

The Brighton & Hove Local Development Framework

The Revised Core Strategy Preferred Options Document

A Quick Reference Guide

12 June 2008



City Plann
Environment Director
Brighton & Hove City Coui

Agenda Item 18

The Revised Core Strategy

- The Core Strategy is part of Brighton & Hove's Local Development Framework, a suite of planning documents that will guide planning and development of the city over the next twenty years and will eventually replace the Local Plan.
- The purpose of the Core Strategy is to provide the overall strategic vision for the future of Brighton & Hove through to 2026. It will set out how the council will respond to local priorities and meet the challenges of the future and identify the broad locations, scale and type of development and supporting infrastructure that will take place.
- It addresses important city-wide matters such as delivering more sustainable development and neighbourhoods and sets out the council's strategic approach to housing, the economy, shopping and transport.
- The council has made good progress in preparing the Core Strategy. A very wide ranging debate was initiated about the city's future, at the 'Issues and Options' stage (October 2005). These ideas were developed into the 'Preferred Options' stage which was published for public consultation in October 2006.
- Following the responses to the consultation and advice from the Government Office for the South East (GOSE), the Revised Preferred Option has been prepared and has taken into account:
 - further research and evidence gathering required by recently published national planning policy;
 - more details on the location, scale and type of development to be delivered by the Core Strategy to the period 2026;
 - a more area-based approach to planning, setting out how the council will respond to the local priorities of specific areas of the city and meet the challenges of the future ('place-shaping').

Timetable for Preparing the Core Strategy

Issues and Options - early community involvement	October 2005 - May 2006
Preferred Options - formal public consultation	November - December 2006
Revised Preferred Options - informal public consultation	June - August 2008
Submission Document - formal public consultation	February - March 2009
Submission of Core Strategy to Government	May 2009
Examination in public by the Planning Inspectorate	October 2009 (estimated)
Adoption of the Core Strategy	January 2010 (estimated)

The Preferred Options Stage

The purpose of the Preferred Options stage is for the council to seek the views of the public and stakeholders on the proposals it is recommending for the Core Strategy before the final version is submitted to the Secretary of State for Approval. Where, through consultation responses and background evidence, different options could be considered to address a particular issue, the document sets out the options favoured by the council as the 'preferred options'

The Structure of the Revised Core Strategy

Part One - Context, Vision and Objectives. This section sets out the key issues facing the city over the next twenty years, and summarises the policy context for the Core Strategy. It also sets out a vision of the city that we are aiming for in 2026 and lists our strategic spatial objectives, from which all future planning policies will flow.

Part Two - Spatial Strategy sets out our preferred approach and locations for future sustainable development in the city. This is structured as follows:

- **Proposed Development Areas** - details the type and amount of development within each area and identifies place-shaping and development priorities. Each development area includes a section on implementation and delivery.
- **Special Areas** - those areas in need of a special planning approach or needing effective policy coordination.
- **Sustainable Neighbourhoods** - a set of proposals to cover the remaining residential areas of the city with the priority of improving sustainability in neighbourhoods and reducing inequality.

Part Three - Core Policies consists of our preferred approach to strategic policy issues such as housing, transport and shopping, listed from CP1- CP19.

Part Four - Monitoring - this section will include a table showing all the monitoring indicators and targets for the Core Strategy.

Annex1 – Summarises supporting evidence for the preferred options; this includes a summary of consultation responses, the alternative options that were considered, the results of a sustainability appraisal of each option and further justification for choosing the preferred option. The document also includes a **glossary** of terms and a **Key Diagram**, illustrating the broad locations of future development and an indication of changes that will be required following adoption of the Core Strategy.

This Quick Reference Guide

Thus quick guide includes the Core Strategy Executive Summary and also includes a table summarising the preferred options of the revised Core Strategy document, allowing quick reference to and a clear identification of where the document is delivering the aspirations of the city's 'Sustainable Community Strategy'. The 'Sustainable Community Strategy' sets out the vision and plans of the organisations, agencies and communities who work together through the 2020 Community Partnership (Local Strategic Partnership) to improve the quality of life in the city. This quick guide also identifies in broad terms, which wards are likely to be affected by the preferred options and provides page references.

