

Subject:	Lewes Road (Preston Barracks and University of Brighton) Planning Brief		
Date of Meeting:	15 September 2011		
Report of:	Strategic Director, Place		
Contact Officer:	Name:	Alan Buck	Tel: 29-2287
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Key Decision:	Yes	Forward Plan No: PEERCMM24006	
Ward(s) affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report seeks approval of the planning brief for Lewes Road (Preston Barracks and University of Brighton) following a six week consultation on the draft version of the document that was undertaken between 5 April and 16 May this year.
- 1.2 The brief has been prepared to assist the shared vision of the council and the University of Brighton in bringing forward development that will meet the planning policy objectives of employment-related development (as set out in the adopted Local Plan) along with emerging planning policies to secure zero carbon development, housing, higher education, student accommodation and place-making.

2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member for Planning, Employment, Economy & Regeneration notes the results of the public consultation held in April and May and the resulting changes that have been proposed to the planning brief.
- 2.2 That the Cabinet Member for Planning, Employment, Economy & Regeneration approves the amended planning brief and that it be adopted by the council for development control purposes.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 An earlier draft version of the brief was approved for consultation purposes at the Environment Cabinet Member Meeting on 10 March this year.
- 3.2 A six week public consultation was held between 5 April and 16 May. Details of the consultation process are set out in section 4 below. The results of the consultation revealed:

- General support for the brief's principles to provide a mixed use neighbourhood based around employment, housing, further education and student housing
 - General support for the level of student housing proposed, although some concerns from local residents concerning 'studentification' in the area
 - Support for development options that would preserve the Mannoock and 'Crimean War' buildings on the former barracks site, although representations opposing the retention of these buildings were also received – principally from Defence Infrastructure Organisation (the Ministry of Defence's Estates) with regard to any potential listing of the Crimean War Building which they own and where a cadet force continues to be based and operate. It should be noted that the brief requires the principal of retaining the above buildings to be explored, but does not necessarily insist on retention should this prove a significant constraint on realising the optimum potential of the site with regard to access, movement, development capacity and viability.
 - Support for sustainability objectives and a desire for these elements of the brief to be strengthened towards greater encouragement for a zero carbon development, more sustainable forms of transport and for development to provide for a reduced level of car parking than proposed in the draft version of the document.
- 3.3 In the light of the comments received, a number of changes have been made to the document, in order to further strengthen references to sustainability and the encouragement of a zero carbon development, including deletion of proposed car parking figures, encouragement for more sustainable transport solutions and a reference to the availability of finance to assist achieving these objectives along the Lewes Road corridor between 2011-21 via the recently approved Local Sustainable Transport Fund Bid.
- 3.4 A number of additional changes are proposed to the document in the light of comments that have been received. Appendix 3 of this report provides a version of the brief that has been marked up with changes tracked to reveal proposed amendments that have been made in the light of consultation. A full schedule of comments received and a proposed council response is given in appendix 1 of this document. These comments and responses are summarised in appendix 2.
- 3.5 The brief has been prepared to reflect the adopted Local Plan, emerging planning policy relating to the Lewes Road (as most recently set out in the Local Development Core Strategy Proposed Submission Document) along with the council's shared vision with the University of Brighton for the area covered in the brief. Assuming that the council and the University continue to co-operate and work together in taking forward their shared vision, it is envisaged that the planning brief effectively supersedes the supplementary planning guidance adopted in 2003 relating to the Preston Barracks Site (SPGBH 14). The brief would be used to guide future decision making in its place, in conjunction with the Local Plan and emerging planning policy where relevant.

4. CONSULTATION

4.1 The six week public consultation comprised the following:

- letters of notification to statutory undertakers and local stakeholder groups and organisations;
- a mail out to 1889 addresses in the vicinity of the development area, with details of the availability of the document and the public exhibition;
- a press release, giving details of the consultation, the availability of documents and supporting material and a public exhibition;
- a public exhibition held for three consecutive days in Mithras House, part of the university's Moulsecoomb Campus, as well as Hove Town Hall;
- availability of the draft planning brief, the public exhibition material and details on how to comment on the council's website;
- availability of the above documents and a facility to comment on their contents through the consultation portal.

4.2 The consultation resulted in attendance at the public exhibition by around 50 individuals, 17 written communications from individuals or organisations and 23 comments posted online via the consultation portal.

