

Brighton & Hove Local Development Scheme 2017 - 2020

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1. Introduction

- 1.0.1 This is the 2017 version of the **Local Development Scheme (LDS)** produced by Brighton & Hove City Council. This document revises the previous version of the LDS that was approved by the city council in December 2014.
- 1.0.2 The scheme sets out the three year work programme for **Development Plan Documents (DPD)** in Brighton & Hove. DPDs are the set of planning policy documents that form the development plan for the area. DPDs and the LDS are produced in accordance with the Planning and Compulsory Purchase Act 2004 (including subsequent revisions) and relevant regulations.
- 1.0.3 This amended LDS provides the most up to date timetables for the production of the DPD being produced by the Council. It also explains the role of these documents and the reasons for changes to previously published timetables.
- 1.0.4 The LDS also sets out the timetable for other **Local Development Documents (LDD)**. These are secondary documents that do not form part of the development plan but provide additional guidance and information relating to development issues.

1.1 Documents set out in the Local Development Scheme

1.1.1 There are two types of document set out in the LDS. These are:

- **Development Plan Documents (DPDs)**
- Other Local Development Documents, primarily **Supplementary Planning Documents (SPD)** and the **Statement of Community Involvement (SCI)**.

Alongside these, the council produces this **Local Development Scheme** and the **Authority Monitoring Report**, which sets out annually the progress of adopting and implementing DPDs.

1.1.2 The principal DPDs for Brighton & Hove are the City Plan Part One, adopted in 2016, and the forthcoming City Plan Part Two. Some policies in the Brighton & Hove Local Plan (2005) continue to be saved until CPP2 is adopted. The status of policies and plans in the transitional period from the previous local plan are set out in section 5. Appendix D also summarises the status of Supplementary Planning Guidance notes that have been saved as part of the transition to the local development system.

1.2 Other Documents & Duty to Co-operate

1.2.1 This LDS also includes the DPDs that are part of the **Waste and Minerals Local Plan (WMLP)** prepared jointly with East Sussex County Council and the South Downs National Park Authority. The Waste and Minerals Plan and Waste and Minerals Sites Plan for East Sussex, South Downs and Brighton & Hove were adopted in 2013 and 2017 respectively. A review of policies in these documents is planned.

- 1.2.2 In addition, the council is producing a **Community Infrastructure Levy Charging Schedule** and is working with Adur District Council and West Sussex County Council to jointly produce a **Shoreham Harbour Joint Area Action Plan**.
- 1.2.3 Alongside the production of DPDs, the council undertakes work with adjoining authorities in accordance with the **Duty to Co-operate**. This work addresses policy areas that have implications for cross-boundary working including housing, employment, gypsies and travellers, and transport.

1.3 Neighbourhood Planning

- 1.3.1 Neighbourhood planning, introduced in the Localism Act 2011, allows parish councils and neighbourhood forums to draw up a **Neighbourhood Development Plan (NDP)** for their area; once adopted, these plans become Development Plan Documents and guide decision-taking for the areas covered. Neighbourhood planning is community-led, with support provided by the Local Planning Authority. The timetable for preparing neighbourhood plans, and the primary resources for doing so, are the responsibility of the Parish Council or Neighbourhood Forum; the LDS does not therefore include information about the preparation of neighbourhood plans.
- 1.3.2 There are currently a number of communities in the city that are working towards the preparation of neighbourhood plans for their areas. Further details can be found on the council's website, where the progress of these plans will be recorded and updated:

www.brighton-hove.gov.uk/content/planning/neighbourhood-planning

2 The Local Development Scheme 2017-2020

2.1 Development Plan Documents

2.1.1 The adopted documents in table 1 form the statutory development plan for Brighton & Hove, alongside saved policies from previous DPDs. Once adopted, the proposed DPDs listed in table 2 will form the statutory development plan and replace the remaining saved policies from the 2005 Local Plan.

