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## **1. Introduction**

2. This is the 2022 version of the Local Development Scheme (LDS) produced by Brighton & Hove City Council. This document replaces the previous version of the LDS that was published in 2020. The LDS sets out the programme for the production of Local Development Documents (LDDs) and other planning documents in Brighton & Hove over the next three years

## **2. The Local Development Scheme 2022-2025**

### **Documents set out in the Local Development Scheme**

3. Local Development Documents fall into three categories:
  - Development Plan Documents (DPDs): DPDs are planning policy documents that form the development plan for the area.
  - Supplementary Planning Documents (SPD) and;
  - Statement of Community Involvement (SCI).
4. The council also produces this Local Development Scheme and the Authority Monitoring Report, which sets out annually the progress of adopting and implementing DPDs.
5. The development plan for Brighton & Hove consists of the City Plan Part One (2016), the Waste and Minerals Plan (2013), the Waste and Minerals Sites Plan (2017), and the Shoreham Harbour Joint Area Action Plan (2019).
6. The City Plan Part Two is at a late stage of production and will form part of the development plan once adopted (expected in autumn 2022). Some policies in the Brighton & Hove Local Plan (2005) are saved until CPP2 is adopted and remain part of the development plan.

### **Development Plan Documents**

7. The adopted documents set out below form the statutory development plan for Brighton & Hove. Additionally, 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 new policies in the City Plan Part Two once adopted.
8. 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.

## Adopted Development Plan Documents

CITY PLAN PART ONE	
Adopted	2016
Role and Subject	To provide an overall strategic vision for development in the city to 2030. It sets out the priorities to meet the challenges of the future; and identifies the broad locations, scale and type of development, as well as the supporting infrastructure required, to 2030.
Coverage	Brighton & Hove, excluding the South Downs National Park

EAST SUSSEX, SOUTH DOWNS AND BRIGHTON & HOVE WASTE AND MINERALS PLAN	
Adopted	2013
Role and Subject	Sets out the vision, objectives and strategy for sustainable waste development and minerals production in the area and provides the policy framework for development control decisions.
Coverage	Brighton & Hove and East Sussex, including that part which falls within the South Downs National Park

EAST SUSSEX, SOUTH DOWNS AND BRIGHTON & HOVE WASTE AND MINERALS SITES PLAN	
Adopted	2017
Role and Subject	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	Brighton & Hove and East Sussex, including that part which falls within the South Downs National Park

SHOREHAM HARBOUR JOINT AREA ACTION PLAN	
Adopted	2020
Role and Subject	To set out a vision, objectives, strategies, policies and detailed site allocations for Shoreham Harbour. Produced by the Shoreham Harbour Regeneration Partnership which includes Adur District Council, Brighton & Hove City Council, Shoreham Port Authority and West Sussex County Council.
Coverage	Shoreham Harbour and South Portslade area

## Development Plan Documents in Preparation

- The following documents are currently being prepared and will form part of the development plan for the city once adopted.

## City Plan Part Two

OVERVIEW	
Role and Subject	This document complements the adopted CPP1 and includes additional site allocations and detailed development management policies.
Coverage	Citywide

TIMETABLE	
Stage	Dates
Scoping consultation	Completed
Reg 18: Draft plan consultation	Completed
Proposed Submission consultation (Reg. 19)	Completed
Submission of Plan to Government	Completed
Examination hearings	Completed
Consultation on Main Modifications	Spring 2022
Inspector's report	Summer 2022
Estimated date for adoption by the council	Autumn 2022

## Waste and Minerals Local Plan Review

OVERVIEW	
Role and Subject	The Waste and Minerals Local Plan Review is principally intended to update some adopted minerals policies following representations made at the Public Examination of the Waste & Minerals Sites Plan in summer 2016.
Coverage	East Sussex and Brighton & Hove including part of the South Downs National Park

TIMETABLE	
Stage	Dates
Call for Sites / Content (Reg18)	Completed
Preferred Strategy Consultation	Completed
Pre-Submission Consultation (Reg 19)	Winter 2021
Submission of Plan to Government	Spring 2022
Public Examination	Summer 2022
Estimated date for Adoption	Winter 2022/23

## Proposed Development Plan Documents

10. The following documents are proposed, with substantive work yet to begin.

### City Plan Part One Review<sup>1</sup>

OVERVIEW	
Role and Subject	A review of the updated City Plan Part One. Policies will be revised to take into account changes in national policy, local priorities and other changes in circumstance.
Coverage	Citywide

TIMETABLE	
Stage	Date
Assessment of Scope of Review	Completed
Evidence gathering	2022
Early engagement and scoping	2022-23
Preferred Strategy Consultation (Reg 18)	Late 2023
Pre-Submission Consultation (Reg 19)	Summer 2024
Submission of Plan to Government	Late 2024
Public Examination	2025
Adoption	2025

11. The City Plan Part One reached five years since adoption in March 2021 and in line with national planning policy the council undertook an assessment of the need to review to the Plan. The outcome of this process was reported to Tourism, Equalities, Communities & Culture Committee in March 2021, where the recommendation for a comprehensive review was agreed.

