

Subject:	Local Development Framework City Wide Plan – Updated Background Studies		
Date of Meeting:	3 November 2011		
Report of:	Strategic Director, Place		
Contact Officer:	Name:	Carly Dockerill	Tel: 29-2382
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Key Decision:	No		
Ward(s) affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report seeks approval of two studies that provide background and supporting evidence for the City Plan (Core Strategy) and future Local Development Framework documents.

2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member for Planning, Employment, Economy & Regeneration approves the Brighton and Hove Retail Study Update – September 2011 and the Housing Requirements Study – June 2011 as supporting evidence for the City Plan and other Local Development Framework documents.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The City Plan will be the main planning policy document within the Local Development Framework that was introduced by the Planning and Compulsory Purchase Act 2004. Its role is to provide an overall strategic vision and policy framework for the city to 2030. The City Plan is required to conform to national policy and be supported by a sound evidence base. The two studies that are the subject of this report form part of this evidence base. Although background studies inform the policy approach they do not determine policy.
- 3.2 There are a number of changes proposed to planning legislation in the Localism Bill which was published in December 2010 and is due to be given the Royal Assent in November 2011. However the need to have a strategic element to a development plan and the requirement for a sound evidence base remain unchanged.
- 3.3 The two studies subject to this report are technical documents produced in order to comply with national planning guidance and to help ensure therefore that the City Plan is considered to be sound. The Background Studies under consideration here are:

- **Brighton & Hove Retail Study Update - September 2011** – the purpose of the study was to provide an up-to-date picture of current and future capacity for comparison and convenience retail development in the city from 2011 to 2030. The study also assessed the existing network of larger and smaller centres in Brighton & Hove and the function and effectiveness of the current retail hierarchy.
- **Brighton & Hove Housing Requirements Study - June 2011** - provides an assessment of housing requirements for the City based on demographic and economic factors. The Study is intended to provide evidence to support future planning policies for housing within the City. The findings of this study underpin the housing target and delivery options. This study is important to ensure that the City Plan is sound.

3.4 See Appendix 1 for a more comprehensive outline of the purpose of the studies and a summary of the key findings.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

4.1 As factual evidence-based pieces of research, the Studies had no formal consultation process. The Retail Study Update did draw upon the 2006 Household Telephone Survey which examined the shopping patterns and preferences of 1,000 households within the catchment area, chosen at random by specialist consultants NEMS market research.

4.2 Planning officers were continually involved and consulted during the background research gathering phase and formulation of recommendations.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

5.1 The cost of the Brighton and Hove Retail Study was £12,600 and the cost of the Housing Requirements Study was £9,500. These costs were met from within the Planning revenue budget for 2011/12. There are not expected to be any further costs this financial year.

Finance Officer Consulted: Karen Brookshaw Date: 05/10/11

Legal Implications:

5.2 Both studies are background papers that will inform policy in development plan documents that local planning authorities are obliged to prepare under the provisions of the Planning and Compensation Act 2004. Section 20 (5)(b) of the 2004 Act requires development plan documents to be tested by planning inspectors for soundness prior to adoption. As part of this test Planning Policy Statement 12:Local Spatial Planning (paragraph 4.37) provides that development plan documents should have a sound evidence base. As pointed out in paragraph 3.1 above the two Studies the subject of this Report will form part of the evidence base for the relevant policies in the proposed City Plan.

5.3 No adverse human rights implications are considered to arise from the Report.

Lawyer Consulted: Hilary Woodward Date: 05/10/11

Equalities Implications:

- 5.4 The equalities issues addressed in the studies relate to provision of housing and local shopping areas within the city.

Sustainability Implications:

- 5.5 The Brighton & Hove Retail Study recognises and is supportive of the City Council's priority to develop a prosperous and sustainable economy, by seeking to focus future retail development in the existing defined retail centres.

Crime & Disorder Implications:

- 5.6 There are no direct implications for the prevention of crime and disorder as a result of the proposals set out in this report.

Risk and Opportunity Management Implications:

- 5.7 The primary risks are that the City Plan be found unsound and these studies minimise those risks. Opportunities for development, especially those for housing, address corporate priorities and city opportunities.

Public Health Implications:

- 5.8 There are no direct public health implications associated with the proposals set out in this report although the provision of sufficient, adequate housing can have a significant impact upon health.

Corporate / Citywide Implications:

- 5.9 The background studies will inform delivery of a number of council and city-wide strategies. They will also form a material consideration in current and future planning proposals.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 The Studies are required by Government planning guidance requiring plans to be supported by a sound evidence base. Indeed if the final background studies are not approved the interim versions will remain in the public domain. The latest information may not therefore be taken into consideration in planning matters. Without formal approval of the background studies the evidence base to the City Wide Plan may be considered unsound.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 To gain formal approval of the two background studies that form part of the evidence base for the City Plan and other Development Plan Documents and council strategies. It also allows the final documents to go into the public domain to inform planning decisions.

SUPPORTING DOCUMENTATION

Appendices:

1. Summary of Background Studies

Documents in Members' Rooms

1. Brighton & Hove Retail Study Update Final Report September 2011
2. Housing Requirements Study - June 2011

Background Documents

None