Table 1 – Adopted Development Plan Documents

Table 1	
Development Plan Document	Description
City Plan Part One	To provide an overall strategic vision for the city to 2030. It sets out priorities to meet the challenges of the future and identifies the broad locations, scale and type of development and supporting infrastructure that is required. It makes both strategic allocations and employment site allocations.
Policies Map	This was adopted with the City Plan Part One and will be updated as each new DPD is adopted.
Waste and Minerals Plan	Sets out the vision, objectives and strategy for sustainable waste development and minerals production in the area to 2026 and will provide the framework for development control.
Waste and Minerals Sites Plan	Identifies sites which are potentially suitable for new waste management facilities whilst safeguarding existing waste management sites. It also safeguards railheads and wharves that could be used for bulk transport of waste and minerals.
Waste and Minerals Adopted Policies Map	Shows on a geographical basis the application of the policies in the waste and minerals DPDs listed above.

2.1.2 A number of policies in the Brighton & Hove Local Plan (2005), have been saved, and will continue to form part of the development plan for Brighton & Hove until replaced by the City Plan Part Two. See section 5 for further details of saved policies.

Table 2 – Proposed Development Plan Documents

Table 2	
Development Plan Document	Description
City Plan Part Two	This document will include site allocations not shown in the City Plan Part One as well as detailed development management policies.
Waste & Minerals Local Plan Review	A review of policies in the adopted Local Plan, principally intended to update minerals policies.
Shoreham Harbour Joint Area Action Plan	To set out a vision, objectives, strategies, policies and detailed site allocations for Shoreham Harbour.

Table 2	
Community Infrastructure Levy Charging Schedule	Sets out charging rates for various development types in the city to fund infrastructure projects necessary to support new development and which benefit the local community.

2.2 Other Local Development Documents

2.2.1 The Local development documents listed in table 3 provide additional guidance and information relating to the implementation of policies contained in DPDs. The following documents do not form part of the statutory development plan for the city.

Table 3 – Other Local Development Documents

Table 3	
Document	Description
Supplementary Planning Documents	Give additional guidance on the implementation of particular policies or site allocations. The following SPDs are planned: <ul style="list-style-type: none"> • Urban Design Framework SPD • Toads Hole Valley SPD • Sustainable Urban Drainage SPD
Statement of Community Involvement	Guides how local communities and stakeholders will be involved in the preparation of the Local Development Documents. The SCI was revised in 2015 to bring it into line with updated local plan regulations and the Council's own Community Engagement Framework.
Authority Monitoring Report	Assesses the performance of the Council in implementing the LDS and whether policies in the Development Plan Documents are meeting their aims. The AMR also monitors the effectiveness of the SCI and the performance of the Development Control section against key indicators, as well as giving information on the number of new dwellings provided over the year and projected into the future.
Sustainability Appraisal	Promotes sustainable development through the integration of social, environmental, and economic considerations into the policies and guidance in Development Plan Documents (DPDs). A Sustainability Appraisal will be produced and consulted on in parallel to the development plan documents in order to inform the final submission versions.

2.3 Links between Development Plans and Strategies

2.3.1 There are clear links made in the City Plan between planning policy and other local strategies, including the Sustainable Community Strategy and the housing economic, health and community safety strategies.

2.3.2 The Sustainable Community Strategy is the principal city-wide strategy which informs the Development Plan Documents. Effective links have been made through the following measures:

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- Ensuring that there is full alignment between the policies of the City Plan and the Sustainable Community Strategy;
- Mapping and analysing how the City Plan delivers on Sustainable Community Strategy priorities and regular reporting on this to Brighton & Hove Connected (BHC – the city’s Local Strategic Partnership);
- Consulting and engaging with BHC and the city Partnerships on emerging documents;
- Sharing monitoring information.

2.3.3 Development Plan Documents are an important mechanism in helping to deliver a number of Brighton & Hove’s citywide strategies. These include the economic, local transport, housing, community safety, climate change, tourism, sports and cultural strategies. Links are made with these strategies via the council’s Local Development Internal Officers Advisory Group.

Timetable of Development Plan Documents and Supplementary Planning Documents

2.3.4 Table 4 shows the key stages for the development plan documents. For a more detailed breakdown of the timetable for each document, see Appendix A. Figure 1 shows the milestones for local development documents in a visual format.

