregates by mineral planning authority

The purpose of the indicator is to describe the amount of secondary and recycled aggregates being produced in addition to the primary won sources.

Key findings

Policy M2 of the draft South East Plan sets sub-regional targets for the production of recycled and secondary aggregates. However there is limited data on the production of secondary and recycled aggregates. Only regional figures are provided from the national survey of arisings and use of construction and demolition and excavation waste as aggregate in England in 2003. The best estimate of the annual production of secondary and recycled aggregates for East Sussex and Brighton & Hove is 370,000 tonnes in 2003. Table 14 in Appendix 1 sets out the current secondary/recycled aggregates facilities in the plan area.

Actions

Further explanation and detailed figures for East Sussex and Brighton & Hove can be found in the East Sussex Annual Monitoring Report 2007/2008; Section 5.2: National Core Output Indicators for Minerals.

Waste

Indicators

The fall results of these indicators is set out in Appendix 1D.

W1: Capacity of new waste management facilities by waste planning authority

The purpose of the indicator is to describe the capacity and operational throughput of new waste management facilities as applicable. The definition for the management types represented can be found on page 31 of Planning for Sustainable Waste Management: Companion guide to PPS 10 and is consistent with the management types defined in the Standard Planning Application form.

Key findings

Within the plan area, although outside Brighton and Hove; two main planning permissions were granted within the monitoring year; an Energy Recovery Facility at North Quay Road, Newhaven and a large composting facility at the Woodland Centre, Whitesmith, Chiddingly. Construction of a Materials Recovery Facility and Waste Transfer Station at Hollingdean has been completed and first started accepting waste in the late summer of 2008 which will provide 160,000 tonnes of waste management capacity per annum. The complete list of Waste Management Facilities granted permission within the monitoring year is outlined in Table 12 of Appendix 1. None of these applications were within the Brighton & Hove administrative boundary, although some waste from Brighton & Hove may be sent to these sites depending on the proximity of the facility to Brighton & Hove and the type of waste.

W2: Amount of municipal waste arising, and managed by management type by waste planning authority

The purpose of the indicator is to describe the amount of municipal waste arising and how that is being managed by type, using categories as used by DEFRA in its collection of waste data.

Key findings

The total municipal waste arising in the plan area for 2007/08 was 381,615 tonnes. Of this 112,310 tonnes was from Brighton and Hove which is a reduction in the amount of waste from the previous year, continuing a trend since 2004/05. 59% of municipal waste arising in Brighton & Hove is still disposed of at landfill, although this is a 10% decrease from the previous year. Recycling has increased in Brighton and Hove and now accounts for 28% of the waste arising. The remaining waste has been used in energy recovery which accounts for 11% of the total; a significant increase from last year, and reuse which covers 2%.

Actions

Continue to minimise waste and improve the methods of waste management using a combination of measures such as waste education, waste minimisation, legislation and the improvement of controls.

5.3 Local Output Indicators

Blue = Target met/improved progress since last year	Lillac = target not met/ no progress made since last year

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% of the 13 applications that required a Transport Assessment from April 2007 to March 2008 carried out a transport assessment
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	All but 2 applications from April 2007 to March 2008 contained a Travel Plan and/or other sustainable modes measures. Of these 2 applications, 1 addressed the transport issues in the Planning Statement.
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 Sustainability Checklist tool is now adopted and is in operation. There will be a years worth of monitoring information to report as from April 09.
	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.

Local Plan Chapter "Energy, water, pollution & waste" cont/d			
Delivery	**Action**	**Targets/Indicators**	**Progress**
	Ensure Supplementary Planning Documents include sustainability reports		In 2007/08 3 SPDs 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	The number of conditions requiring investigation of potentially contaminated land applied to new applications between 1st April 2007 to 31st March 2008 was 63.
	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 Sustainability Checklist tool is now adopted and is in operation. There will be a years worth of monitoring information to report as from April 09.
	Maximise the number of developments incorporating energy efficiency measures	100% of major developments have regard to energy efficiency measures through a sustainability statement	The Sustainability Checklist tool is now adopted and is in operation. There will be a years worth of monitoring information to report as from April 09.
		100% of development briefs must address Policy SU2	It is a requirement that all development briefs provide a sustainability section. This year no briefs have been 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 Sustainability Checklist tool is now adopted and is in operation. There will be a years worth of monitoring information to report as from April 09.
	Promote public art through development activity	100% of major development as identified in Policy QD6 provide public art through planning obligations	Section 106 Monitoring shows that for the last year 10 schemes have secured public art contribution/works on site. Amongst these are Ebenezer Chapel, 52 New Church Road and 92 Queens Road.
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 and Development SPD is due to be adopted early 2009

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 designed to a 'wheelchair accessible' standard'	100% of new commitments for 10 or more dwellings included a proportion of dwellings designed to the 'wheelchair accessible standard'
		100% of all new dwellings designed to lifetime homes standard	The sustainability checklist was put in place in 2008 and will monitor commitments made by developers at the planning stage. One of the questions in the checklist asks whether a development addresses lifetime home standards. There will be a years worth of monitoring information to report as from April 09.
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 2007/08 there was one application permitted on an allocated site. There was one completion on an allocated site which delivered a higher percentage of affordable housing than allocated in the Local Plan.

Local Plan Chapter "Supporting the local economy and getting people into work"			
Delivery	**Action**	**Targets/Indicators**	**Progress**
Via Local Plan policy EM1, EM3	Safeguard land in industrial uses (use classes b1, b2, and b8) on allocated employment sites unless the site has been assessed and found to be unsuitable for modern employment needs	100% of land in industrial use on allocated industrial sites, suitable for modern needs is retained	1442.6 m² of land of industrial use was lost on allocated sites during 2007/08. This was composed of three applications. All of these applications change of use was to D1 or D2 use classes. One application was approved for the loss of 271 m² to D1 use in 2007/08
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 2007/08 no planning applications were submitted for these schemes.
Local Plan Chapter "Shopping, recreation and leisure - maintaining vitality and viability"			
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 2008 update of the retail health checks has been completed. This will continue to inform policy and the determination of planning applications.

Local Plan Chapter: "An integrated approach to nature conservation and the countryside"			
Delivery	**Action**	**Targets/Indicators**	**Progress**
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 and Development SPD is due to be adopted early 2009
Local Plan Chapter "Managing change within an historic 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 of listed Buildings at Risk (BAR) was formally agreed in July 2008, together with a set of priorities for enforcing the repair and restoration of historic buildings and areas. The BAR register updates the one in the Conservation Strategy and contains 22 buildings and structures at risk and a further 5 considered to be vulnerable. It will be monitored and updated annually.

Local Plan Chapter "Managing change within an historic environment" cont/d			
Delivery	**Action**	**Targets/Indicators**	**Progress**
Objective	Maintain, protect and enhance the natural and built environment		
		The Conservation Strategy to be reviewed every three years and two conservation area appraisals or re-appraisals to be produced each year	The Carlton Hill conservation area was designated in July 2008, with a character statement. An extension to the Tongdean conservation area was designated at the same time, as part of a reappraisal of that area. A draft reappraisal of the Old Town conservation area is complete and is due to be formally approved in December 2008 for public consultation.