12. The timetable for the latter stages of the Review is subject to considerable uncertainty and may also be impacted by the nature of the expected forthcoming changes to the planning system. The Local Development Scheme will be updated appropriately should the timetable change.

13. The government published initial proposals for wholesale reform to the planning system and the Local Plan preparation process in the 'Planning for the Future'

<sup>1</sup> The name of the reviewed Plan is yet to be confirmed.

White Paper in August 2020. The government’s response to the public consultation has not yet been published, and any reforms taken forward will not be implemented until primary and secondary legislation has passed through parliament and updates made to the National Planning Policy Framework. The outcome of this process may also affect the timetable and process for the review of City Plan Part One.

## Full Review of the Waste & Minerals Local Plan

OVERVIEW	
Role and Subject	A comprehensive review of the Waste & Minerals Local Plan. Policies will be revised to take into account changes in national policy, local priorities and other changes in circumstance.
Coverage	Citywide

INDICATIVE TIMETABLE	
Stage	Date
Evidence gathering	2022-23
Preferred Strategy Consultation (Reg 18)	Late 2023
Pre-Submission Consultation (Reg 19)	Summer 2024
Submission of Plan to Government	Late 2024
Public Examination	Spring 2025
Adoption	Autumn 2025

14. The East Sussex, South Downs and Brighton & Hove Waste & Minerals Plan was adopted in 2013 with a plan period running to 2026/27. A targeted review of a small number of policies is currently underway with adoption of revised policies estimated for Winter 2022/23 (see above). A full review will then be needed in order to fully update the Local Plan. The timetable above is indicative and subject to review

## Links between Development Plans and Other Strategies

15. When preparing all plans, the Council seeks to ensure that its proposals are integrated with, and complimentary to, a range of adopted policies and strategies.

16. Other strategies produced by the council that are considered in the preparation of DPDs include:

- Carbon Neutral 2030 Programme
- Housing Strategy

- Economic Strategy
- Visitor Economy Strategy
- Local Transport Plan
- Sustainable Community Strategy
- Health and Wellbeing Strategy
- Community Safety and Crime Reduction Strategy.

17. The Council also works closely with neighbouring local authorities to support the development of their LDDs and to ensure that cross boundary issues are dealt with effectively including, when required, making representations at Local Plan Examinations as part of the Duty to Cooperate.

### Supplementary Planning Documents (SPDs)

18. SPDs listed below provide additional guidance and information relating to the implementation of policies contained in DPDs. They do not form part of the statutory development plan for the city but a material consideration in the determination of planning applications.

Document Name	Document Type	Date Adopted
Brighton Centre Design Framework	SPD01	Jan 2005
Shopfront Design	SPD02	Sep 2005
Construction and Demolition Waste	SPD03	Mar 2006
Circus Street and Municipal Market Site	SPD05	Mar 2006
Trees and Development Sites	SPD06	Mar 2006
Advertisements	SPD07	Jun 2007
Architectural Features	SPD09	Dec 2009
London Road Central Masterplan	SPD10	Dec 2009
Nature Conservation and Development	SPD11	March 2010
Design Guide for Extensions and Alterations (updated)	SPD12	Jan 2020
Shoreham Harbour Flood Risk Management Guide	SPD13	Sep 2015
Parking Standards	SPD14	Oct 2016
Toad's Hole Valley	SPD15	Sep 2017
Sustainable Drainage	SPD16	Sep 2019
Urban Design Framework	SPD17	June 2021
Hove Station Area Masterplan	SPD18	November 2021

19. The table below shows the key milestones for currently programmed forthcoming SPDs as well as a description of each document. Further SPDs may be produced during the three-year period covered by this LDS subject to need and resources.

SPD	Description	Public Consultation	Proposed date for Adoption
Nature Conservation	To provide further detail on the interpretation and application of planning policies relating to nature conservation and biodiversity.	February – March 2022	September 2022
Eastern Seafront Masterplan	The preparation of a masterplan for the Eastern Seafront will help support high-quality, innovative regeneration through improving access, activation of the seafront, coherent place-making, environmental enhancement and protection of the world class heritage assets	June - July 2022	September 2022
Brighton Marina Masterplan	A masterplan to shape future development proposals in Brighton Marina	tbc	tbc
Liveable City	A framework for delivering a future city centre within the context of a post-covid environment, changes to the retail market, new transport measures and regeneration sites.	tbc	tbc

## Neighbourhood Planning

20. Neighbourhood planning 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.

21. Five areas of the city are working towards the preparation of neighbourhood plans. These are summarised below:

- **Hove Station** – public examination commenced in January 2022 and is expected to take two to three months to complete.
- **Rottingdean Parish Council** – a draft plan was consulted on in Spring 2021.
- **Brighton Marina** – an application for re-designation of the Neighbourhood Forum was approved in November 2020. A draft plan is being prepared for regulation 14 consultation.
- **Hangleton and Knoll** – evidence gathering underway to inform a draft plan.
- **Hove Park** - evidence gathering underway to inform a draft plan.