Table 4: Schedule of Proposed Development Plan Documents

Table 4				
DPD Document	Consulting on the Scope of the Sustainability Appraisal	Publication of the DPD	Submission to the Secretary of State	Proposed date for Adoption
City Plan Part 2	Completed	Autumn 2019	Spring 2020	Early 2021
Policies Map	As part of City Plan preparation	As part of City Plan preparation	As part of City Plan preparation	As part of City Plan preparation
Waste and Minerals Local Plan Review	August 2017	Autumn/winter 2018	Early 2019	Summer 2019
Shoreham Harbour Joint Area Action Plan	Completed	Winter 2017	Spring 2018	Autumn 2018
Community Infrastructure Levy (CIL) – Charging Schedule	n/a	Consultation Draft Charging Schedule Spring 2018	Autumn 2018	Spring 2019

2.3.5 Table 5 shows the key milestones for the SPDs as well as a description of each document.

Table 5: Proposed Supplementary Planning Documents (SPDs)

Table 5			
SPD	Description	Public Consultation	Proposed date for Adoption
Sustainable Urban Drainage	To provide detailed planning guidance on the provision of sustainable drainage systems for the disposal of surface water and rainwater.	Early 2018	Summer 2018
Urban Design Framework	To provide detailed and city-wide policy guidance to support the Urban Design policy in the City Plan. It will take forward the background evidence of the Urban Characterisation Study into strategic policy and set out priorities for future intervention.	2018 - 2019	2020

Table 5			
SPD	Description	Public Consultation	Proposed date for Adoption
Toads Hole Valley	To provide detailed planning guidance to inform the development of the Toads Hole Valley site (Development Area DA7 in City Plan Part One)	Completed	Autumn 2017

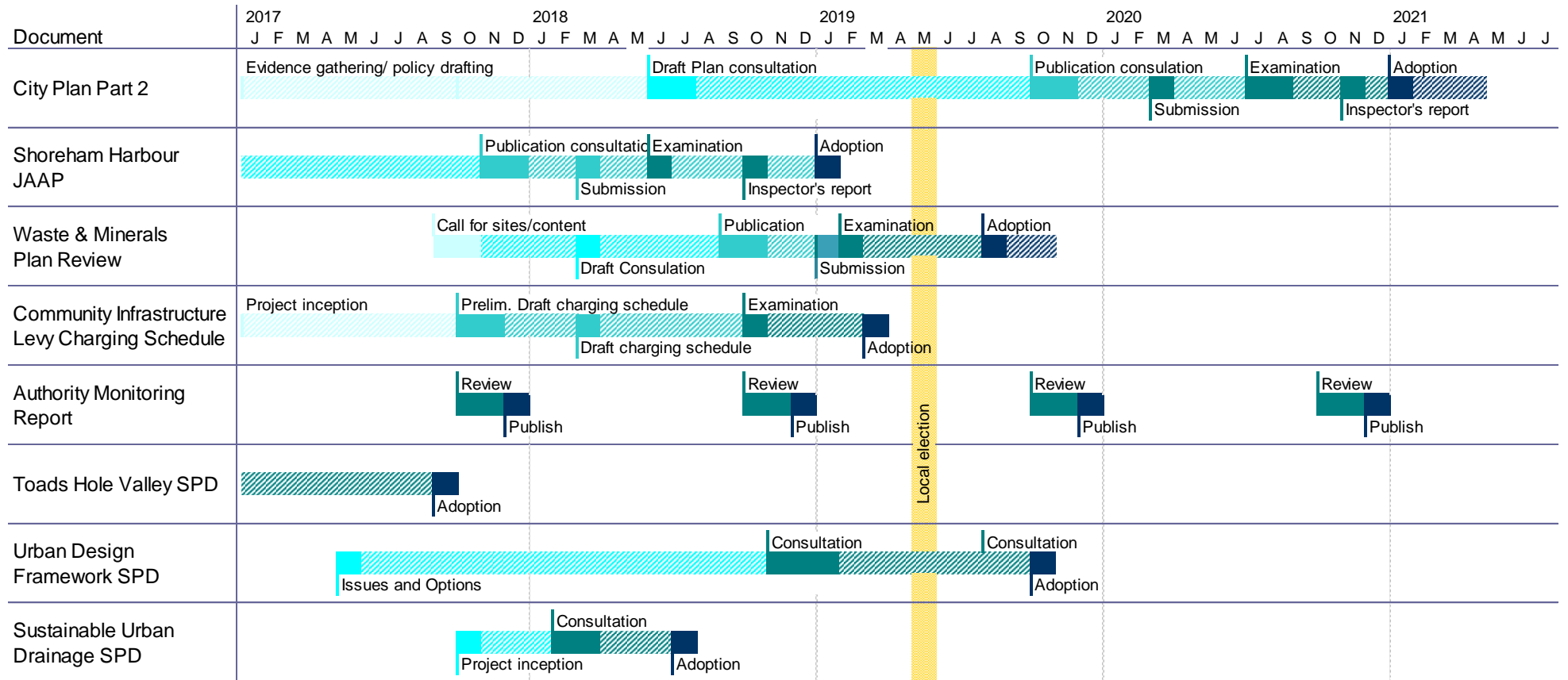
2.3.6 Table 6 shows the timeframe for publishing other local development documents and associated documents.