Overall Progress Made Since 2006/07

Targets met/improved since last year	=	14	(63.3%)
Targets not met/no progress since last year	=	8	(36.4%)
Total Local Output Targets	=	22	(100%)

5.4 Significant Effects Indicators

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 531 traditional shopfronts existing in designated shopping centres in Brighton & Hove; an increase of 8 since the last monitoring year.

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 annually under indicator SPD02a.

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 following table shows the amount of shop front applications submitted in 2007-08 by type and decision.

2007-2008	Approvals	Refused	Total of all applications submitted
Alterations to shop fronts	15	3	18
New shop fronts	19	9	28
Replacement shop fronts	11	4	15
Loss of shop front	1	0	1
Total	**46**	**16**	**62**
% Of total shop front applications	**74%**	**26%**	**100%**

The overall approval rate of all planning applications for Brighton & Hove is 74%.The refusal rate has decreased by 1% in the last year to 26%.

SPD03

Construction & Demolition Waste (Adopted March 2006)
Not currently monitored, indicators subject to review.

SPD04

Edward Street Quarter (Adopted March 2006). No applications for this quarter were submitted up to 31st March 08.

SPD05

Circus Street Municipal Market Site (Adopted March 2006) No applications for this site were submitted up to 31st March 08.

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	
		Total:	**141**	
2006/07	12	Preserved	34	No data
		Conservation Area	106	
		Total:	**140**	
2007/08	8	Preserved	23	No data
		Conservation Area	97	
		Total:	**120**	

SPD07

Advertisements (Adopted June 2007).

Indicator	2006/07	2007/08
SPD07a How many planning applications have been received annually for advertisements?	182	194
SPD07b How many applications are approved annually?	119	104
SPD07c Do advertisement boards/bus shelters/other Illuminated signs use renewable energy?	0	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.	For the period 2007/08 there was approximately 36 enforcement complaints regarding advertisements. This represents an approximate total of 5.2% of all investigations undertaken.

SPD08 Sustainable Building Design (Adopted June 2008)

The Sustainable Building design SPD was adopted in June 08. Next year it is hoped that the effectiveness of the SPD can start to be monitored via an online checklist tool.

Other forthcoming SPD's Brighton & Hove City Council is currently producing the following SPD's for adoption in 2008/09: (See section 3 for the LDS implementation)

- Nature Conservation in Development
- Architectural Features
- Parking Standards and Accessibility
- London Road Central
- Brighton Marina
- Universities

5.5 Development Control Performance

Objective	Delivery	Targets/ Indicators	Progress
Meet the targets prescribed by Best Value Performance Indicators	BV109a	Percentage of Major Applications decided within 13 weeks (Target 60%)	64.1%
	BV109b	Minor planning applications decided within 8 weeks (Target 75%)	66.3%
	BV109c	Other planning applications processed within 8 weeks (Target 82%)	76%
	BV204	Keep percentage of appeals allowed against the Authority's decision to refuse fewer than 35%	21.8%

Progress and Focus for 2007/08

BV109b The national target for this indicator is 65%. At the start of the year we set ourselves an ambitious target of 75%. We were unable to maintain the previous high levels of performance following a restructure and staffing issues. The authority will be judged against the national target, which we did achieve.

BV109c Staff restructuring and other issues throughout the year led to delays in processing some applications, meaning the 8 week target for processing other planning applications was not achieved.

6. Summary of Policy Performance

Business Development - Completions

There were a number of large applications for office floorspace (over 1000 m²) completed in 2007/08. The most significant include; the site of the former Howden Wade Premises, Crowhurst Road, Brighton for 3,055 m² of B1 office floorspace and 3,296 m² of B8 storage and distribution, the site had previously been used for B2 general industrial use. Block K of the Brighton Station site was also completed which comprises a four storey office development, creating 2,793 m² of floorspace in addition to a hotel on the site. A mixed use site to the west of Goldstone Retail Park, Newtown Road, Hove, provided 1,076 m² of B1 floorspace split between office and light industrial uses. 7,876m² of B1office floorspace was converted to B8 storage and distribution at Unit C, Peacock Industrial Estate, Hove.

The remaining completed floorspace has been made up by smaller schemes, predominantly for change of use. These smaller sites make up almost half of the completed business floorspace. There were net losses in both B1 and B2 floorspace in 2007/08, although B8 floorspace showed a significant increase. This is in contrast to 2006/07 when there were substantial gains in B1 and losses in B8 floorspace. Change of use from the B1 use class to the D1, non-residential institution, use class accounts for the majority of the loss of B1 floorspace in 2007/08. 87% of the 7,470 B1 m² floorspace lost was due to a change of use to D1.

Business Development - Commencements

A number of large schemes commenced during the monitoring year including the construction of eight two storey buildings to contain B1 office use at Woodingdean Business Park, Sea View Way, Brighton; the application also includes the erection of a wind turbine. Further office space was commenced on the Brighton Station site in which the development of Block G will consist of 1,138 m² of office floorspace in addition to 21 town houses and 14 apartments.

Business Development - Decisions

New business commitments, given permission in the monitoring year, are encouraging in terms of the increase of B1 office space. If all of the permitted applications were completed it would have created an increase in floorspace of 15,029 m². However, losses outweigh the gains for B2 and B8 uses. For all business use classes; the figures suggest an estimated increase of business floorspace of 9,699 m² which is primarily due to the increase in B1 office floorspace. These figures need to continually be monitored against the relevant Local Plan policies. The high figure for B1 floorspace is due to a number of large developments gaining permission in 2007/08, these applications include;

- Woodingdean Business Park, Brighton (4,134 m²)
- 139-142 North Street, Brighton (1,873 m²)
- Sussex County Cricket Ground, Hove; mixed use development (1,595m²)
- Land North of Village Way, Brighton; Community Stadium (1,537m²)
- Blocks E and F, Brighton Station Site; mixed-use development (1,206 m²)

Housing Development - Completions

There were 567 net housing completions in the monitoring year, a fall from the high number of 797 dwellings recorded the previous year, although the figure is comparable to previous years. 100% of these completions were developed on previously developed land. The Draft South East Plan Panel Report requires the authority to produce 570 dwellings a year which was almost met by Brighton and Hove City Council in this monitoring period. The table below describes the type of developments which comprise the overall number of completed dwellings in 2007/08.

Type of Development	Net Units Completed	% of total Completions
New Build / Redevelopment	413	73%
Conversion	97	17%
Changes of Use	57	10%
Total	**567**	**100%**

In this monitoring year 32% of the completions were built on a site allocated in the Local Plan; all of these units were from the development on Blocks C and D of the New England Quarter on the Brighton Station site. The remaining completions were on unallocated sites as windfall. 28% were from small windfall sites of less than 6 dwellings and 41% on large windfall sites of 6 or more units. 69% of the completions in 2007/08 were derived from windfall sites. This is the same percentage as in 2006/07 although the proportion of units from small windfall sites has reduced over the last three years. The table below summarises the provenance of the residential completions since the adoption of the Local Plan in 2005.