4.3 Members of the council's Preston Barracks Project Board have been informed of the outcome of the consultation and the proposed changes to the planning brief. Any consequent comments arising from members of the Project Board will be reported verbally at today's meeting.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

5.1 The costs of preparing the draft planning brief have been met from within the Planning revenue budgets for 2010-11 and 2011-12, and the cost of the consultation has been met from the Major Projects and Regeneration budget.

Finance Officer Consulted: Karen Brookshaw Date: 22/08/11

Legal Implications:

5.2 Although the Brief has been subject to consultation it cannot be accorded full statutory weight insofar as it has not have gone through the full statutory process required of local development documents under the provisions of the Planning and Compulsory Purchase Act 2004. However, once adopted the Brief will nonetheless be a material planning consideration in the determination of relevant planning applications, as referred to in Section 3 of the draft Brief. No adverse human rights implications arise from the report.

Lawyer Consulted: Hilary Woodward Date: 01/09/11

Equalities Implications:

5.3 The brief interprets emerging planning policy in respect of part of the Lewes Road Area as defined in policy DA3 of the Local Development Framework Core

Strategy, for which an equalities impact assessment has previously been undertaken. The brief seeks to bring forward an accessible and safe environment that will benefit existing local neighbourhoods as well as communities that will be residing, working, studying or otherwise using any future development within the area it covers.

Sustainability Implications:

- 5.4 The brief seeks to bring forward a zero carbon development that will benefit the city as a whole and assist in the implementation of the Sustainable Development strategy.

Crime & Disorder Implications:

- 5.5 The draft brief seeks the creation of a high quality, mixed use, pedestrian-friendly environment that will be conducive to providing a safe and successful neighbourhood.

Risk and Opportunity Management Implications:

- 5.6 The Preston Barracks site has remained undeveloped for many years. Through providing for a partnership approach between the council and the University of Brighton across a wider area than the Preston Barracks site alone, the brief sets out a range of uses in development phases that should attract funding to enable some elements of development to take place in the shorter term, which will act as a catalyst towards ensuring the longer term completion of the relevant sites.

Corporate / Citywide Implications:

- 5.7 As a large brownfield site, Preston Barracks is of significant importance to the council. With precious few such sites available in the city, it offers a rare opportunity to deliver a genuine mixed-use development capable of generating substantial employment and inward investment opportunities. It was the strength of this case, together with the risks posed by potentially unacceptable development, which led to the city council's decision, supported and funded by SEEDA, to take up the opportunity to purchase the site from the Ministry of Defence.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 An alternative to preparing a planning brief would have been to do nothing, thereby relying on out of date policy guidance that does not reflect changing circumstances that have arisen over the last three years.

- 6.2 A further alternative would have been to prepare a supplementary planning document (SPD). Although they do not carry the same statutory weight as SPDs, planning briefs can be prepared more rapidly in response to development pressures and changes in situation. The fact that this planning brief has been the subject of widespread community and stakeholder consultation should afford it status as a valid material consideration in the planning process. It takes due account of national planning guidance, adopted and emerging development plan policies and applies them to the development aspirations of the council and the

university with regard to the Preston Barracks, Moulsecoomb Campus and Mithras House sites.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The report asks the cabinet member to note the results of the consultation, the resulting changes that have been proposed to the brief and to approve the adoption of the document for development control purposes, in order to ensure that stakeholder and community consultation has been taken into account and that the brief will be a useful and democratic tool in guiding future planning decisions and development in the area.

SUPPORTING DOCUMENTATION

Appendices:

1. Schedule of Representations and Proposed Responses
2. Summary of key representations received and resulting actions
3. Lewes Road (Preston Barracks and University of Brighton) Planning Brief (amended version with changes tracked)

Documents in Members' Rooms

1. Summary of key representations received and resulting actions (as appendix 1 above)
2. Lewes Road (Preston Barracks and University of Brighton) Planning Brief (amended version with changes tracked, as appendix 3 above)

Background Documents

1. Brighton & Hove Local Plan 1995
2. Preston Barracks Supplementary Planning Guidance (SPGBH 14)
3. Local Development Framework Core Strategy (Proposed Submission 2010)
4. Local Sustainable Transport Fund Bid – Lewes Road Corridor 2011-2014