Table 6: Other Documents

Table 6	
Document Title	Timeframe
Authority Monitoring Report	Published at the end of every year, covering the previous period from 1 April through to 31 March.
Sustainability Appraisal	Produced alongside development plan documents.

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Figure 1 - Local Development Scheme (2017) - Timetable & Milestones



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3 Saved Policies

3.1 The Brighton & Hove Local Plan (2005)

- 3.1.1 The Brighton & Hove Local Plan was adopted in July 2005 and all but nine policies in the document were saved in agreement with the Secretary of State (by letter from June 2008). A number of these policies were replaced by City Plan Part One, however 91 remain saved and will be replaced by Part Two of the City Plan, once adopted.

3.2 Supplementary Planning Guidance (SPG)

- 3.2.1 A number of SPG notes linked to the adopted Brighton & Hove Local Plan are saved until they are superseded by new Supplementary Planning Documents, are out of date, or until the policies to which they are attached are replaced by policies in Development Plan Documents. The saved SPGs are listed in appendix B.

6. Monitoring and Review

- 6.1.1 The performance of the council against the LDS timetable will be monitored in the Authority Monitoring Report (AMR). This will be published annually. It will be made publicly available at the City Council's Customer Service Centre offices and on the council's website (www.brighton-hove.gov.uk/ldf).
- 6.1.2 The AMR monitors and reviews a number of areas and provides information on the following:
- performance against the timetable as set out in the LDS;
 - the effectiveness of saved policies;
 - the effectiveness of new policies (in future it will determine the timetable for review of local development documents);
 - an up to date list of superseded and 'saved' policies;
 - the effectiveness of the Statement of Community Involvement; and
 - the amount of new housing currently being delivered and likely to be delivered in the future.
- 6.1.3 The information in the AMR will be used to identify work priorities. The LDS will be reviewed as the need for further documents emerges and to ensure that a three year programme is maintained.
- 6.1.4 As development comes forward in the city, the work of the Planning Enforcement Team will ensure that adopted planning policies are properly implemented, that the city's built environment is protected from the effects of unacceptable development and that harmful effects are remedied.

APPENDIX A- Profile of Development Plan Documents (DPDs)

1. CITY PLAN PART ONE (DPD)

OVERVIEW	
Role and Subject	To provide an overall strategic vision for development in the city to 2030. It will set out priorities and meet the challenges of the future, identifying the broad locations, scale and type of development, as well as the supporting infrastructure required, to 2030.
Coverage	Citywide
Status	Development Plan Document
Conformity	National planning policy
Status	Adopted

2. WASTE AND MINERALS PLAN

OVERVIEW	
Role and Subject	Sets out the vision, objectives and strategy for sustainable waste development and minerals production in the area to 2026 and will provide the framework for development control.
Coverage	Citywide
Status	Development Plan Document
Conformity	National planning policy
Status	Adopted