Windfall Analysis 2006-2007	Post Local Plan Adoption		
	05/06	06/07	07/08
Windfall Small Sites <6 units	313	282	157
Windfall Large Sites >6 units	144	269	230
Allocated units	82	246	180
Total Completions units	**539**	**797**	**567**

Six developments of ten units or more were completed in the monitoring year; these are outlined in the table below. Policy HO2 of the Local Plan requires a 40% element of affordable housing to be secured from residential developments of ten or more dwellings.

Address	Net Dwellings
Martlet House, 33 - 35 Springfield Road, Brighton	12
Toomeys Building, 5 Roedale Road, Brighton	21
Reservoir Site, Pankhurst Avenue, Freshfield Road, Brighton	22
Block G, Brighton Station Site, Brighton	35
Former Sussex Nuffield Hospital, 55 New Church Road, Hove	68
'New England Quarter' C+D, New England Road, Brighton Station, Brighton	180

Of the 567 completed units in 2007/08; 177 were affordable which represents a percentage of 31%. The schemes which contained an element of affordable housing are outlined in the table below.

Scheme	Provided With subsidy		
	Social Rent	Intermediate	Total Affordable
'New England Quarter' C+D, Brighton	42	31	73
Former Sussex Nuffield Hospital, Hove	10	18	28
Denmark Road, Portslade	23	4	27
Pankhurst Avenue Reservoir Site, Brighton	16	6	22
Toomeys Building, Brighton	7	14	21
2 to 10 St James's Street Mews, Brighton	0	6	6
	98	**79**	**177**

Housing Development - Decisions

There were 1,337 units permitted for development in 2007/08 through 173 successful planning applications. The more significant schemes consist of;

- King Alfred/RNR Site, Kingsway, Hove; mixed use development comprising new public sports centre (751 units)
- Blocks E and F, Brighton Station Site; mixed-use development (172 units)
- Ebenezer Chapel, Richmond Parade, Brighton (49 units)
- 50-52 New Church Road, Hove (31 units)
- Decon Laboratories, Conway Street, Hove (28 units)

Retail Development Completions

During 2007/08 no large retail schemes (over 1000 m²) were completed. There was a net loss of retail floorspace in 2007/08 in which 682m² of A1 floorspace was lost. The majority of the lost floorspace was due to changes of use to other A use classes, in particular A3 restaurants and cafés and A5 hot food takeaway. The table below outlines the change in A1 compared to those of the other A use classes.

	A1:	A2:	A3:	A4:	A6:
Gross	2006	1133	2047	494	500
Loss	2688	480	133	0	42
Net	-682	653	1914	494	458

Retail Development Decisions

The loss of floorspace from the completed developments of 2007/08 reflects the loss of floorspace outlined in the permissions for retail developments in 2006/07. The permissions in 2007/08 could create a net increase in retail floorspace of 2,600 m² if all of the developments are realised.

Retail Permissions 2007/08 (m²)	All Retail (A1)
Gross	4,832
Loss	2,232
Net	2,600

Retail centre health check monitoring is carried out for Local, District, Town and Regional centres on an annual basis. The aim of this survey is to inform the application decision process in order to safeguard the vitality and viability of these centres.

The most significant retail application granted permission in the monitoring year was for the King Alfred development with 2,306 m² of proposed retail floorspace. It was the only application given permission with over 1000 m² of retail floorspace.

Leisure and Cultural Developments

New Road

The New Road improvement scheme, completed in June last year, won the Highways Category of the Local Government News annual Street Design Competition. The 'shared space' road scheme gives priority to pedestrians rather than vehicles, and has transformed the area, in the heart of the cultural quarter, into one of the most popular pedestrian places in the City.

Cycling

A new cycle freeway was completed in the summer of 2008; the freeway runs from the north to the south of Hove and links the Downs via the Dyke Railway Trail in Hangleton and the seafront via Hove Station. The freeway includes a segregated motor vehicle free section which runs along Grand Avenue. Building upon the success of Brighton and Hove being a Cycling Demonstration Town between 2005 and 2008, the City has been selected as a national exemplar Cycling Town from 2009 to 2011.

Carlton Hill and Tongdean Conservation Areas

A new conservation area named Carlton Hill was designated in July 2008 and at the same time the Tongdean Conservation area was extended. Carlton Hill conservation area is a small area containing a cluster of listed buildings of different types dating from the first half of the 19th century, situated on the steep slope to the east of the Valley Gardens and north of Edward Street, in Brighton. The Tongdean Conservation area was extended to include a group of mainly large Edwardian houses on Dyke Road Avenue and part of The Spinney which lie on the site of the former Tongdean Farm.

New Hotels

Three Hotels were completed in the monitoring year which add a considerable number of city centre bed spaces for visitors to Brighton and Hove.

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

7. Saving Policies

This section of the AMR sets out the status of policies within development plans prepared under earlier planning legislation.

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

Planning Policy Statement 12: Local Spatial Planning (2008) outlines the procedure of saving policies and states that Local Planning Authorities should write to the relevant Government Office at least 6 months before the expiration of the three year period.

Brighton & Hove Local Plan, July 2005

On 20 December 2007 the city council applied to the Secretary of State (under paragraph 1(3) of Schedule 8 to the Act 2004) to 'save' the majority of Local Plan policies. A Direction was received on 6 June 2008 confirming that most of the Local Plan policies have been saved in accordance with the city council's request although nine were not saved. The Direction and Schedule of policies lists the saved policies and can be viewed below. The nine deleted policies have been added to the list along with the reasons why they did not meet the tests for saving policies. These nine policies are now shown as deleted in the Local Plan and on the interactive Local Plan Map.

Policies 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 East Sussex and Brighton & Hove Structure Plan, 1999

Structure Plan

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 now 'saved' 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

The Minerals Local Plan 1999

In December 2006, it was recommended that all the policies set out in the current plan be saved until the new Waste and Minerals Core Strategy and Minerals Sites Development Plan Document are adopted.

The Government made their decision on this in September 2007 and agreed that all the policies in the Minerals Local Plan should be saved until replaced by Development Plan Documents (DPD) within the Waste & Minerals Development Framework (WMDF).

Waste Local Plan 2006

The Waste Local Plan (WLP) forms part of the Development Plan for East Sussex and Brighton & Hove, and is used to assess planning applications for new waste development. The WLP was adopted and came into operation in February 2006. Under the Planning & Compulsory Purchase Act (P&CPA) 2004 the policies in the WLP are automatically saved until February 2009. A submission was made by both authorities to the Government Office for the South East (GOSE) in August 2008, to save all the policies in the Waste Local Plan beyond February 2009; the submission is currently being determined by GOSE.