How to Comment on the Revised Preferred Options Document

Whether or not you have already been involved in the Core Strategy at the Issues and Options stage, this is your chance to let us know what you think about our revised preferred options. The full Core Strategy Revised Preferred Options document and supporting documents are available:

- To view or download from the council's website: www.brighton-hove.gov.uk/ldf
- To view at: Brighton City Direct Centre, Bartholomew Square, Brighton; Hove City Direct Centre, Hove Town Hall; Jubilee Library, Brighton; Hove Library, Church Road, Hove and all local libraries.

A paper copy of the Core Strategy Revised Preferred Option document can be made available on request. Please look at the full document before sending us your response. Your views are important to us and there is a six-week period, from ##### to ##### 2008, during which written comments may be made.

To help you do so, a **response form** has been produced to accompany this document. If you do not have a copy, it can be obtained from the council's citydirect offices or you can contact us directly. It can also be downloaded from the council's website.

Completed response forms must be received by no later than ##### 2008. Please note that we cannot accept responses received after that date.

Our contact details are as follows:

E-mail: ldf@brighton-hove.gov.uk

Post: Local Development Team, Freepost SEA 6776, City Planning, Brighton & Hove City Council, Room 407-410, Hove Town Hall, Norton Road, Hove BN3 3BQ, Fax: 01273 292379

EXECUTIVE SUMMARY

Brighton & Hove's Local Development Framework must reflect the role and importance of the city in the sub-region and the South East and respond to and provide for the needs of a growing population and a growing local economy over the next 20 years. The population is expected to grow to 295,700 by 2026 if current trends continue and 8,000 new jobs will be needed over the next ten years to maintain the city's current employment rate.

Therefore the Core Strategy must plan to provide for the 11,000 new homes required by the draft South East Plan whilst maximising the delivery of affordable housing across the city to address the city's housing need (a target is set in the Core Strategy to achieve 230 affordable housing units per annum). Employment sites need to be safeguarded to meet the forecast need for employment land over the next 20 years with a priority of generating more jobs and more high value jobs and there is an identified need for an additional 20,000 sq m of office floorspace in the city. The creative industries is a growing and dynamic sector in the city, acting as the largest hub of such businesses in the south east outside London. Forecasts suggest that they will continue to require affordable and appropriate workspace. The city is a primary regional shopping centre and there is significant capacity for new food and non-food retail floorspace to the period 2016 (14,256 sq m and 53,675 sq m respectively) and the priority will be to direct additional retail firstly to Brighton regional centre but also to maintain and enhance the existing network of shopping centres.

It will also mean working with health providers to help deliver and protect a sub-regional network of critical care hospitals and a city wide integrated network of health facilities. Sussex University and the University of Brighton play a major role in the economic, social and cultural life of the city and the sustainable redevelopment and expansion of their campuses needs to be supported through the Core Strategy. Further Education establishments also have plans for refurbishment and consolidation/expansion of their activities and there is the need to ensure parity in the quality of education and access to schools across the city.

The Local Development Framework needs to reflect the role and importance of the major projects at various stages of development for key sites around the city including the replacement of the Brighton Centre, a new arena at Black Rock, a community stadium and redeveloping the King Alfred sports centre along with proposals for Preston Barracks and the Circus Street site. These developments are expected to bring jobs and prosperity to the city, help to regenerate surrounding areas and reinforce the city's role as a cultural and tourism and sporting hub.

A number of neighbourhoods in Brighton & Hove have been identified as facing high level of disadvantage and major priority of the council and the Local Strategic Partnership is working to reduce inequalities between disadvantaged areas and the rest of the city. Issues including worklessness and long term unemployment and health inequalities need to be addressed in the Core Strategy.

All this must be achieved within the physical limits of a coastal city, a scarcity of developable land and a future South Downs National Park which will protect significant areas of the city's remarkable downland countryside which extends around and into the built up area the city whilst meeting and integrating the environmental, social and economic aims of sustainable development.

This means ensuring that new development is delivered in a way which reduces the city's ecological footprint, contributes towards meeting the city's targets for reduction in carbon emissions and are resilient to the predicted local effects of climate change. It also means ensuring that all major new development in the city supports the regeneration of the city and contributes to the creation of high quality, sustainable communities and provides for the demands that it generates, supported by appropriate physical and social infrastructure.