3. WASTE AND MINERALS SITES PLAN

OVERVIEW	
Role and Subject	Provides the site specific policies required to achieve the objectives of the Waste and Minerals Plan. Identifies sites which are potentially suitable for new waste management facilities whilst safeguarding existing waste management sites. It also safeguards railheads and wharves that could be used for bulk transport of waste and minerals.
Coverage	Citywide
Status	Development Plan Document
Conformity	National planning policy and the Waste and Minerals Plan
Status	Adopted

4. CITY PLAN PART TWO (DPD)

OVERVIEW	
Role and Subject	This document will include site allocations not in the City Plan Part One and detailed development management policies.
Coverage	Citywide
Status	Development Plan Document
Conformity	National policy and guidance and the City Plan Part 1

TIMETABLE	
Stage	Date
Start scoping and initial evidence gathering	Completed
Scoping consultation	Completed
Reg 18: Draft plan consultation	Summer 2018
Publication of the plan	Autumn 2019
Publication consultation	Autumn 2019
Submission	Spring 2020
Examination hearing	Summer 2020
Inspector's report	Late 2020
Estimated date for adoption by the council	Early 2021

ARRANGEMENTS FOR PRODUCTION	
Role	Officers
Organisational Lead	Head of Planning, Brighton & Hove City Council
Political Management	Tourism, Development and Culture Committee and full Council
Internal Resources	Planning Manager (Policy), Policy Team and support from other planning teams and the Internal Officers Advisory Group and the Cross Party Working Group.
Stakeholder Resources	These include the Housing and Economic Partnerships, Brighton & Hove Connected, the Primary Care Trust, and the various city partnerships. There will be the need to engage at larger-than-local level with neighbouring authorities and the Local Economic Partnership, as well as local stakeholder groups around a number of issues including design, community safety and sustainability.
Community and Stakeholder Involvement	The approach to stakeholder and community involvement is set out in the Statement of Community Involvement.

5. WASTE AND MINERALS LOCAL PLAN REVIEW (DPD)

OVERVIEW	
Role and Subject	The Waste and Minerals Local Plan Review is principally intended to update minerals policies in the following representations made at the Public Examination of the Waste & Minerals Sites Plan in summer 2016. A high level review of other Local Plan policies will also be undertaken to determine the detailed scope of the First Review. However, it is unlikely that waste policies will need any significant updating or that additional waste capacity will be required as this would have come to light during the recent Sites Plan preparation.
Coverage	Citywide and countywide
Status	Development Plan Document
Conformity	National policy and guidance and the adopted Waste & Minerals Plan

TIMETABLE	
Stage	Date
Call for Sites / Content (Reg18)	Autumn 2017
Draft Plan Consultation (Reg 18)	Spring 2018
Pre-Submission Consultation (Reg 19)	Autumn / Winter 2018
Submission of Plan to Government	Early 2019
Public Examination	Early 2019
Adoption	Summer 2019

ARRANGEMENTS FOR PRODUCTION	
Role	Officers
Organisational Lead	Head of Planning (Brighton & Hove City Council), Assistant Director of Policy (East Sussex County Council), and Director of Planning (South Downs National Park Authority).
Political Management	Tourism, Development and Culture Committee and full Council (Brighton & Hove) and Cabinet and full Council (East Sussex County Council), South Downs National Park Authority Board.
Internal Resources	Policy Manager and Policy Team.
External Resources	Joint working with officers at East Sussex and the South Downs National Park Authority. Consultants commissioned for Sustainability Appraisal, Habitats Regulations Assessment and Strategic Flood Risk Assessment work.
Community and Stakeholder Involvement	The approach to stakeholder and community involvement is set out in the three Statements of Community Involvement.

6. SHOREHAM HARBOUR JOINT AREA ACTION PLAN (DPD)

OVERVIEW	
Role and Subject	To set out a vision, objectives, strategies, policies and detailed site allocations within the Shoreham Harbour regeneration area until 2031.
Coverage	Shoreham Harbour and South Portslade area
Status	Development Plan Document
Conformity	General conformity with national policy and the emerging Brighton & Hove City Plan and the emerging Adur Local Plan.

