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| Council | Agenda Item 34(c) |
| 20 October 2011 | Brighton & Hove City Council |

NOTICE OF MOTION

LABOUR & CO-OPERATIVE GROUP

OPPOSE THE NATIONAL PLANNING POLICY FRAMEWORK

“This council notes the growing and widespread opposition to the Coalition Government’s proposed National Planning Policy Framework. Groups such as the National Trust, the Campaign for Rural England, the RSPB, The Daily Telegraph and even the WI are calling for significant changes to be made or for the scrapping of the proposals in their entirety.

This council has concerns that under the new proposals there will be less opportunity for local people and local authorities to shape their town and city planning frameworks, as the NPPF will contain a ‘presumption to build’ that has to be incorporated into all planning and development stages.

This council notes that the National Planning Policy Framework (NPPF) severely weakens our planning system, which currently protects local people from unsafe, unsightly and unsustainable development. It departs from this council’s previous policy based on the physical capacity of the city to accommodate balanced development on brownfield sites, incorporating the demands of the local economy, housing and the necessary infrastructure.

This council supports a more streamlined planning system to encourage more economic growth, but notes that cutting around 1000 pages of planning policy down to nearly 50 is overly excessive, stripping away protection for residents and leaving little left but a charter for developers and barristers.

This council shares many of the popular concerns which have been voiced in opposition to the proposed plans, but in particular how the following issues will affect residents in Brighton & Hove directly:

- Lack of clarity in planning rules covering hotels, leisure and tourism, potentially giving developers free rein to build hotels wherever they please across the city;
- Abolition of planning guidance which currently protects our city from flooding, potentially leading to an increased flood risk and possibly leaving homes uninsurable;
- Weakening of conservation protections which currently preserve the historic glory of Brighton & Hove's distinctive Victorian buildings; the very architecture of which keeps the city unique and attracts tourists;
- Scrapping of protection for our local and unique shopping streets and independent city centre shops, as planning changes will encourage

developers to build out-of-town shopping centres and retail parks, increasing car journeys, traffic congestion and pollution;

- Placing more pressure to build on our currently locally protected urban fringe;
- A lack of clarity over the term 'sustainable development' leading to a reduction in high quality, sustainable building design;
- A lack of emphasis in relation to affordable housing provision;
- A lack of recognition for the provision of supporting infrastructure.

This council also shares concerns expressed by The Argus, that these reforms could simply see Brighton & Hove become a "southern suburb of London; a giant housing development by the sea".

This council therefore resolves to request the Chief Executive to:

- Write to Greg Clark MP, Minister for Planning with a copy of this motion, expressing our grave concerns with the National Planning Policy Framework, its potential impact on Brighton and Hove and emphasising how much the city and its council values and wishes to protect the green spaces that make up the urban fringe on the edge of the city; and
- Write to Brighton & Hove's Members of Parliament, asking them to lobby the government to recognise the specific problems regarding the land constraints for Brighton and Hove and to amend its plans that will have such a negative impact on the city and its residents."

Proposed by: Cllr Warren Morgan

Seconded by: Cllr Gill Mitchell

Supported by: Cllrs Les Hamilton, Bob Carden, Alan Robins, Anne Pizaridou, Brian Fitch, Jeane Lepper, Craig Turton, Mo Marsh, Leigh Farrow, Penny Gilbey