

Appendix 1, City Plan: Background Studies Report

Summary of Background Studies

1. Student Housing and Houses in Multiple Occupation (HMO) Concentration Assessment

The city has the highest number of HMOs in the UK (15,000 in 2007 – Student Housing Strategy 2009). In some areas of Brighton & Hove high concentrations of HMO's have led to neighbourhoods being dominated by the student population. This process has been called 'studentification'. The city council's Student Housing Strategy 2006-2014 aims to address the problems of over-concentration of student lets in established residential areas.

The purpose of the Assessment is to look at the levels of student housing and Houses in Multiple Occupation (HMOs - dwellings containing two or more household spaces where basic amenities such as kitchens and bathrooms are shared) on a street by street basis in five wards. These wards have been identified in the Student Housing Strategy 2009 as having the highest concentration of student housing in Brighton & Hove.

The five wards assessed in the study are:

1. Hanover and Elm Grove
2. Hollingdean and Stanmer
3. Moulsecoomb & Bevendean
4. Queens Park
5. St Peters and North Laine

It will provide background evidence for a proposed student housing policy in the new City Plan and supporting information to underpin an Article 4 Direction to control the change of use of small houses (C3 Use Class) to small HMOs (C4 Use Class). This work is identified as a priority in the adopted Student Housing Strategy in order to address the problem of over-concentration of students in established residential areas; to ensure balanced residential areas, a reduced impact on amenities and to enable better provision of infrastructure and services.

2. Take-aways near Schools Study

As part of the Brighton and Hove Public Health strategy to reduce levels of childhood obesity and to promote healthier built environments, the Local Authority Planning Department and the joint NHS and city council Public Health Directorate commissioned a small study to:

- Map where hot-food takeaways are geographically situated in relation to secondary schools in the city;
- Observe secondary school pupils' movements and behaviours at lunch times in relation to availability of food outside school premises.

Key Findings:

The main finding from the study suggests that large volumes of pupils are leaving school premises at lunchtime and purchasing a variety of 'unhealthy' food types, such as chips, soft drinks and chocolate. However hot-food takeaway premises were only part of the problem, with newsagents and supermarkets equally as influential on the unhealthy choices of pupils

Key recommendations:

The main recommendation of the study is for the adoption of a holistic and co-ordinated approach in future work between Public Health, secondary schools and the Healthy Schools Programme, the City Council's licensing and planning policy departments. This further work could be undertaken as part of the new Public Health Responsibility Deal approach, working with food outlets, supermarkets, schools, licensing and planning.

3. Strategic Flood Risk Assessment Update

This version of the Brighton and Hove City Council Strategic Flood Risk Assessment (SFRA) replaces the previous SFRA produced in March 2008. The primary objective for updating the previous version of the SFRA was to prepare a document that was compliant with the latest guidance described in the Planning Policy Statement 25 (PPS25) Practice Guide. The key areas in need of updating were:

- information on sequential testing was out of date;
- flood modelling needed to be updated to reflect recent changes, and
- flood outlines needed to be updated to reflect the latest proposals and updated information on flooding for Shoreham Harbour.

The updated SFRA contains information on flood zones and an assessment of risks from all sources of flooding and also contains more detailed information on the nature of flood hazards that exist in areas that do flood. In addition, the strategic responses that should be considered to address the effect of proposed development allocations are described to address conditions as they are now and as they will be in the future.

4. Strategic Housing Land Availability Assessment (SHLAA) Schedule Update

The site schedules underpinning the 2010 SHLAA have been updated for a number of reasons:

- a) to incorporate the latest annual residential monitoring results for 2010/2011 (to reflect new planning consents and progress on sites);
- b) to review some of the data and to reflect the technical work that was undertaken for the consultation on Housing Options (October-December 2011);

- c) to adapt the 2010 SHLAA to the City Plan timeframes which now extend to 2030; and
- d) to update and inform the housing trajectory in the latest Annual Monitoring Report.

The update illustrates that housing delivery over the City Plan timeframe to 2030 is anticipated to be approximately 11,300 dwellings which equates to an annual average delivery rate of 565 dwellings per annum. However, the trajectory illustrates that, in reality, delivery is likely to be lower over the first ten years of the Plan reflecting the impacts of ongoing economic recession with a return to higher delivery rates later in the Plan period.

There will be further annual updates of the SHLAA to monitor likely housing delivery within the City.