The background to the authorities' consideration for saving policies in the WLP beyond the statutory minimum of three years (i.e. beyond February 2009) before adopting revised policies developed under the new system provided by the P&CPA is set out below.

Both council's requested that the Secretary of State retain all the policies in the Plan even though there has been little activity in relation to some of the issues or sites. This is principally because the policies would be necessary to assess future planning applications; a more detailed justification for each individual policy is set out in Appendix 2.

The Government's protocol for handling proposals to save adopted policies states that LPAs will need to demonstrate that such policies reflect the principles of LDFs; and are consistent with current national policy and that it is not feasible to replace them by February 2009. Planning Policy Statement 12: Local Development Frameworks (PPS12) also sets out criteria that should be met if policies are to be extended. The Council considers that the policies in the WLP meet these requirements for the reasons indicated below.

East Sussex County Council and Brighton & Hove City Council are still progressing with work on the Waste & Minerals Development Framework, and no policies have yet been finalised. However it is very likely that the aims and objectives of the WLP will be in line with the principles of the emerging policy documents. The WLP policies are consistent with national minerals, waste, and other planning policy, and also conform with Regional Planning Guidance 9 (RPG9) Waste & Minerals and the emerging South East Plan. In this respect the WLP policies are considered necessary, interpreting and applying national and regional policy rather than repeating it. East Sussex and Brighton & Hove have recently revised its Minerals and Waste Development Scheme and is not anticipating adopting its Waste and Minerals Core Strategy until 2011. It is intended that this DPD will cover all of the policy areas currently covered by the WLP. WLP policies are therefore needed until the new Core Strategy is in place.

A. Business

Table 1; Indicators:
BD1: Total amount of additional employment floorspace - by type,
BD2: Total amount of employment floorspace on previously developed land - by type,
BD3: Employment land available - by type

		B1a	B1b	B1c	B2	B8	Total
BD1	gross	10,212	155	648	0	12,212	**23,227**
	net	-7,470	155	470	-4,969	11,322	**-492**
BD2	gross	10,212	155	648	0	12,212	**23,227**
	% gross on PDL	100%	100%	100%	100%	100%	**100%**
BD3	hectares	40.71 B1 (unable to split)			0	0	**40.71**

Table 2; Indicator B4: Total amount of floorspace for 'town centre uses'

		A1	A2	B1a	D2	Total
BD4(i)	gross	606	370	1,873	0	2,849
	net	-144	149	1,873	0	1,878
BD4 ii)	gross	2,006	1,133	10,212	836	14,187
	net	-682	653	-7,470	836	-6,663

B. Housing

Table 3; Indicator H1: Plan period and housing targets

	Start of Plan period	End of Plan period	Total housing required	Source of Plan Target
H1(a)	2006	2026	11,400	Draft SE Plan
H1 (b) (if required)	2006	2026	12,400	(SoS) Proposed Changes to the Draft South East Plan

Table 4; Indicator H3: New and converted dwellings - on previously developed land

		Total
H3	gross	628
	% gross on PDL	100%

Table 5; Indicator H4: Net Additional pitches (Gypsy and Travellers)

	Permanent	Transit	Total
H4	0	0	0

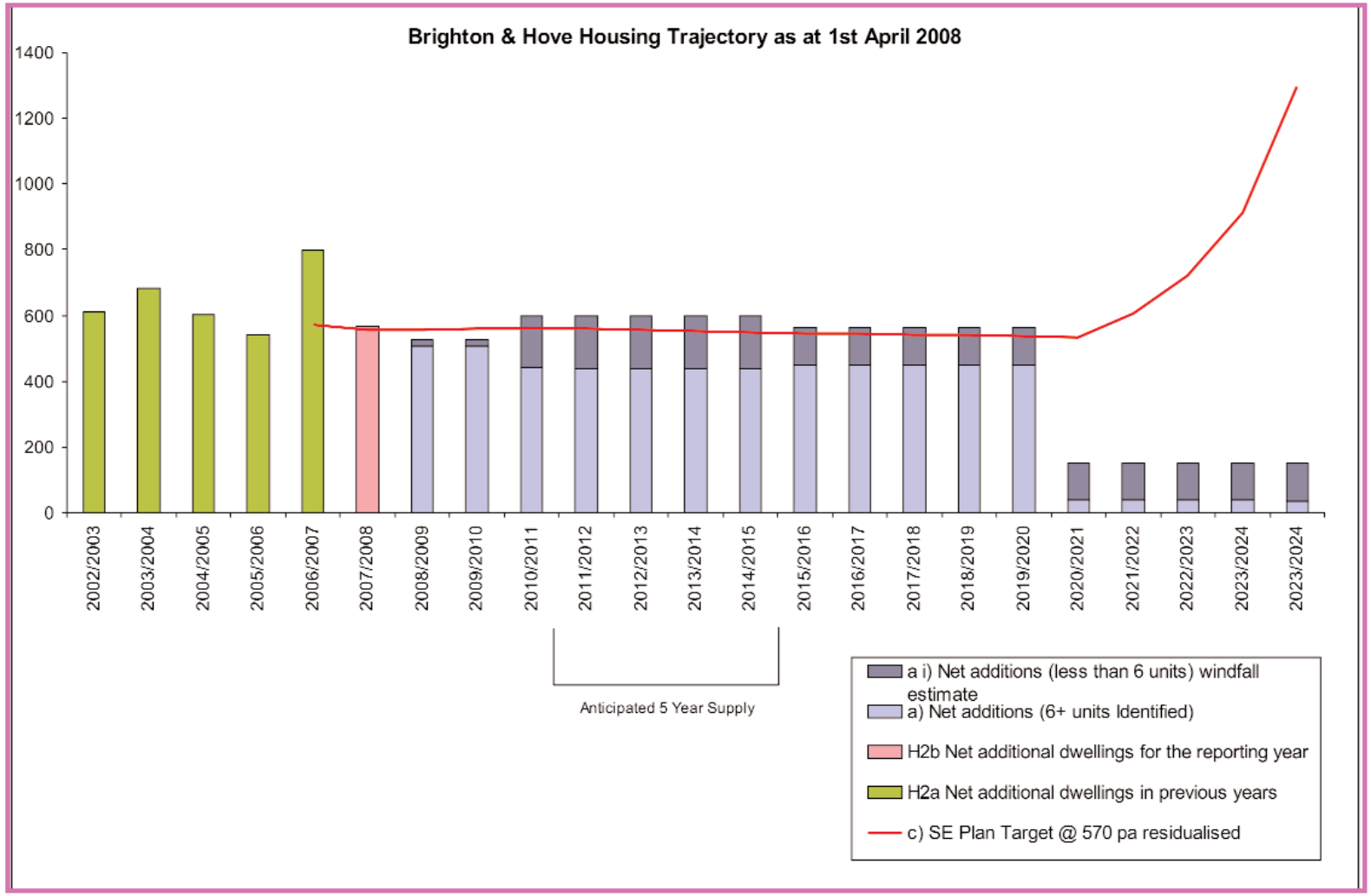
Table 6; Indicator H5: Gross affordable housing completions