TIMETABLE	
Stage	Date
Commencement of document	Summer 2011
Consultation with Statutory Bodies on the Scope of the Sustainability Appraisal	November 2011
Public consultation (Reg. 18) on Draft JAAP and Sustainability Appraisal Report	February - April 2014
Additional draft JAAP consultation	Dec 2016 – Feb 2017
Publication of Proposed Submission JAAP and consultation	November 2017
Representations period (Reg. 19) on 'soundness' of Proposed Submission JAAP and Sustainability Appraisal Report	November – December 2017
Submission of JAAP and final Sustainability Appraisal Report to Secretary of State	March 2018
Public Examination	June 2018
Receive Inspector's Report	October 2018
Estimated date for adoption by the council	January 2019

ARRANGEMENTS FOR PRODUCTION	
Role	Officers
Organisational Leads	Head of Planning, (Brighton & Hove City Council), Strategic Director (Adur District Council) and the Coastal West Sussex Regeneration Manager (West Sussex County Council).
Political Management	Joint Leaders Board, Tourism, Development and Culture Committee and full Council (Brighton & Hove), Cabinet and full Council (Adur) and Cabinet and full Council (West Sussex).
Internal Resources	Policy Manager and Policy Team, Principal Planning Officer & Development Manager (joint funded), Head of Transport Strategy (Brighton & Hove) and Transport Team West Sussex CC
External Resources	Government agencies including Environment Agency
Stakeholder Resources	Community Partnerships. Economic Partnerships.
Community and Stakeholder Involvement	The approach to stakeholder and community involvement is set out in the Statements of Community Involvement for each individual local authority and Shoreham Harbour Consultation Statement.

6. COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE (DPD)

OVERVIEW	
Role and Subject	Sets out charging rates for various development types in the city to fund infrastructure projects necessary to support new development and which benefit the local community.
Coverage	Citywide
Status	Development Plan Document
Conformity	National policy and guidance

TIMETABLE	
Stage	Date
Project Inception	January 2017
Preliminary Draft Charging Schedule	October 2017
Draft Charging Schedule	Spring 2018
Public Examination	Autumn 2018
Adoption	Spring 2019

ARRANGEMENTS FOR PRODUCTION	
Role	Officers
Organisational Lead	Head of Planning & Building Control (Brighton & Hove City Council), Assistant Director of Policy (East Sussex County Council), and Director of Planning (South Downs National Park Authority).
Political Management	Tourism, Development and Culture Committee and full Council (Brighton & Hove) and Cabinet and full Council (East Sussex County Council), South Downs National Park Authority Board.
Internal Resources	Policy Manager and Policy Team.
External Resources	Joint working with officers at East Sussex and the South Downs National Park Authority. Consultants commissioned for Sustainability Appraisal, Habitats Regulations Assessment and Strategic Flood Risk Assessment work.
Community and Stakeholder Involvement	The approach to stakeholder and community involvement is set out in the three Statements of Community Involvement.

APPENDIX B – Adopted Brighton & Hove Local Development Documents

ADOPTED DOCUMENTS		
Document Name	Document Type	Date Adopted
Brighton Centre: Area Planning and Urban Design Framework	SPD	Jan 2005
Brighton & Hove Local Plan (saved policies)	DPD	Jul 2005
Statement of Community Involvement	LDD	Sep 2015
Shop Front Design	SPD	Sep 2005
Edward Street Quarter	SPD	Mar 2006
Circus Street Municipal Market	SPD	Mar 2006
Trees and Development Sites	SPD	Mar 2006
Construction and Demolition Waste	SPD	Dec 2006
Advertisements	SPD	Jun 2007
Architectural Features	SPD	Dec 2009
London Road Central Masterplan	SPD	Dec 2009
Nature Conservation and Development	SPD	Mar 2010
Waste and Minerals Plan	DPD	Feb 2013
Waste and Minerals Sites Plan	DPD	Feb 2017
Design Guide for Extensions and Alterations	SPD	Jun 2013
Shoreham Harbour Flood Risk Management Guide	SPD	Sep 2015
City Plan Part One	DPD	Mar 2016
Parking Standards	SPD	Oct 2016