The city is a regional transport hub and although car ownership in the city is one of the lowest nationally congestion remains a significant problem for the city, especially at peak times. Approximately 8,000 commuter journeys are made by car every day within Brighton & Hove, almost half of which are journeys less than 5km. Given the relative absence of major industrial processes in the city, transport is the main cause of poor air quality in the city. The Core Strategy must therefore integrate the priorities of the Local Transport Plan such as the proposed Rapid Transport System to mitigate these impacts and also put forward a strategy for accommodating growth that maximises sustainable transport opportunities in areas of high accessibility.

The council's preferred approach is therefore to accommodate future development by optimising development on brownfield sites throughout the existing built-up area of the city, in order to preserve the countryside.

The council's overarching spatial strategy is as a priority to direct significant development to seven broad areas of the city where it is possible to make full use of public transport/ public transport interchanges and where identified capacity exists to accommodate future development.

The development areas are proposed because they contain opportunities for change, they can deliver development of city wide or regional importance and/or because they are in need of regeneration. These seven areas are:

- Brighton Centre and Churchill Square area
- Brighton Marina and Black Rock
- Lewes Road
- New England Quarter and London Road
- Eastern Road and Edward Street
- Hove Station area
- Shoreham Harbour and South Portslade.

Additional areas of the city are identified as part of the Spatial Strategy as they require a special or coordinated approach to managing future change in these areas and these are the Seafront, Central Brighton, Valley Gardens, the Urban Fringe and the

South Downs. Further proposals are set out to improve the sustainability of remaining residential areas of the city with the priority to reduce inequality.

CORE STRATEGY – QUICK REFERENCE GUIDE TO THE REVISED PREFERRED OPTIONS

P. O Ref.	Page Ref.	Preferred Options Summary	Sustainable Community Strategy Priorities Addressed	Wards Affected
173 DA1	31	<p>Brighton Centre and Churchill Square Area</p> <p>Secure a redeveloped conference centre in a landmark new building to benefit the city and region and sustain the tourism economy; ensuring the redevelopment benefits the surrounding area through high quality design, townscape, public realm and biodiversity improvements and complements the seafront. Recognises the potential for the extension of Churchill Square shopping centre (c. 40,000 sq m) but seeks to ensure additional car traffic is the minimum necessary, high quality public and sustainable transport is provided and pedestrian and cycle access through area and to the seafront is improved. The preferred option also encourages a more diverse evening economy in the area addressing community safety concerns along West Street and the lower seafront promenade.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	Regency
DA2	34	<p>Brighton Marina and Black Rock Site</p> <p>Facilitate the creation of Brighton Marina as a sustainable mixed use district of the city, creating a unique, high quality marina environment that will attract residents and visitors and is well connected to the new leisure and recreation facility at Black Rock. This will involve ensuring a more balanced range of uses in the district centre and a good mix of new housing. Ensuring new residential development is supported by necessary social infrastructure (health, school places and community facilities), a high quality of building design, townscape and public realm, biodiversity improvements, enhanced transport infrastructure and improved pedestrian and cycle access. Opportunities for large-scale renewable energy provision are set out in the preferred option along with a requirement that new developments are accompanied with a Flood Risk Assessment. The area is likely to accommodate a minimum of 2000 additional residential units.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	Rottingdean Coastal

