

Council

10 December 2009

Labour Group Amendments

Agenda Item 36

Brighton & Hove City Council

Lab Ref	Policy Reference	Amendment	Soundness
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1. The Spatial Strategy, Housing and Urban Fringe

Amendment 1 Propose the following amendment under The Spatial Strategy, Housing and Urban Fringe Theme

L1	Spatial Strategy	<p><u>Amend policy text to include words in bold</u></p> <p>.CP11 sets out the strategy for housing delivery within the City over the first 15 years of the Core Strategy period. CP11 recognises that any future managed release of land within the urban fringe for residential development will only be considered on a 'contingency' basis in the post 2020 plan period should this be required to help meet local needs and regional housing requirements as set out in the South East Plan (see also SA4 Urban Fringe and CP11 Housing Delivery).</p> <p><u>Changes to Para 8 supporting text:</u> Removal of 'and primarily'. Add '....meet the city's local housing needs and the strategic housing targets...'</p>	Sound
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L2 SA4 Urban Fringe

Amend policy text to include the words in bold:

Sound

Any future managed release of land within the urban fringe for residential development will only be considered on a 'contingency' basis in the post 2020 plan period should this prove to be required to help meet **local needs and** regional housing targets as set out in the South East Plan. (See also CP11 Housing Delivery).

Regular monitoring and reviews of the SHLAA will be reported through the council's Annual Monitoring Report to demonstrate the council's performance and actions on achieving its housing targets through development on previously developed land within the existing built-up area.

Potential contingency sites will be tested through the Development Policies and Site Allocations DPD. Any contingency sites to be brought forward after 2020 will only be released where monitoring predicts a significant shortfall of housing land supply in the 2020-2025 period. A significant shortfall is defined as 1 years' housing land supply (see CP11 Housing Delivery).

Delete – 'Any contingency sites to be brought forward after 2020, if needed, will be identified through the

Amend supporting text of paragraph 5 to add in brackets after '...in the longer term (**see CP11 Housing Delivery**)'. A future assessment....

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L3 CP11
Housing
Delivery

Amend policy CP11 to (changes highlighted in bold):

Sound

Any future managed release of land within the urban fringe for residential development will only be considered on a 'contingency' basis in the post 2020 plan period should this prove to be required to help meet **local needs** and regional housing targets as set out in the South East Plan.

Regular monitoring and reviews of the SHLAA will be reported through the council's Annual Monitoring Report to demonstrate the council's performance and actions on achieving its housing targets through development on previously developed land within the existing built-up area.

Potential contingency sites will be tested through the Development Policies and Site Allocations DPD. Any contingency sites to be brought forward after 2020 will only be released where monitoring predicts a significant shortfall of housing land supply in the 2020-2025 period. A significant shortfall is defined as 1 years' housing land supply.

Amendments to paragraphs 5 and 6 of supporting text. To read as follows (changes highlighted):

The priority for new housing development will be the re-use of previously developed land within the defined built up urban area of the city. The spatial strategy makes it clear that any land release within the urban fringe will only be considered as a last resort 'contingency' position in the longer term (post 2020) should this prove to be required to help meet **local needs and the** South East Plan strategic housing requirements. The policy approach is therefore to manage any such land release on a 'contingency only' basis for the post 2020

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period should monitoring indicate longer term **significant** projected shortfalls in housing land supply. **The council's Annual Monitoring Report will be used update the city's housing trajectory over the plan period and to report the council's performance and actions to achieve residential development on brownfield sites within the existing built up area of the city.**

A future assessment of sites within the urban fringe will be undertaken as part of the preparatory work for the Development Policies and Site Allocations DPD. Such an assessment will need to be guided by the policy objectives set out in Policy SA4 and key planning considerations including landscape impacts and the wider landscape role of the urban fringe; the setting of the intended National Park; the need to protect sensitive nature conservation designations and groundwater source protection zones and considerations such as impacts on accessibility, transport and the surrounding highway network. **Any contingency sites to be brought forward after 2020 will only be released where monitoring predicts a significant shortfall of housing land supply in the 2020-2025 period. A significant shortfall is defined as 1 years' housing land supply.** It is the city council's view that should the strategic housing targets be subject to amendment or review within the Core Strategy timeframe, then the need for such a 'contingency' may no longer be required and, instead, it is envisaged that there would be an early review of the Core Strategy and continued protection of the urban fringe.

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**Lab
Ref**

**Policy
Reference**

Amendment

Soundness

2. The Economy

Propose the following amendment under The Economy

L4

**DA2
Brighton
Marina**

Remove bullet point 2 and replace with -
'council to retain flexibility as to height of buildings in Marina in accordance with the Tall Buildings SPD and the Marina Act.'

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3. Transport and Infrastructure

L6	CP8 Sustainable Transport	Replace wording of item 4 of policy CP8 with: 'To provide one or more viable Park and Ride sites at the outer edge of the city linked to sustainable transport corridors as part of an overall sustainable transport strategy to achieve a modal shift towards the use of public transport'	Sound
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Amend supporting text to read:

Parts 4 and 5 of the policy set out the two main strategic transport schemes proposed to mitigate any adverse impacts of development and promote choice. These sites will **allow a modal shift** people to access the city centre and the intended South Downs National Park **by sustainable modes of transport as part of a comprehensive Local Transport Strategy that will propose sustainable transport options for the city including measures to manage parking in the city centre.** Research is currently underway on possible locations for Park and Ride sites which will be identified in the future Development Policies and Site Allocations DPD. Key criteria to guide the search for park and ride sites are:

- a. there will be a sequential approach to site search where it should be demonstrated that sites cannot be found within the outer built up area before looking beyond the built up area boundary;

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- b. sites will be subject to an environmental impact assessment and measures will be taken to ensure that any adverse impacts are minimised to an acceptable level.
- c. park and ride locations will not have a significant adverse impact on a site of European Nature Conservation Importance.
- d. there will be safe and easy access to the site from the main road network;
- e. sites it will be in locations that will support the existing public transport network; and
- f. there will be no significant adverse effects on residential amenity and the local environment of the area.