- **Coldean** –in November 2021 the area was designated as a Neighbourhood Area and a Neighbourhood Forum was established

22. Further details can be found on the council’s website<sup>2</sup>, where the progress of these plans is recorded and updated.

### Supplementary Planning Guidance

23. A number of Supplementary Planning Guidance documents linked to the adopted Brighton & Hove Local Plan are saved and remain material considerations in the determination of planning applications. The saved SPGs are listed in the table below.

	Supplementary Planning Guidance Note and date	Saved Policy in the Brighton & Hove Local Plan
SPG02	External Paint Finishes and Colours – October 1998	HE1 Listed Buildings HE6 Development within or affecting the setting of conservation areas
SPG10	King Alfred/RNR Site: Planning Brief	HO1 Housing sites and mixed-use sites with an element of housing It was SR24 which has been replaced by SA1
SPG11	Listed building interiors – September 2003	HE1 Listed Buildings
SPG15	Tall Buildings – January 2004	QD1-QD4 Design policies
SPG19	Fire Precaution Works to Historic Buildings – May 2004	HE1 Listed Buildings
SPG20	Brighton Marina – An Urban Design Analysis	SR5 - Town and district shopping centres
SPG21	Sustainability Checklist – May 2004	SU2 Efficiency of development

### Community Infrastructure Levy

24. The Community Infrastructure Levy (CIL) allows local authorities in England and Wales to raise funds from certain types of new development for strategic infrastructure to support growth. The council published its adopted CIL Charging Schedule in May 2020 and implemented CIL charges from 5 October 2020. Further information is available on the Council’s website<sup>3</sup>.

## 3. Monitoring and Review

25. The performance of the council against the LDS timetable is monitored in the Authority Monitoring Report (AMR), published annually. on the council’s website.

<sup>2</sup> [www.brighton-hove.gov.uk/content/planning/neighbourhood-planning](http://www.brighton-hove.gov.uk/content/planning/neighbourhood-planning)

<sup>3</sup> [www.brighton-hove.gov.uk/content/planning/planning-applications/community-infrastructure-levy-cil](http://www.brighton-hove.gov.uk/content/planning/planning-applications/community-infrastructure-levy-cil)

26. The AMR 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 the future it may 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.

27. The information in the AMR is 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.

## Glossary

Term	Definition
<b>Authority Monitoring Report (AMR)</b>	An assessment of the progress against the LDS Includes a commentary on the performance of policies. Published annually.
<b>Area Action Plans (AAPs)</b>	These provide a planning framework to cover key areas of change or conservation.
<b>Background Documents</b>	Technical documents that inform the production of LDDs, for example an Urban Capacity Study.
<b>City Plan</b>	The City Plan is in two parts. Part One sets out the vision and spatial strategy for the area and addresses important spatial matters including housing, the economy, retail, community safety, tourism, transport issues, areas of regeneration and social infrastructure. A map illustrates the spatial vision for the city. Part Two of the City Plan will contain the remaining site allocations and detailed development management policies.
<b>Development Plan Documents (DPDs)</b>	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.
<b>Independent Examination</b>	All DPDs are subject to independent examination by a planning inspector. The inspector carries out an assessment of the soundness of the document.
<b>Local Development Documents (LDDs)</b>	The collective term for all DPDs, SPDs and the SCI.
<b>Local Development Scheme (LDS)</b>	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.
<b>Local Plan</b>	For clarity, used only to refer to the Brighton & Hove Local Plan 2005 (however, the NPPF glossary sets out the legal definition).

<b>Term</b>	<b>Definition</b>
<b>Policies Map</b>	This shows existing and revised designations of areas of land such as conservation areas and development areas. It also defines the specific sites for particular future land uses or developments, and the areas to which policies apply.
<b>Site Allocations</b>	Particular sites in the city are allocated specifically for certain uses in development plan documents including housing, affordable housing, employment land, retail, leisure, social, health and education. They are shown on the policies map.
<b>Saved Plan</b>	Certain existing plans will be “saved”, that is they remain a material consideration as part of the development plan and are Local Development Documents, until replaced by policies in a new development plan document.
<b>Statement of Community Involvement (SCI)</b>	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.
<b>Supplementary Planning Documents (SPDs)</b>	These are consistent with parent DPDs and provide additional guidance on how policies and/or specific site allocations are to be implemented. They are a material consideration in the determination of planning applications.
<b>Sustainability Appraisal</b>	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 Documents and should incorporate the requirements of the Strategic Environmental Assessment Directive.