

# **PLANNING, EMPLOYMENT, ECONOMY AND REGENERATION CABINET MEMBER MEETING**

## **Agenda Item 80**

Brighton & Hove City  
Council

<b>Subject:</b>	<b>City Plan – Background Studies</b>		
<b>Date of Meeting:</b>	<b>2 February 2012</b>		
<b>Report of:</b>	<b>Strategic Director, Place</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Liz Hobden</b>	<b>Tel: 29-2504</b>
	<b>Email:</b>	<b>Liz.hobden@brighton-hove.gov.uk</b>	
<b>Key Decision:</b>	<b>No</b>		
<b>Ward(s) affected:</b>	<b>All</b>		

### **FOR GENERAL RELEASE**

#### **1. SUMMARY AND POLICY CONTEXT:**

- 1.1 This report seeks approval of four studies that provide background and supporting evidence for the City Plan (formerly the Core Strategy) and further Local Development Documents

#### **2. RECOMMENDATIONS:**

- 2.1 That the Cabinet Member for Planning, Employment, Economy and Regeneration approves the following studies as supporting evidence for the City Plan and other Local Development Documents – an update of the Strategic Flood Risk Assessment 2011, the Student Housing and Houses in Multiple Occupation Concentration Assessment 2011, the Strategic Housing Land Availability Assessment Schedules Update 2011; and Take-aways Near Schools Study 2011.

#### **3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:**

- 3.1 The City Plan, part 1 is the main planning policy document within the Local Development Framework that was introduced by the Town and Country 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 five 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 Act 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 four 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:
- **Strategic Flood Risk Assessment (SFRA) Update** - This version replaces the previous SFRA produced in March 2008. The primary objective for updating the SFRA is to prepare a document that is compliant with the latest guidance described in the Planning Policy Statement 25 (PPS25) Practice Guide.
  - **Student Housing and Houses in Multiple Occupation Concentration Assessment** - The purpose of the Assessment is to look at the levels of student housing and Houses in Multiple Occupation (HMOs) on a street by street basis in the five wards identified in the Student Housing Strategy 2009 as having the highest concentration of student housing.
  - **Strategic Housing Land Availability Assessment Schedules Update** - The site schedules underpinning the 2010 SHLAA have been updated. Updates include adding the 2010/11 annual residential monitoring results and a review of data to reflect recent technical work linked to the Housing Options Paper.
  - **Take-Aways near Secondary Schools Study** – The Study was undertaken jointly as part of the Brighton and Hove Public Health Strategy. The relationship between secondary schools and hot food takeaway was mapped and the lunch time behaviour of secondary school pupils observed in terms of eating choices. The Study sets out a number of policy recommendations.
- 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 technical evidence-based research, the Studies have not been subject to a formal consultation process. The Take-aways Near Secondary Schools Study was prepared with the support of and in consultation with a multi-disciplinary Project Team.
- 4.2 All policies informed by and arising from the findings of these studies will be subject to consultation, a sustainability appraisal and Equalities Impact Assessment.

#### 5. **FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- 5.1 The cost of providing the studies consists mainly of officer time, and of consultants fees for the specialist work involved in the Strategic Flood Risk

Assessment. These costs have been met out of Planning revenue budgets in 2011-12.

*Finance Officer Consulted: Karen Brookshaw*

*Date: 12/01/12*

Legal Implications:

5.2

5.2 The 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 studies the subject of this Report will form part of the evidence base for the relevant policies in the proposed City Plan.

*Lawyer Consulted:*

*Hilary Woodward*

*Date: 11/1/12*

Equalities Implications:

5.3 Though the Studies will be assessed through an Equalities Impact Assessment of the City Plan. A number of equalities issues are relevant to the Studies.

Sustainability Implications:

5.4 Sustainability is a relevant issue in terms of all of the studies that will be assessed through the Sustainability Assessment of the City Plan.

Crime & Disorder Implications:

5.5 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:

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

Public Health Implications:

5.7 The Take-Aways near Schools Study has been prepared jointly with the Public Health Team to help identify ways of addressing the need for healthier eating by school children.

Corporate / Citywide Implications:

- 5.8 All the studies will contribute to the timely delivery of a sound and effective City Plan as well as future Local Development Documents. These documents will help to deliver the priorities set out in the Corporate Plan and Sustainable Community Strategy.

## **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 Studies

### **Documents in Members' Rooms**

1. Strategic Flood Risk Assessment Update
2. Student Housing and Houses in Multiple Occupation Concentration Assessment
3. Strategic Housing Land Availability Assessment Schedule Updates 2011
4. Take-Aways near Secondary Schools Study

### **Background Documents**

1. Submission Version of the Core Strategy – withdrawn
2. Brighton and Hove Public Health Strategy
3. Strategic Flood Risk Assessment 2008
4. Strategic Housing Land Availability Assessment 2010
5. City Plan Policy Options Papers 2011