

Subject:	Toad's Hole Valley Supplementary Planning Document - Issues and Options Consultation		
Date of Meeting:	12 January 2017		
Report of:	Executive Director Economy, Environment & Culture		
Contact Officer:	Name:	Paula Goncalves	Tel: 29-2352
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Ward(s) affected:	Hangleton & Knoll, Hove Park and Withdean		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 This report provides a summary of the responses received as a result of the consultation on the Toad's Hole Valley Issues and Options paper and seeks agreement to consult on a Draft Supplementary Planning Document for Toad's Hole Valley.

2. RECOMMENDATIONS:

That the Economic Development & Culture Committee:

- 2.1 Notes the responses of the early stakeholder consultation on the Issues and Options paper for a Toad's Hole Valley Supplementary Planning Document used to inform the preparation of a Draft Supplementary Planning Document for this site;
- 2.2 Gives authority to consult on the Draft Toad's Hole Valley Supplementary Planning Document and accompanying Strategic Environmental Assessment which will inform the preparation of the final version of the document and to authorise the Head of Planning to may make any necessary minor editorial/grammatical amendments to the Draft Supplementary Planning Document prior to consultation.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Toad's Hole Valley (THV) is a 37 hectare greenfield site located on the northern fringe of the Brighton & Hove built up area. It is bounded by the A27 bypass to the north and King George VI Avenue to the south. THV is allocated in the adopted City Plan Part One for modern, high quality and sustainable mixed use development to help meet the future needs of the city. The allocation includes a minimum of 700 residential units, a minimum of 25,000 sqm of office space (B1a and b) and a new secondary school.
- 3.2 City Plan Part One Policy DA7 Toad's Hole Valley recognises the strategic importance of the site and the challenges of delivering development on the site. It

sets out the council's commitment to preparing detailed planning guidance for the site in consultation with the landowners/developer and relevant stakeholders. This will be taken forward in the form of a Supplementary Planning Document (SPD). Ultimately this will guide the preparation and consideration of future planning applications for the site.

- 3.3 Understanding the issues and options was the first stage in preparing this SPD. An Issues & Options paper was produced to inform early engagement with stakeholders and shape the type and extent of guidance that was required to support Policy DA7. The Issues and Options stage report was agreed by this committee on 10 March 2016.
- 3.4 The consultation was undertaken between 21 March and 8 May 2016. Invitations to participate in the consultation were sent via post and email to 594 residents and businesses living and/or operating in the immediate vicinity of the site; elected members; community and amenity groups; landowners and developers of the site; individuals/organisations who commented on City Plan Policy DA7 Toad's Hole; and council, district and South Downs National Park (SDNP) officers.
- 3.5 The council received 202 responses. More than two thirds of respondents (79%) indicated that the key issues identified in the Issues & Options paper would be best addressed via either a detailed or broad brush SPD which indicates that there is strong support for preparing an SPD.
- 3.6 The issues respondents were most concerned about and felt guidance would be welcomed on included:
 - Impact of the development upon traffic flow, noise and pollution upon already busy roads with the need to improve sustainable transport links and provide links and safe access from and to neighbouring communities, sufficient and efficiently designed/located parking to avoid overspill into surrounding areas;
 - An accessible, usable and safe network of landscaped open spaces (children play, orchard/food growing and outdoor sports facilities) and seating.
 - Support for health, outdoor and/or shopping facilities on site. Important, however, to consider integration with other uses on site and neighbouring areas and/or potential for complementary, co-provision.
 - Masterplan/Landscape/Design plan addressing heights, layout, landscape, scale, form, siting and land use locations (co-provision).
- 3.7 The results of the Issues and Options consultation (Appendix 1) has informed the preparation of the Draft Supplementary Planning Document (SPD). The draft also meets the requirements of the National Planning Policy Framework, which states that 'supplementary planning documents (SPDs) should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development'.
- 3.8 To that effect, the Draft SPD provides advice on how the placing and form of development at Toad's Hole Valley can deliver an economic, social and environmentally healthy new neighbourhood that meets the needs of its users. Through the guidance set out in the SPD development will be encouraged to deliver the following:

- a range of development types, densities and scale, land use relationships and co-provision identified to optimise use of the site for housing provision;
 - an attractive, vibrant and safe neighbourhood centre that forms the heart and natural focus for Toad's Hole Valley, providing a range of services and facilities to meet the needs of new and existing communities;
 - excellent public transport and network of cycle and pedestrian links within and beyond the development site and measures to improve road safety and overcome the existing physical severance caused by A27 and King George VI Avenue;
 - design solutions to reduce impact of air pollution and noise and high standards of sustainable building design; and
 - identification of funding opportunities via Section 106 agreements/Community Infrastructure Levy, Local Transport Plan and other mechanisms to enable the delivery of a successful and viable community.
- 3.9 The Draft SPD is not prescriptive but identifies opportunities to make the best use of the Toad's Hove Valley site by meeting, and if possible, exceeding policy requirements for the site. The Draft SPD provides guidance and best practice examples of how the challenges of the site (topography, access, linkages, landscape impact, drainage) can be overcome or mitigated.
- 3.10 The local planning authority would expect this guidance to assist prospective applicants to draw up a masterplan and define/outline the phasing of the development and submit a successful planning application.
- 3.11 The outcome of the city-wide consultation will inform the final version of the SPD that is expected to be brought back to this Committee to seek its adoption in Spring 2017.
- 3.12 The THV SPD is subject to a Strategic Environmental Assessment (SEA) that evaluates the contribution made by the Draft SPD towards achieving sustainable development and has a particular focus on environmental concerns. The SEA Scoping Report was subject to consultation in February and March 2015 and its content has informed the Issues and Options Paper. The Issues and Options paper was subject to SEA which fed into development of the draft SPD. The draft SPD has also been subject to further evaluation. The SEA report itself will be out for consultation at the same time as the Draft SPD.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 Options have been fully considered at Issues and Options consultation stage and this has informed the detail and content to the Draft SPD. Consultation on this is a requirement of the council's Statement of Community Involvement.
- 4.2 The SEA process has further allowed for the consideration and analysis of alternative options.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 The council's Statement of Community Involvement (SCI) sets out policy and standards for engaging residents, local groups, stakeholders and statutory consultees in the preparation of planning-related documents. The issues and options paper was the subject of consultation in March and April 2016 (see Appendix 1).
- 5.2 It is proposed that a six-week period of consultation to be held from February to April 2017 during which consultees will be invited to comment on the Draft SPD via the council's online Consultation Portal and attend public exhibitions/events.

6. CONCLUSION

- 6.1 The main purpose of this report is to progress the preparation of the Toad's Hove Valley SPD to ensure there is detailed, clear advice for future applicants and to assist the delivery of high quality and sustainable development of the site.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 It is anticipated that the cost of officer time, production of documents and consultation associated to the recommendations in this report will be funded from existing revenue budget within the City Development and Regeneration service. Costs will be monitored and reported as part of the Targeted Budget Monitoring (TBM) process.

Finance Officer Consulted: Name Steven Bedford Date: 02/12/16

Legal Implications:

- 7.2 The contents of SPDs are governed by The Town and Country Planning (Local Planning) (England) Regulations 2012. SPDs cannot contain policy but can contain environmental, social, design and economic objectives relevant to the attainment of the development and use of land (Reg. 5).
- 7.3 SPDs must be subject to a period of at least 4 weeks' public consultation prior to adoption.
- 7.4 Once adopted a SPD will be a material planning consideration in the determination of relevant planning applications.

7.5 Lawyer Consulted: Name Hilary Woodward Date: 02/12/2016

Equalities Implications:

- 7.6 City Plan Health & Equality Impact Assessment (HEQIA) issues relevant to this SPD have been considered, particularly those identified for policy DA7. Equalities issues include citywide affordable housing provision and site infrastructure. Monitoring and implementation measures have been put in place to evaluate the impact of this SPD as a result.

Sustainability Implications:

- 7.7 Sustainability issues inform all of the measures promoted in the Draft SPD, which as referenced above, have been informed by the findings of the SEA Scoping Report.

Any Other Significant Implications:

Crime & Disorder Implications:

- 7.8 The preparation of the SPD will allow for more detailed consideration and guidance regarding layout and design features which could help deter crime or disorder and the fear of crime. The Draft SPD considers issues of Secured by Design.

Risk and Opportunity Management Implications:

- 7.9 The THV SPD will provide guidance on implementing policy DA7 Toad's Hole Valley. Responses received as part of the consultation at the issues and options stage have helped inform the Draft SPD. The SPD is intended to facilitate delivery of this strategic allocation in the City Plan and reduce the risk of non-delivery.

Public Health Implications:

- 7.10 Development at THV is expected to support sustainable lifestyles in the site itself and surrounding areas. Opportunities have been identified in the SEA Scoping Report and these informed the production of the Issues and Options paper and informed the consultation workshops. The City Plan policy makes provision for medical facilities and open space to be provided on the site. The production of the SPD for the site will help support the timely provision of necessary infrastructure to support a sustainable and mixed use community. The site is surrounded by busy roads. Minimising the noise and other traffic impacts of the A27 is a concern that came out of the consultation and the Draft SPD suggests how this issue might be addressed.

Corporate / Citywide Implications:

- 7.11 Toad's Hole Valley is the city's largest greenfield development site. The delivery of development at the THV site is fundamental in realising the objectives of the City Plan Part One. The site is expected to make a substantial contribution to meeting identified housing, education, office, open space and transport needs as well as the long-term, sustainable growth of the city. As such, it presents a major opportunity to deliver purpose-built, mixed-use sustainable development that contributes to meeting the city's identified needs. The production of a SPD for the site will help facilitate the successful delivery of development and in particular the timely delivery of necessary infrastructure to support the development.

SUPPORTING DOCUMENTATION

Appendices:

1. Consultation report
2. Draft THV SPD
3. Draft THV SPD Appendices

Documents in Members' Rooms

- SEA Report

Background Documents

- City Plan Part One
- Issues & Options paper
- SEA Scoping Report
- EDCC report