	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	98	79	177

Table 7: Indicator H2: Net Additional Dwellings Housing Trajectory Table as at 1st April 2008							Rep Year	Anticipated 2 year supply before adoption		Anticipated 5 year supply from the anticipated date of adoption				
		2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015
H2a Net additional dwellings in previous years		608	684	602	539	797								
H2b Net additional dwellings for the reporting year							567							
H2c Net additional dwellings in future years	a) Net additions (6+ units identified)							507	506	486	486	486	486	484
	ai)Net additions (less than 6 units) windfall estimate							19	19	158	158	158	158	158
	b) Hectares (refers only to large identified sites - estimated)									4.7	4.7	4.7	4.7	4.7
	c) SE Plan Target @570 pa as at 1st April 08					570	558	558	559	562	559	556	553	550
H2d Managed delivery target							10,036	9,510	8,985	8387	7790	7193	6596	5999

		6-10 year supply					10 to 15 year supply				
		2015/ 2016	**2016/ 2017**	**2017/ 2018**	**2018/ 2019**	**2019/ 2020**	**2020/ 2021**	**2021/ 2022**	**2022/ 2023**	**2023/ 2024**	**2024/ 2025**
H2a Net additional dwellings in previous years											
H2b Net additional dwellings for the reporting year											
	a) Net additions (6+ units identified)	449	449	449	449	449	37	37	37	37	36
	ai) Net additions (less than 6 units) windfall estimate	113	113	113	113	113	113	113	113	113	113
	b) Hectares (refers only to large identified sites - estimated)										
	c) SE Plan Target @570 pa as at 1st April 08	545	544	542	539	536	532	608	722	913	1295
H2d Managed delivery target	a) Target i)	5437	4875	4313	3751	3189	3039	2889	2739	2589	2440

Chart 1; Indicator H2: Housing Trajectory



C. Environmental Quality

Table 8; Indicator E1: Number of planning permissions granted contrary to Environment Agency advice

	Flooding	Quality	Total
E1	0	0	0

Table 9; Indicator E2: Change in areas of biodiversity importance
E2: Change in areas of biodiversity importance

	Loss	Addition	Total
E2	no current data	no current data	no current data

Table 10; Indicator E2: Change in areas of biodiversity importance - Area of designated sites infringed by a 500m buffer surrounding planning applications that were completed in 2007/08

		Designated Sites & Reserves	Area (ha) of site in Brighton & Hove	% of Brighton & Hove	Area (ha) of site in Brighton & Hove infringed by completed planning applications	% of site in Brighton & Hove infringed by completed planning applications	Number of completed planning applications
E2	International	Ramsar	0.00	0.00%	0.00	0.00%	0
		Special Area of Conservation	71.48	0.84 %	0.00	0.00%	0
		Special Protection Area	0.00	0.00 %	0.00	0.00 %	0
	National	Area of Outstanding Natural Beauty	3420.75	40.07 %	**0.10**	**0.003 %**	**3**
		National Nature Reserve	20.73	0.24 %	0.00	0.00 %	0
		Sites of Special Scientific Interest	139.12	1.63 %	0.00	0.00 %	0
	Local	Country Park	0.00	0.00 %	0.00	0.00 %	0
		Local Nature Reserve	593.92	6.96 %	**0.80**	**0.13 %**	**1**
		Site of Nature Conservation Importance	607.36	7.11 %	**3.64**	**0.60 %**	**6**
	Proper	Environmental Stewardship Agreements	995.58	11.66 %	0.00	0.00 %	0
		National Trust	0.84	0.01 %	0.00	0.00 %	0
		RSPB Reserve	0.00	0.00 %	0.00	0.00 %	0
		Sussex Wildlife Trust Reserve	2.49	0.03 %	0.00	0.00 %	0
		Woodland Trust Reserve	0.00	0.00 %	0.00	0.00 %	0

Table 11; E3: Renewable energy generation - List of Planning Applications for wind turbines and solar panels approved 1st April 2007 to 31st March 2008

Application Number	Address	Description
BH2007/01018	Woodingdean Business Park, Sea View Way, Brighton	Erection of a wind turbine
BH2007/00455	2 Princes Crescent, Brighton	Installation of water heating solar panel on rear roof slope.
BH2007/00835	7-8 Royal Crescent Mews, Kemp Town, Brighton	Installation of two solar panels to south facing roofslope
BH2007/00869	26 Shirley Drive, Hove	Part single/part two-storey rear extension, two-storey front extension and solar panel
BH2007/01028	67 Pembroke Crescent, Hove	Installation of solar electric panels on the side south facing roof slope
BH2007/01937	12 Beacon Close, Brighton	Installation of 2 solar panels to front roofslope (retrospective)
BH2007/02013	4 Brunswick Mews, Hove	Installation of replacement timber sliding sash windows and doors to existing and new openings, solar panels to roof slopes and replacement garage doors
BH2007/02271	The Old House, 199 Preston Road, Brighton	Refurbishment of building including conservation roof lights and solar roof panels, New iron railings to front wall to match existing
BH2007/02530	New Steine Mews Hostel, 1 New Steine Mews, Brighton	Installation of solar panels on two separate roof slopes
BH2007/03173	14 Cliff Road, Brighton	Alterations and refurbishment of flats, addition of bed-sit/studio flat, construction of an extension and installation of solar panels
BH2007/03177	7 / 8 Royal Crescent Mews, Brighton	Proposed installation of three solar panels to south facing roof slope
BH2007/03432	11 Bedford Street, Brighton	Solar panel on east roof slope
BH2007/03539	18 Knoyle Road, Brighton	Installation of solar panel to rear elevation
BH2007/03687	79 Ditchling Rise, Brighton	Installation of solar energy system to roof
BH2008/00301	Mile Oak Primary School, Graham Avenue, Portslade	Installation of solar photovoltaic panels to southern roof slope of infant hall roof

D. Minerals and Waste

Table 12; Indicator W1: Capacity of new waste management facilities by waste planning authority - Planning Permissions Granted for Waste Management Facilities covered by the East Sussex and Brighton and Hove Waste Local Plan in the Monitoring Period (1 April 2007 to 31 March 2008)