P. O Ref.	Page Ref.	Preferred Options Summary	Sustainable Community Strategy Priorities Addressed	Wards Affected
DA3	38	<p>Lewes Road</p> <p>Enhance the role of the area as part of the city’s academic corridor through working in partnership with the Universities regarding campus expansion plans, appropriate student accommodation and closer links with local communities. Support proposals for the Falmer Academy, the Community Stadium and Preston Barracks recognising the role of key employment sites in the area delivering new employment provision. The need for improved bus, cycle and pedestrian routes along Lewes Road is set out in the preferred option along with the identified need for a comprehensive approach to improving the townscape, public realm and landscaping along the corridor and the need to support and enhance the district centre. The area is likely to accommodate a minimum of 358 additional residential units.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>St Peters & North Laine</p> <p>Moulsecomb and Bevendean</p> <p>Hanover & Elm Grove</p>
174	13	<p>New England Quarter and London Road</p> <p>Revitalise London Road town centre recognising the importance of retaining key retail sites and secure their redevelopment/ refurbishment and create a major new business quarter (20,000 sq m of new office floorspace) connecting London Road with the New England Quarter. The preferred option recognises the plans for improvements at Pelham Street campus of City College and the need to maintain and strengthen the creative industries cluster in the area. There is also a need to strengthen links within the area and with North Laine through implementing the Local Transport Plan priorities, high quality streetscapes, pedestrian routes and cycle ways and public realm improvements. The area is likely to accommodate a minimum of 795 additional residential units.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>St Peters & North Laine</p> <p>Preston Park</p>

P. O Ref.	Page Ref.	Preferred Options Summary	Sustainable Community Strategy Priorities Addressed	Wards Affected
DA5	47	<p>Eastern Road and Edward Street</p> <p>Secure improvements to the public realm and townscape making the area more attractive, accessible and safer for residents, employees and visitors and contribute towards increased business investment in the area. Help secure additional high quality employment floorspace in the Edward Street Quarter, more efficient use of employment sites and facilitate a high quality, sustainable mixed-use development on the former Municipal Market, Circus Street. Work with the health authorities to plan for the enlargement of the Royal Sussex County Hospital. The area is likely to accommodate a minimum of 311 additional residential units.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>Queens Park</p> <p>East Brighton</p>
DA6	51	<p>Hove Station Area</p> <p>Recognise the long term regeneration opportunity of the Hove Station area to develop as an attractive and sustainable employment-led mixed use area, creating a high quality employment environment. Through redevelopment secure public realm and townscape improvements focusing on the Conway Street area and industrial/ retail frontages along Sackville Road, Old Shoreham Road and Goldstone Lane as well as public safety, environmental and open space improvements in the Conway Street area. Enhance the sustainable transport interchange at Hove Station and protect identified employment sites and the allocated waste site. The area is likely to accommodate a minimum of 295 additional residential units.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>Goldsmid</p> <p>Stanford</p>
DA7	55	<p>Shoreham Harbour and South Portslade</p> <p>Major regeneration is proposed with the aim to create a highly sustainable neighbourhood adhering to the latest standards of sustainable development to be developed through the preparation of an Area Action Plan. The development is expected to include, new and high quality jobs, new homes (a mixture of tenure and type), new retail and leisure facilities and a high quality network of public open space including a significantly improved public beach. Other supporting community facilities will need to be provided such as a secondary school, a package of high quality public transport improvements including extension of the RTS and railway station upgrades as well as improvements to north-south road links and A259</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>South Portslade</p> <p>Wish</p>

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		gateway improvements. Opportunities for large-scale renewable energy provision are set out in the preferred option along with a requirement that new developments are accompanied with a Flood Risk Assessment.		
SA1	61	<p>The Seafront</p> <p>The council will work with the public and private sector to continue the on-going regeneration of the seafront in an integrated and coordinated manner to accord with council's vision for the seafront. Proposals should support the year-round leisure, recreation and cultural role of the seafront for residents and visitors whilst complementing its outstanding historic and natural landscape value. Proposals should ensure a good marine environment, enhance biodiversity and consider options for small scale renewable energy provision.</p> <p>Priorities are then set out for the Western Seafront; Central Seafront; East of Palace Pier to the Marina and East of the Marina.</p>	<ul style="list-style-type: none"> ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>Rottingdean Coastal</p> <p>East Brighton</p> <p>Queens Park</p> <p>Regency</p> <p>Brunswick & Adelaide</p> <p>Central Hove</p> <p>Westbourne</p> <p>Wish</p>
	s 176	65	<p>Central Brighton</p> <p>To reinforce central Brighton's role as the city's vibrant thriving regional centre for shopping, tourism, cultural and commercial facilities. Through setting out the approach to the cultural quarter, new retail development, a balanced range of complementary evening and night-time economy uses, mixed use development, safeguarding employment and securing urban realm improvements.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport
SA3	69	<p>Valley Gardens</p> <p>The council will work with public and private sector partners to enhance and regenerate the Valley Gardens area in an integrated manner that reinforces its strategic significance, emphasises its historic and cultural character, reduces the adverse impact of vehicular traffic, improves air quality and creates a continuous green boulevard that reconnects the area to the surrounding urban realm. The distinct role and character of each green space and priorities for action will be clarified in the preferred option.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>Queens Park</p> <p>St Peters & North Laine</p> <p>Regency</p> <p>Hanover & Elm Grove</p>

