

Assistant Director : Martin Randall
Personal Assistant : (Currently vacant)

Tel (29) 1019
Tel (29) 3296

Service description

This division deals with over 3,000 planning applications each year and over 2,500 building regulations applications. It is also responsible for developing the spatial planning framework for the city and contributing to regional planning. The division leads on urban design and conservation and contributes to the development of the city council's portfolio of major projects.

Service teams

Building Control

Building Control Manager : Mike Sansom

Tel : (29) 2188

This team is responsible for managing the regulations that govern the construction of new buildings and alterations of existing buildings whether domestic, commercial or industrial.

They ensure and promote and enforce the Building Regulations Standards for a building's construction, including its structure, fire safety, sound insulation, drainage, ventilation and electrical safety and energy efficiency. They are also required to ensure that buildings are constructed for needs of all people including those with disabilities and set standards for buildings to be accessible and hazard-free wherever possible

In addition the team ensure that the certification of venues where spectator viewing of various sports takes place and deal with the demolition of buildings when they have reached the end of their serviceable life or where a site is being redeveloped. The team also deal with reports regarding potentially dangerous buildings and assist the emergency services in their work.

The service holds a Charter Mark and is accredited to the ISO internationally approved quality standard

Development Control

Head of Development Control : Jeanette Walsh Tel : (29) 2191

The Development Control team is based in Hove Town Hall and deals with planning applications (approximately 3,500 per year) and all related work. This includes giving pre-application advice to prospective developers, processing and making recommendations on planning applications and responding on behalf of the council to appeals against refusals of consent. We also deal with related applications, such as those for work to listed buildings consent and to display advertisements. In making recommendations and determining applications we have to have regard to national and the council's own approved planning policies and guidance; this information, together with details of all applications can be found on the planning pages of the council's website. Approximately 90% of applications are decided at officer level, in accordance with a formal Scheme of Delegation; the remainder are determined by the Planning Applications Sub-Committee.

ENVIRONMENT DIRECTORATE

The service also has a *Planning Enforcement Team* who investigate complaints about alleged breaches of planning controls, issuing formal enforcement notices where appropriate.

Planning Strategy and projects (including Conservation)

Head of Planning Strategy and Projects : Rob Fraser

Tel : (29) 2380

Planning Strategy is mainly concerned with providing a planning policy framework for development decisions and providing specialist advice the Planning projects team with facilitating major developments and dealing with major planning applications. The service is also responsible for project management of major development schemes both those brought forward by the city council and those major developments brought forward by the private sector. They provide planning advice to the client side of the Council on major developments promoted by the city.

The service is split into three teams : Local Development , Strategic Planning and Monitoring and Design and Conservation. The service provided by the three teams is detailed below :

The *Local Development Team* is responsible for delivering the Local Development Framework (LDF) which will replace the Local Plan and be the planning framework up to 2026 and the Waste and Minerals Development Framework (the latter jointly with East Sussex County Council). The team advises on the correct interpretation of planning policy under the current Waste Local Plan and Local Plan and the emerging plans. Under the new planning legislation the city will need to show how it can accommodate expected development in the city with some certainty up to 2016 and in broad terms up to 2026.

The *Strategic Planning and Monitoring Team* contributes to the regional planning framework - the Regional Spatial Strategy (South East Plan) - and undertakes background research and study work to support the LDF and strategic monitoring (including the annual monitoring report which measures the performance against the local plan and against national and local performance indicators). Sustainability Appraisal (SA/SEA) of policy is considered by this team.

The *Design and Conservation Team* deals with urban design and the historic environment including listed buildings and conservation areas (but not the natural environment / wildlife that falls under City Parks). Brighton and Hove has 3360 individual listed buildings and 33 conservation areas consisting of 17.5% of the built up area.