Site	Planning Permission details	Effects on Capacity	Policy Impact
North Quay Road, Newhaven	Construction and operation of an Energy Recovery Facility together with ancillary infrastructure, including Waste Transfer Station, administration/ visitor centre at land at North Quay Road, Newhaven	Energy Recovery Facility providing 210,000 tpa capacity for processing non-inert waste from late 2011	Permission is for a facility within the area of search set out in Policy WLP9. the facility will make a significant contribution towards achieving recovery targets in Policy WLP1
The Woodland Centre, Whitesmith, Chiddingly	Construction and operation of an enclosed composting facility including ancillary infrastructure, visitor centre and woodchipping facility	Enclosed 'green' waste windrow composting facility providing 46,000 tpa capacity including 1,000 tpa of food waste capacity from early 2010	Proposal will help achieve landfill diversion targets set out in Policy WLP1 and is in accordance with Policy WLP18
Unit H, Rich Industrial Estate, Newhaven	Change of use from B1 & B8 Uses to Waste Transfer Station	Additional facility for waste transfer	Transfer station for C&I and C&D waste. Policy WLP13
More House Farm, Ditchling Road, Wivelsfield	Part-retrospective development to infill slurry lagoon with inert waste materials	A further 4800m3 of additional inert capacity, in addition to that already filled	Improvement of land with inert waste -Policy WLP24
Beddingham Landfill Site, Benimons Road, Beddingham	Variation of condition 2 of planning permission LW/193/CM to operate a green waste composting facility on a permanent basis	Enable existing composting facility to continue to provide 20,000 tpa capacity for green waste on a permanent basis	Increases recycling on a permanent basis to assist meeting targets. Waste management proposals should contribute to the elimination of disposal of untreated waste to land. Policy WLP1

Site	Planning Permission details	Effects on Capacity	Policy Impact
Unit 18, Cliffe Industrial Estate, Lewes	Change of use for Waste Electrical and Electronic Equipment (WEEE) Storage, transfer and recycling	Increased capacity for recycling waste electrical and electronic equipment (WEEE)	Proposal helps meeting targets set out in Policy WLP1 and is located within an industrial site. Policy WLP13
Hastings Direct, Conquest House, Collington Avenue, Bexhill	Proposed infill of existing outdoor swimming pool with imported inert waste material	272m3 of additional inert landfill capacity	Improvement of land with inert waste -Policy WLP24
Churchfields (former Spun Concrete site), Harbour Road, Rye	Continued storage of inert hardcore/crushed concrete and intermittent crushing	Enable existing site for storage and crushing of C&D waste to continue for a further 12 months	Recycling facility for C&D waste -Policy WLP14
Ketches Farm, Burnt Oak Road, Crowborough	Part retrospective application to restore landscape by retention of deposited waste materials and proposed landscaping of the site	Additional limited inert waste landfill capacity	Improvement of land with inert waste -Policy WLP24
Tarmac Topblock Ltd., Lower Standard Hill, Ninfield	Proposal to delete condition 2 (re. time limit) of planning permission WD/463/CM (aggregate recycling facility)	Enable existing aggregate recycling facility to continue to provide 25,000 tpa capacity on a permanent basis.	Increases capacity on a permanent basis to increase recycling capacity for construction and demolition waste, continuing to assist in achieving targets in accordance with Policy WLP1 and Policy WLP14

Source: East Sussex County Council and Brighton & Hove City Council planning applications database (2007-2008)

Table 13; Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority

W2	Landfill	Incineration with EfW	Incineration without EfW	Recycled/ composted	Other	Total waste arisings
Amount of waste arisings in tonnes	66,456	0	0	31,173	12,037 (energy recovery), 2,644 (reuse)	112,310

Table 14; Indicator M2: Production of secondary and recycled aggregates by mineral planning authority - Secondary & Recycled Aggregates Facilities in East Sussex and Brighton & Hove up to 31 March 2008

The current best estimate of the production of secondary and recycled aggregates in East Sussex and Brighton & Hove is 370,000 tonnes for 2003

Operator	Address
R French & Sons Ltd	Drury Lane, Ponswood Industrial Site, St Leonards
Rabbit Skips	North Quay Road, Newhaven
M D J Light Bros	Greystone Quarry, Southerham, Lewes
P J Mini Skips	Cophall Wood, nr Polegate
A M Skip Hire	Hazlebank, nr Maresfield
Haulaway	Diplocks Way, Hailsham
Kingspan Recycling	Moulsecoomb Way, Brighton
SITA WTS	Potts Marsh, Eastbourne
Skip-It Containers	Gate 5, Basin Road South, Portslade, Brighton
Sussex Skips	Cliffe Industrial Estate, Lewes
G.A. Skips Ltd	The Old Cement Works, Newhaven
Newlink Skips	Avis Way Industrial Estate, Newhaven

Source: East Sussex County Council Aggregates Monitoring Survey 2005 & 2006 and Planning Applications

Table 1: Waste Local Plan Policies to be Saved

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
1	Plan Strategy	PPS10 (para 1, 20)	RPG9 (W5, W6), Draft SEP (CC1, CC2, W5, W6)	To provide the principles for considering waste planning applications, and targets for the recycling and recovery of waste	The policy is necessary to ensure the sustainable recovery and disposal of waste. It sets out the current local interpretation of targets and demonstrates the Council's minimum commitment towards achieving these. The Waste & Minerals Development Framework (WMDF) currently in preparation will review the Council's targets in due course. The policy also refers to the Best Practicable Environmental Option (BPEO) as a guiding principle in waste management. Government documents published since the WLP have reconsidered the role of the BPEO and concluded that in future identifying the BPEO would effectively be delivered through considering a range of options as part of the sustainability appraisal. The WMDF will consider these changes, however in the interim retaining the reference to BPEO will ensure decisions are supported by information that includes sufficient systematic analysis of the impacts associated with waste management.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
2	Transport Strategy		RPG9 (W16), Draft SEP (W16)	To minimise the transportation of waste and ensure more sustainable transport methods are considered.	The policy ensures waste facilities are located as close as practicable to the source of the waste and transported in the most sustainable way possible.
3	AONBs	PPS7 (para 21), PPS10 (annex e)	RPG9 (W17), Draft SEP (C2, W17)	To protect Areas of Outstanding Natural Beauty	In view of the large amount of AONB designation within the Plan area and consequent local sensitivity the policy is necessary to emphasise that development in AONBs is only permitted where the development would not compromise the objectives of the designation.
4	Transportation of waste by rail or water	PPG13 (para 45)	RPG9 (W16), Draft SEP (W16)	To look favourably on proposals that utilise rail or water transportation.	The policy seeks to encourage the use of sustainable forms of transport, and provides a policy benchmark in determining future applications.
5	Safeguarding sites		RPG9- (W16, W17), Draft SEP (W16, W17)	To resist development proposals which would prevent or prejudice the use of existing waste management sites and the preferred sites and search areas identified in this Plan	The policy is necessary to protect suitable sites for future waste management facilities which are required to meet local and regional targets