P. O Ref.	Page Ref.	Preferred Options Summary	Sustainable Community Strategy Priorities Addressed	Wards Affected
SA4	73	<p>Urban Fringe</p> <p>Land between the built up area boundary and the proposed South Downs National Park boundary will be protected and enhanced and the approach to assessing development proposals will be set out along with priorities for enhancement: green network opportunities; improving sustainable transport access, environmental improvements, protecting ground water aquifers and the wider landscape role of the urban fringe.</p>	<ul style="list-style-type: none"> ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Promoting resource efficiency & enhancing the environment 	<p>North Portslade Hangleton & Knoll Withdean Stanford Patcham Hollingbury & Stanmer Moulsecoomb & Bevendean East Brighton Woodingdean Rottingdean Coastal</p>
SA5 177	75	<p>South Downs</p> <p>Following the establishment of the National Park Authority, work in partnership with the National Park Authority and adjoining authorities and landowners to protect and enhance the natural beauty of the South Downs recognising the council priorities for the national park land that falls within the city's administrative area.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Improving health and well-being ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>North Portslade Hangleton & Knoll Withdean Patcham Hollingbury & Stanmer Moulsecoomb & Bevendean East Brighton Woodingdean Rottingdean Coastal</p>

P. O Ref.	Page Ref.	Preferred Options Summary	Sustainable Community Strategy Priorities Addressed	Wards Affected
SN1	78	<p>Sustainable Neighbourhoods</p> <p>Contribute to creating and maintaining sustainable neighbourhoods by working with partners, developers and local communities. The focus will be for viable local shopping centres and parades, a good balance and mix of uses in local centres, new/enlarged community facilities provided in areas of need/shortfall; appropriate mix of size and type of housing; protecting distinctive and important neighbourhood character; opportunities for safer streets; open space, sports and recreation improvements; encouraging a greater range of services and facilities for learning and training; encourage environmental sustainability improvements and encourage community engagement and neighbourhood arts projects.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment 	All
SN2 178	82	<p>Residential Renewal Areas</p> <p>Contribute to creating a city of opportunities by ensuring a better quality of life for the most disadvantaged communities by reducing inequalities and addressing the factors which exclude people from full engagement with community life.</p> <p>Work with the Local Strategic Partnership, other partnerships and local communities to reduce inequality in the city by helping to implement priorities through planning policy. Priorities to include community safety, sustainable transport access; safer streets; better balance and choice of housing; open space, sports, cultural and recreation facility improvements in areas of shortfall; increasing good quality employment opportunities and local training schemes; community facility provision in areas of shortfall and support programmes and initiatives aimed at reducing inequalities and promoting healthier lifestyles.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment 	To be agreed.
CP1	87	<p>Sustainable Buildings</p> <p>The council will require all development to deliver levels of building sustainability in advance of those set out nationally in order to avoid expansion of the city's ecological footprint and to mitigate against and adapt to climate change. The minimum standards will be set out in the</p>	<ul style="list-style-type: none"> ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment 	All