APPENDIX C – Transition from Supplementary Planning Guidance (SPG) to Supplementary Planning Documents (SPDs)

Many of the city council's currently adopted SPGs will remain a material consideration. The saved SPGs are set out below:

	Supplementary Planning Guidance Note and date
SPG02	External Paint Finishes and Colours – October 1998
SPG10	King Alfred/RNR Site: Planning Brief
SPG11	Listed building interiors – September 2003
SPG15	Tall Buildings – January 2004
SPG19	Fire Precaution Works to Historic Buildings – May 2004
SPG20	Brighton Marina Urban Design Analysis and Development Brief
SPG21	Sustainability Checklist – May 2004

APPENDIX D – Glossary of Terms and Key Documents

Glossary of Terms

Term	Definition
Authority Monitoring Report (AMR)	An assessment of the progress against the LDS Includes a commentary on the performance of policies. Published annually.
Area Action Plans (AAPs)	These will provide a planning framework to cover key areas of change or conservation.
Background Documents	Technical documents that will inform the production of LDDs, for example an Urban Capacity Study.
City Plan	The City Plan is in two parts. Part One sets out the vision and spatial strategy for the area and will address important spatial matters including housing, the economy, retail, community safety, tourism, transport issues, areas of regeneration and social infrastructure. A map will illustrate the spatial vision for the city. Part Two of the City Plan will contain the remaining site allocations and detailed development management policies.
Development Plan Documents (DPDs)	The principal Local Development Documents. These are subject to statutory requirements, including submission to the Secretary of State, formal testing through an independent examination and a binding Inspector's report.
Independent Examination	All DPDs are subject to independent examination by a planning inspector. The inspector will carry out an "assessment of soundness" of the document.
Local Development Documents (LDDs)	The collective term for all DPDs, SPDs and the SCI.
Local Development Scheme (LDS)	The document you're reading now. This sets out a three year rolling project plan for the preparation and delivery of the various LDDs. The purpose of the LDS is to inform the public about the production and function of Local Development Documents and the timescales they can expect for the preparation and review of these documents.
Local Plan	For clarity, used only to refer to the Brighton & Hove Local Plan 2005 (however, the NPPF glossary sets out the legal definition).
Policies Map	This will show existing and revised designations of areas of land such as conservation areas and development areas. It will also define the specific sites for particular future land uses or developments, and the areas to which policies apply.
Site Allocations	Particular sites in the city are allocated specifically for certain uses including housing, affordable housing, employment land, retail, leisure, social, health and education. All the development plan documents may contain site allocations, and they will all be shown on the policies map.
Saved Plan	Certain existing plans will be "saved", that is they will remain a material consideration as part of the development plan and are Local Development Documents, until replaced by new development plan documents.
Spatial Planning	Planning that is not just about land use but concerned with delivering sustainable development and that takes into account education, housing, economic development, cultural and other social issues.
Statement of Community Involvement (SCI)	Sets out how the community is to be engaged in the process of producing Local Development Documents and sets standards for involving the community in the preparation, alteration and continuing review of all local development documents.
Supplementary Planning Documents (SPDs)	These will need to be consistent with parent DPDs and will elaborate upon the policies and specific site allocations. They will be capable of being a material consideration in the determination of planning applications although afforded less weight.
Sustainability Appraisal	Sustainability Appraisal is a systematic process to appraise the social, economic and environmental effects of the strategies and policies of a planning policy document. It must be applied to Development Plan

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Term	Definition
	Documents and should incorporate the requirements of the Strategic Environmental Assessment Directive.

Acronym Buster

AMR	Authority Monitoring Report
DPD	Development Plan Document
LDD	Local Development Document
LDS	Local Development Scheme
SCI	Statement of Community Involvement
SPD	Supplementary Planning Document