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
6	Expansions or alterations to existing facilities		RPG9 (W17), Draft SEP (W17)	To facilitate the modernisation or expansion of existing facilities to improve efficiency and output.	A significantly used policy that is necessary to promote modern and efficient waste management facilities at existing sites in the Plan area.
7	Site specific allocations for road to rail transfer facilities	PPS10 (paras 17, 18), PPG 13 (para 45)	RPG9 (W16, W17), Draft SEP (W16, W17)	To support the provision of a road to rail transfer facility at Sackville Trading Estate, Hove.	Policy encourages and facilitates the use of sustainable rail transportation by providing a specific allocated site in the Plan area.
8	Site specific allocations for MRF and waste transfer facilities	PPS10, paras 17, 18	RPG9 (W17), Draft SEP (W17)	To identify specific sites that could be suitable for the development of MRF and waste transfer facilities	The policy provides specific allocated sites for the development of further MRF and waste transfer facilities in the Plan area which are essential if landfill diversion targets are to be met.
9	Site Specific Allocations for EfW / MRF Facilities	PPS10, paras 17, 18	RPG9 (W17), Draft SEP (W17)	To identify the site at North Quay, Newhaven as being suitable for a EfW facility.	The policy provides a specific allocated site in the Plan area for an Energy from Waste and Materials Recovery Facility which would assist in achieving landfill diversion targets.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
10	Site specific allocations for disposal to land	PPS10, paras 17, 18	RPG9 (W17), Draft SEP (W17)	To identify specific sites that are suitable for the disposal of waste to land.	There is a need to provide further final disposal capacity within the Plan area, and the allocation of these two sites remains appropriate.
11	Reduction, re-use and recycling during demolition and design, and construction of new developments		RPG9 (M1, W1, W2) Draft SEP (CC4, W2)	To minimise waste produced and maximise re-use and recycling during demolition and the design and construction of new developments.	The policy promotes the use of processes higher up the waste hierarchy, and exists as the policy basis for the East Sussex and Brighton & Hove Construction and Demolition Waste SPD. Its relevance is not restricted to waste facility development, as it relates to all new developments of any kind in the County.
12	Recycling as part of major development		RPG9 (W8), Draft SEP (W8)	To ensure all development proposals employing, attracting or accommodating a large number of people consider the extent to which recycling facilities can be integrated into the development.	The policy is necessary to help achieve recycling targets for the Plan area, and is relevant to all new developments across the County, rather than being restricted to waste releted developments. It encourages the provision of recycling facilities in order to achieve national policy waste separation aims.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
13	Recycling, transfer and materials recovery facilities	National policy does not provide specific guidance for recycling, transfer and MRF proposals.	RPG9 (W17), Draft SEP (W17)	To ensure such facilities are suitably located and of a suitable scale for the location.	Policy has been significantly used to assess planning applications, providing necessary waste infrastructure.
14	Recycling and recovery facilities for C&D waste	National policy does not provide specific guidance for proposals for recycling and recovery facilities.	RPG9 (W17), Draft SEP (W17)	To ensure such facilities are suitably located.	Policy has been used to assess planning applications, providing necessary waste infrastructure.
15	Small scale recycling collection facilities	National policy does not provide specific guidance forsmall scale recycling proposals.	RPG9 (W17), Draft SEP (W17)	To ensure such facilities are suitably located.	Policy is necessary to encourage the future sustainable management of waste by providing necessary waste infrastructure.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
16	New household waste sites	National policy does not provide specific guidance for household waste site proposals.	RPG9 (W17), Draft SEP (W17)	To provide the context and principles for considering energy from waste facility applications	Policy has been used to assess planning applications, and is necessary to encourage the sustainable management of waste in the future by providing necessary waste infrastructure.
17	Reprocessing Industries	Waste Strategy for England 2007 (Ch. 5)		To provide support for reprocessing facility proposals.	The policy provides further encouragement for the sustainable management of waste by providing necessary local waste infrastructure.
18	Composting facilities	National policy does not provide specific guidance for composting proposals.	RPG9 (W17), Draft SEP (W17)	To provide the context and principles for considering composting facility applications.	Policy has been used to assess planning applications, assisting in providing local waste infrastructure.
19	Energy from waste facilities	National policy does not provide specific guidance for energy from waste proposals.	RPG9 (W12), Draft SEP (EN2, EN3, W12)	To provide the context and principles for considering energy from waste facility applications.	Policy provides the necessary criteria to judge any future EfW applications, assisting in providing necessary local waste infrastructure.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
20	Landfilling - non-inert waste	National policy does not provide specific guidance for non inert waste landfill proposals.	RPG9 (W13, W14), Draft SEP (W12, W13)	To ensure there is a need for further capacity, that such facilities are suitably located, and sympathetically restored after use.	The waste local plan area has a shortage of final disposal capacity, the policy is therefore necessary to judge potential future applications to address this problem through landfilling.
21	Landraising- non-inert waste	National policy does not provide specific guidance for non-inert waste landraise proposals.	RPG9 (W13, W14), Draft SEP (W12, W13)	To ensure there is a need for further capacity, that such facilities are suitably located, and sympathetically restored after use.	The waste local plan area has a shortage of final disposal capacity, the policy is therefore necessary to judge potential future applications to address this problem through landraising.
22	Landfill gas	National policy does not provide specific guidance for landfill gas proposals.	RPG9 (W14), Draft SEP (W14)	To permit proposals for EfW facilities using landfill gas, provided conflict is minimised with restoration and afteruse of the site.	Policy is necessary to judge potential future applications for energy from waste facilities using landfill gas.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
23	Landfilling - inert waste	National policy does not provide specific guidance for inert waste landfill proposals.	RPG9 (W14), Draft SEP (W14)	To provide the principles for considering applications for inert waste landfill facilities.	Policy is necessary to judge potential future applications for inert waste landfill facilities.
24	Landraising/ improvement with inert waste	National policy does not provide specific guidance for inert waste landraise proposals.	RPG9 (W14), Draft SEP (W14)	To provide the principles for considering applications involving landraising or improving with inert waste.	Policy is necessary to judge potential future applications for landraising and improvements using inert waste.
25	Landfill mining	National policy does not provide specific guidance for landfill mining proposals.	RPG9 (W12), Draft SEP (W12)	To ensure that proposals for landfill mining include measures to keep pollutants within acceptable standards and ensure re-use and recycling of recovered materials is integral to the proposals.	Policy is necessary to ensure any future proposals for landfill mining operations are sustainable and in accordance with national policy.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
26	Mineral waste	National policy does not provide specific guidance for mineral waste proposals.		To provide the principles for considering applications involving the management of mineral waste.	Policy is necessary to judge any future applications involving the management of mineral waste.
27	Special & Difficult Waste	Hazardous Waste (England and Wales) Regs 2005	RPG9 - W15, Draft SEP (W15)	To provide the principles for considering applications involving the management of special and difficult wastes.	Policy is necessary to provide the planning context for judging future proposals for facilities handling hazardous waste, in line with the Hazardous Waste Regs 2005.
28	On-site Clinical Waste Facilities	National policy does not provide specific guidance for clinical waste facility proposals.	RPG9 (W17), Draft SEP (W17)	To provide the principles for considering applications for on-site clinical waste facilities.	Policy is necessary to judge any future proposals for on-site clinical waste facilities.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
29	Independent Clinical Waste Facilities	National policy does not provide specific guidance for clinical waste facility proposals.	RPG9 (W17), Draft SEP (W17)	To provide the principles for considering applications for independent clinical waste facilities.	Policy is necessary to judge any future proposals for independent clinical waste facilities.
30	Wastewater & Sewage Sludge	Conforms to the Urban Waste Water Treatment (England & Wales) Regs 1994		To provide the principles for considering applications for facilities for the management, treatment and disposal of wastewater and sewage sludge.	Policy has been used in determining applications involving the management and disposal of wastewater and sewage sludge , and will continue to be relevant to future applications.
30a	Wastewater & Sewage Sludge (B&H/ Peacehaven Catchment)			To identify the site search area for a new wastewater treatment works for the Brighton & Hove/ Peacehaven drainage catchments.	Policy is necessary to provide the specific area of search for selecting the location for the proposed facility.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
31	Disposal of Liquid Waste & Dredgings on Land for Improvement	Sewage Sludge (Use in Agriculture) Regs 1989		To provide the principles for considering applications involving the disposal of liquid waste and dredgings to land.	Policy is necessary to ensure that the disposal of liquid waste and dredgings to land is carried out in a sustainable fashion in accordance with best agricultural practice.
32	Liquid Waste Facilities	National policy does not provide specific guidance for liquid waste facility proposals.	RPG9 (W17), Draft SEP (W17)	To provide the context and principles for considering applications for facilities dealing with liquid waste.	Policy necessary to judge future applications for liquid waste facilities.
33	Agricultural & Stable Waste	National policy does not provide specific guidance for agricultural and stable waste disposal proposals.		To provide the context and principles for considering applications for facilities dealing with agricultural and stable waste.	Policy necessary to judge future applications for the development of facilities for the handling, storage, treatment, processing and disposal of agricultural and stable wastes.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
34	Animal Carcass Waste	National policy does not provide specific guidance for the treatment and disposal of animal carcass waste.		To provide the context and principles for considering applications for facilities dealing with the disposal of animal carcasses	Policy necessary to judge future applications for facilities disposing of animal carcasses.
35	General amenity considerations	PPS10 (para 29)	Draft SEP (CC12, NRM7, NRM8)	To ensure there is no demonstrable harm to the general amenity of the vicinity of a proposed site.	Policy has been frequently used in determining applications and provides greater detail and local expression than similar national policies.
36	Transport considerations	PPS10		To ensure adequate access arrangements to sites and to mitigate against the adverse impacts of traffic caused by developments.	Policy has been frequently used in determining applications and is necessary to judge future applications.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
37	Development in flood risk areas, affecting flood defences and/or impacting surface water run-off	PPS1 (para 20), PPS10 (annex e), PPS25	Draft SEP (NRM1, NRM3)	To prevent development which would be detrimental to flood defences, is within a flood plain unless there are exceptional circumstances, increase the flood risk, and/or have an adverse impact on the conservation and amenity of marine environments.	Policy is necessary to determine applications on sites susceptible to flooding.
38	Surface and Groundwater	PPS10 (annex e)	Draft SEP (NRM1)	To prevent development which would adversely affect surface and groundwater quality, or cause adverse environmental impact through changes in groundwater levels.	Policy has been regularly used when determining applications to protect the quality of surface and groundwater, and adverse effects resulting from changes to groundwater levels.