P. O Ref.	Page Ref.	Preferred Options Summary	Sustainable Community Strategy Priorities Addressed	Wards Affected
		Sustainable Buildings Design SPD.		
CP2	91	<p>Urban Design</p> <p>Set out the general strategic design criteria expected of new development and to require highest standards of design. A city-wide urban design framework will be prepared to set out areas which should generally be preserved, areas of the city suitable for local incremental enhancement/ area-wide enhancement and identify areas which have potential for taller developments.</p>	<ul style="list-style-type: none"> ▪ Reducing crime and improving safety ▪ Strengthening communities and Involving People ▪ Promoting resource efficiency & enhancing the environment 	All
CP3 179	94	<p>Public Streets and Spaces</p> <p>To comprehensively improve the quality, legibility and accessibility of the city's public urban realm. Proposals will be expected to achieve consistent aims and standards and make an appropriate contribution to achieving these requirements.</p>	<ul style="list-style-type: none"> ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	All
CP4	96	<p>Healthy City</p> <p>Ensure developments and programmes and strategies are tested to ensure that they reduce adverse impacts on health, maximise positive impact on health and promote health, safety and active living for all age groups. Safeguard allotments and encourage joint working with health providers.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	All
CP5	98	<p>Biodiversity</p> <p>Conserve and enhance biodiversity and promote improved access to green spaces through the establishment of a green network which will enable a strategic approach to nature conservation enhancement and by providing detailed guidance in a Nature Conservation and Development SPD.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Improving health and well-being ▪ Promoting resource efficiency & enhancing the environment 	All

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CP6	101	<p>Open Space</p> <p>Safeguard, enhance and promote access to the city's green and open spaces and beaches and promote active living. Local open space standards will be set out and development will be expected to contribute to the provision of and improve the quality, quantity and accessibility of public open space. Opportunities to secure improvements in poor-quality, under-used and low potential open spaces will be considered.</p>	<ul style="list-style-type: none"> ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Promoting resource efficiency & enhancing the environment 	All
CP7	105	<p>Sports and Recreation</p> <p>Safeguard, enhance and promote access to the city's sports and recreation facilities. Local sports and recreation standards will be set out and development will be expected to contribute to the provision of and improve the quality, quantity and accessibility of sport and recreation facilities. Support the delivery of proposed sporting facilities to reflect the city's regional status and aspirations to be a major sporting city.</p>	<ul style="list-style-type: none"> ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Promoting Sustainable Transport 	All
CP8	109	<p>Sustainable Transport</p> <p>Outline the sustainable transport priorities for the city to ensure that future development in the city does not increase pressure on the city's road network and encourages a shift to non car modes of transport. Ensure new development is located in areas with good transport links and responds to the demand for travel they create and identify opportunities for safer streets and sustainable transport improvements.</p>	<ul style="list-style-type: none"> ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	All
CP9	112	<p>Developer Contributions</p> <p>Require all new development to be accompanied by the necessary provision of social and physical infrastructure. Any infrastructure required before the development is occupied should be provided on time. Further details on the circumstances and range of contributions that may be sought to be set out in a Developer Contributions SPD.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Improving housing and affordability ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	All
CP10	114	<p>Flood Risk</p> <p>Set out the approach to managing flood risk to accord with the</p>	<ul style="list-style-type: none"> ▪ Reducing crime and improving safety ▪ Promoting resource efficiency & enhancing the environment 	All

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		recommendations of the Strategic Flood Risk Assessment and PPS25 and ensure development incorporates where appropriate flood defences and suitable arrangements for sustainable surface water drainage.		
CP11	116	<p>Housing Delivery</p> <p>Outline the strategy for the planned location of new housing (in accordance with the South East Plan target of 570 homes annually), the mix of housing (to be guided by current and future local assessment of needs and aspirations) and to ensure proposals for residential development demonstrate how the additional demand for associated infrastructure and local services will be met.</p>	<ul style="list-style-type: none"> Strengthening communities and Involving People Improving housing and affordability 	All
CP12	122	<p>Affordable Housing</p> <p>To set out a plan wide target to secure an annual average of 230 units of affordable housing over the plan period from all mechanisms. Informed by an updated Viability Study, the council will negotiate with developers to secure up to a 40% element of affordable housing on all larger suitable development sites with criteria set out to assess the proportion and type of affordable housing proposed informed by up to date assessments of local housing needs and site/neighbourhood characteristics.</p>	<ul style="list-style-type: none"> Promoting Enterprise and Learning Strengthening communities and Involving People Improving housing and affordability 	All
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CP13	126	<p>Housing Densities</p> <p>Outline the criteria for assessing higher density residential developments and in order to make the full and effective use of land available set a minimum density of 50 dph city wide and 100 dph within Development Areas.</p>	<ul style="list-style-type: none"> Improving housing and affordability Promoting resource efficiency & enhancing the environment Promoting Sustainable Transport 	All
CP14	128	<p>Gypsies and Travellers</p> <p>Provision will be made to meet the local need for gypsy and traveller caravan pitches in accordance with South East Plan targets. Set out the relevant planning considerations and criteria for the location of gypsy and traveller sites which may be used to guide the formal consideration and allocation of sites.</p>	<ul style="list-style-type: none"> Reducing crime and improving safety Strengthening communities and Involving People Improving housing and affordability Promoting resource efficiency & enhancing the environment 	All
CP15	131	<p>Retail Provision</p> <p>Maintain and enhance current hierarchy of shopping centres. The regional shopping centre will be the focus of any future significant retail development (cross-reference to DA1) and applications for new retail development within defined shopping centres will be permitted subject to</p>	<ul style="list-style-type: none"> Improving health and well-being Strengthening communities and Involving People Promoting Sustainable Transport 	All

