

<b>Council</b>	<b>Agenda Item 34(c)</b>
20 October 2011	Brighton & Hove City Council

## NOTICE OF MOTION

### GREEN GROUP AMENDMENT

#### OPPOSE THE NATIONAL PLANNING POLICY FRAMEWORK

*To delete the wording in paragraph 1 as struck out below, and to add new wording as shown in bold italics below:*

“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 ***the Protection of*** Rural England, the RSPB, ***the WI and even*** 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:

- ***Deregulation of permitted development and the current Use Classes Order which could see the city losing much-needed employment space, undermining our economic recovery;***
- ***Failure to include renewable energy requirements, endangering the ability of the UK government to achieve its legally binding 15% renewable energy target by 2020;***

- 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 **Regency and** 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, **in which some sites have already regrettably had their protection severely weakened by non-inclusion in the new South Downs National Park**;
- A lack of clarity over the term 'sustainable development' leading to a reduction in high quality, sustainable building design, **and undermining environmental, carbon reduction and sustainable transport objectives**;
- A lack of emphasis in relation to affordable housing provision: **with over 11,000 people on our housing waiting list, Brighton & Hove's housing crisis will be worsened by these proposals**;
- 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 **and enhance its employment space and** the green spaces that make up the urban fringe on the edge of the city;
- **Write to Grant Shapps MP, Minister of State for Housing and Local Government, calling for capital funding to be released as a matter of urgency to enable the city to address its severe housing shortage**; and

- Write to Brighton & Hove's Members of Parliament, asking them to lobby the government to recognise the specific problems regarding the **city's** land constraints ***which make delivering a sound plan so challenging*** 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 Amy Kennedy

Seconded by: Cllr Phelim Mac Cafferty

Supported by: Cllrs Geoffrey Bowden, Ruth Buckley, Ian Davey, Lizzie Deane, Ben Duncan, Matt Follett, Christopher Hawtree, Rob Jarrett, Mike Jones, Ania Kitcat, Jason Kitcat, Leo Littman, Alex Phillips, Stephanie Powell, Bill Randall, Sven Rufus, Sue Shanks, Christina Summers, Ollie Sykes, Liz Wakefield, Pete West

