

Appendix 1: Proposed Changes to Policies relating to the Core Strategy Spatial Strategy

Proposed changes are marked in italics.

Revised Spatial Strategy

The council's overarching spatial strategy for the city to 2026 is to aim to accommodate future development within the built up area of the city by optimising development on brownfield land and thereby preserving the countryside.

This will be achieved by directing significant development to seven broad areas of the city where it is possible to make full use of public transport/ public transport interchanges and where identified capacity exists to accommodate future development.

The development areas are proposed to accommodate a significant amount of development because they contain opportunities for change, they can deliver development of city wide or regional importance and/or because they are in need of regeneration. These seven areas are:

- Brighton Centre and Churchill Square area
- Brighton Marina and Black Rock
- Lewes Road
- New England Quarter and London Road
- Eastern Road and Edward Street
- Hove Station area
- Shoreham Harbour and South Portslade.

Proposals for these areas and indicative amounts of development are set out in DA1- DA7 alongside local priorities.

CP11 sets out the strategy for housing delivery within the City over the first 15 years of the Core Strategy. *CP11 recognises that land release within the urban fringe for residential development will be considered on a 'contingency only' basis in the period post 2020 (should monitoring indicate projected shortfalls against the strategic housing requirement).*

Additional areas of the city are identified as part of the Spatial Strategy as they require a special or coordinated approach to managing future change in these areas. Proposals are set out in SA1- SA5.

Further proposals are set out to improve the sustainability of remaining residential areas of the city with the priority to reduce inequality. These are set out in SN1/ SN2.

SA4 – Urban Fringe

Preferred Option – SA4 Urban Fringe

Land between the built up area boundary and the South Downs National Park boundary will be protected and enhanced through the following:

1. Development outside the built-up area boundary will not be permitted unless:

- a) it has been allocated for development in a development plan document or a countryside location can be justified; and
- b) the proposal has regard to its rural setting; and
- c) all adverse impacts of development are minimized and appropriately compensated for; and
- d) where appropriate, the proposal helps to deliver the criteria set out in 3 – 7 set out below.

2. Land release within the urban fringe for residential development will be considered on a 'contingency only' basis in the period post 2020 (should monitoring indicate projected shortfalls against the strategic housing requirement).

3. Promoting the urban fringe as part of the green network and encouraging opportunities for multi-functional uses such as wildlife, recreation and cultural experience, new allotments and local food production and biodiversity enhancements (see CP5 Biodiversity).

4. Creating 'gateway' facilities and interpretative facilities in connection with the proposed/designated South Downs National Park to support sustainable tourism.

5. Securing better management of the urban fringe, environmental improvements and safe public access to the countryside through sustainable means.

6. Protecting sensitive groundwater source protection zones from pollution and encouraging land management practices that reduce rapid surface water runoff and soil erosion.

7. Protecting the wider landscape role of land within the urban fringe, the setting of the South Downs National Park and protection of strategic views into and out of the city.

Proposals for farm diversification within the urban fringe should accord with the council's adopted Planning Advice Note 01 Farm Diversification (October 2005) or subsequent revisions.

CP11 Housing Delivery

The council will plan for new housing development in order to help provide people with a choice of decent quality housing to meet their needs for a stable home and at a cost they can afford.

A: Scale of new housing provision:

The council will seek to ensure that provision is made within the City for at least 8,500 new homes¹ within the period 2010 – 2025 (based on an annual average of 567 new homes per annum).

Annual monitoring will be carried out to ensure there is not a projected shortfall in housing provision. Early review of the Core Strategy may be necessary if monitoring indicates projected shortfalls against the South East Plan strategic requirement for 11,400 additional homes 2006 - 2026.

The provision of new housing at Shoreham Harbour will be delivered through the Joint Area Action Plan for Shoreham Harbour Growth Point (see DA7).

B: Spatial Strategy for housing development

The spatial strategy for the City² directs new development to seven identified 'Development Areas' (DA1-7) which are capable of accommodating significant development and which benefit from close proximity to public transport and existing or planned local services and facilities. In other parts of the City new development at lower densities will help retain local character and distinctiveness (see *policy CP13*).

The priority for new housing development will be the re- use of previously developed land within the defined built up area of the City. *Land release within the urban fringe will only be considered on a contingency basis in the period post 2020 should monitoring indicate projected shortfalls against the strategic housing requirement.*

C: Housing Mix

To improve housing choice and to ensure an appropriate mix of housing (in terms of housing type, size and tenure) is achieved across the City the council's approach will be further developed through the following means:

a. The Development Policies and Sites Allocations DPD will set out policies which reflect and respond to the key objectives set out in the

¹ This figure is based on a total strategic requirement of 11, 400 additional homes in the period 2006 – 2026. The requirement for 8510 additional homes for the 15 year period 2010 – 2025 takes account of actual/anticipated completions in the period 2006 – 2010.

² See Core Strategy Part Two: Spatial Strategy.

council's Housing Strategy³. Policies will seek to respond to the accommodation requirements of specific groups, in particular, families with children, older and disabled people and the city's need for the provision of sufficient student housing.

b. At site level, housing mix (in terms of housing type, size and tenure) may be set for sites identified in the council's Development Policies and Site Allocations Development Plan Document; Action Area Plans; Supplementary Planning Documents and Site Planning Briefs.

c. Sites coming forward as 'windfall' development will also be required to demonstrate that proposals have had full regard to housing mix considerations and have been informed by up to date assessments of local housing need and demand;

d. By requiring all new residential development to have regard to the characteristics of existing communities and neighbourhoods to ensure that development makes a positive contribution to the achievement of mixed and sustainable communities (see SN1 and CP13).

³ Housing Strategy 2008 – 2013, Healthy homes, healthy lives, healthy city.