P. O Ref.	Page Ref.	Preferred Options Summary	Sustainable Community Strategy Priorities Addressed	Wards Affected
		consideration of scale and mix of uses whilst applications for new edge and out of centre retail development will be required to meet the tests of PPS6.		
CP16	134	<p>Strategic Employment Sites</p> <p>In order to meet the need of the city to 2026, a strategic list of employment sites will be identified, safeguarded and promoted for industrial and business use for office and high tech uses. The New England Road area will be identified as the location for 20,000 sq m of new office floorspace and the council will promote refurbishment and upgrade of sites and premises through enabling development and encourage the creation of flexible and affordable business space to support the city's key employment sectors.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Promoting resource efficiency & enhancing the environment 	<p>All</p> <p>St Peters and North Laine</p>
CP17	138	<p>Other Employment Sites</p> <p>Other employment sites within the city will be protected and not released to other uses unless the site or premise can be demonstrated to be both redundant and incapable of meeting the needs of alternative modern employment uses. Where release is permitted preference will be given to alternative employment generating uses, live/work units or affordable housing.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>All</p>
CP18	141	<p>Culture, Tourism and Heritage</p> <p>Set out the standards that will be expected of new visitor, arts and event attractions and support the upgrading and enhancement of existing visitor facilities. Recognise the role of the South Downs as a visitor and recreation asset and promote the provision of arts and creative industry workspaces in regeneration schemes and in major mixed use developments. Preserve and enhance the historic built environment and archaeological assets and their settings, giving greatest weight to national designations. Review the Conservation Strategy to provide a framework for future conservation area management proposals/ future conservation area designations.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning ▪ Reducing crime and improving safety ▪ Improving health and well-being ▪ Strengthening communities and Involving People ▪ Promoting resource efficiency & enhancing the environment ▪ Promoting Sustainable Transport 	<p>All</p>
CP19	145	<p>Hotel/ Guest Accommodation</p> <p>Proposals for new major hotel facilities will be assessed in line with the policies in PPS6 and the sequential approach to site selection for new hotel development directed firstly to central Brighton. The policy also sets out how existing guest house and hotel accommodation will be protected.</p>	<ul style="list-style-type: none"> ▪ Promoting Enterprise and Learning 	<p>All</p>

Supporting Documents

The following supporting documents are also available as part of the consultation process:-

Sustainability Appraisal Report

In producing the Core Strategy, the aim has been to ensure that the revised preferred options, when taken together, will ensure the sustainable development of the city and the creation of sustainable communities. A Sustainability Appraisal tests the extent to which the Core Strategy meets identified sustainable development principles. This is a separate document produced alongside the Core Strategy which critically examines its objectives and options and tests them against the principles of sustainable development. A non-technical summary of the full Sustainability Appraisal Report has also been produced.

Statement of Consultation

This document details the consultation that was carried out on the original Preferred Options document during November and December 2006. It summarises the comments and views collected during the various consultation events and workshops held and includes a schedule of formal consultation responses received together with an officer response.

Supporting Evidence Document

The Core Strategy Revised Preferred Options Document is underpinned by a number of background studies. These are listed and summarised in the Supporting Evidence Document. In addition, it also includes the area assessments that were undertaken on the proposed development areas and that form the basis of the revised preferred options.