WLP Policy No.	Issue	Conformity with/ Avoidance of Repetition of National Policy	General Conformity with the Aims and Objectives of Plans	Policy Objective	Justification and Reasons for Wishing to Save Policy
39	Design Considerations	PPS1 (para 13), PPS10 (paras 35, 36)	Draft SEP (CC12)	To ensure sympathetic, appropriate and innovative design, siting and external appearance of proposals.	Policy is important in protecting against potential adverse effects on visual amenity caused by developments.
40	Environmental Improvements and Other Benefits			To allow the WPAs to seek environmental improvements to offset or compensate for any adverse impacts associated with a development.	Policy has been used to enable WPAs to offset or compensate for adverse effects as a result of developments.

Table 2: Schedule of East Sussex and Brighton & Hove Waste Local Plan policies to be saved beyond February 2009

PPS12 tests / WLP policy	Central strategy	Community strategy	South East Plan	Core Strategy	Effective policies	Policy necessary and does not merely repeat national or regional policy	Delete/save?	Reason
WLP1 Plan Strategy	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP2 Transport Strategy	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP3 AONBs	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP4 Transportation of waste by rail or water	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP5 Safeguarding sites	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP6 Expansions or alterations to existing facilities	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP7 Site specific allocations for road to rail transfer facilities	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced

PPS12 tests / WLP policy	Central strategy	Community strategy	South East Plan	Core Strategy	Effective policies	Policy necessary and does not merely repeat national or regional policy	Delete/save?	Reason
WLP8 Site specific allocations for MRF and waste transfer facilities	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP9 Site specific allocations for EfW/MRF facilities	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP10 Site specific allocations for disposal to land	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP11 Reduction, re-use and recycling during demolition and design and construction of new developments	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP12 Recycling as part of major development	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP13 Recycling transfer and materials recovery facilities	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP14 Recycling and recovery facilities for C&D waste	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP15 Small scale recycling collection facilities	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced

PPS12 tests / WLP policy	Central strategy	Community strategy	South East Plan	Core Strategy	Effective policies	Policy necessary and does not merely repeat national or regional policy	Delete/save?	Reason
WLP16 New household waste sites	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP17 Reprocessing industries	n/a	n/a	n/a	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP18 Composting facilities	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP19 Energy from waste facilities	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP20 Landfilling - non-inert waste	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP21 Landraising non-inert waste	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP22 Landfill gas	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP23 Landfilling - inert waste	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced

PPS12 tests / WLP policy	Central strategy	Community strategy	South East Plan	Core Strategy	Effective policies	Policy necessary and does not merely repeat national or regional policy	Delete/save?	Reason
WLP24 Landraising/improvement with inert waste	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP25 Landfill mining	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP26 Mineral waste	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP27 Special and difficult waste	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP28 On-site clinical waste facilities	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP29 Independent clinical waste facilities	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP30 wastewater and sewage sludge	n/a	Yes	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP30a Wastewater and sewage sludge (B&H/Peacehaven catchment)	n/a	Yes	n/a	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced

PPS12 tests / WLP policy	Central strategy	Community strategy	South East Plan	Core Strategy	Effective policies	Policy necessary and does not merely repeat national or regional policy	Delete/save?	Reason
WLP31 Disposal of liquid waste & dredgings on land for improvement	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP32 Liquid waste facilities	n/a	n/a	n/a	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP33 Agricultural & stable waste	n/a	n/a	n/a	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP34 Animal carcass waste	n/a	n/a	n/a	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP35 General amenity considerations	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP36 Transport considerations	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP37 Development in flood risk areas, affecting flood defences and/or impacting surface water run-off	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced

PPS12 tests / WLP policy	Central strategy	Community strategy	South East Plan	Core Strategy	Effective policies	Policy necessary and does not merely repeat national or regional policy	Delete/save?	Reason
WLP38 Surface and groundwater	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP39 Design considerations	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced
WLP40 Environmental and other benefits	n/a	n/a	Yes	n/a	n/a	Yes	Save	Policy meets PPS12 tests and needs to be saved until replaced

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