

# Brighton & Hove City Plan Part One

Brighton & Hove City Council's Local Development Framework

March 2016

## Annexes

Implementation and Monitoring Plan

Infrastructure Delivery Plan

Housing Implementation Strategy

Brighton & Hove Local Plan Policies  
to be Replaced by the Brighton &  
Hove City Plan Part One



Brighton & Hove  
City Council

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**Annex 1**  
**Implementation and Monitoring**  
**of the City Plan, Part 1**

## **Implementation**

The implementation of the City Plan will depend on effective action from a range of different agencies as well as directly through planning. The city council, as Local Planning Authority, will be a key player through managing development, the preparation of development briefs, design guidance, masterplans to bring forward proposals in the Development Areas; and through detailed guidance in Supplementary Planning Documents. However, other parts of the city council and other agencies will also play an important role in helping to deliver or support different elements of the City Plan – either as a provider or facilitator of new development or through their statutory roles in helping to manage and implement development.

The support of other partners and the private sector, whether as an agencies for development or in providing services in local communities, it remains important that the city council maintains close engagement through the Local Strategic Partnership. Central to this approach is the need to ensure the involvement of the wider community. The city council will continue to engage with the local community to build on capacity to engage and influence change; to ensure the new plans deliver sustainable development; and reflect the kind of city residents want to live in.

The implementation of a number of policies will also depend on the production of other documents for example, Part 2 of the City Plan and Supplementary Planning Documents.

## **Monitoring**

The City Plan needs clear arrangements for monitoring and reporting to residents, stakeholders, partners and councillors to ensure that policies are and continue to remain effectively implemented.

The implementation and monitoring framework for the City Plan is outlined in the following tables. For each policy the table sets out:

- implementation/ issue(s) relating to each policy;
- delivery mechanism/partners related to each implementation/issue;
- indicator reference / indicator;
- targets that are to be used to measure progress towards the objectives and their timescale;
- strategic objectives - to show which strategic objective each policy will deliver; and
- triggers and actions, showing what will be done if the targets are not being achieved.

The Authority Monitoring Report (AMR) will provide this monitoring information and will be published annually. It will:

- assess the performance of the City Plan and other development plan documents by showing progress against the indicators in Brighton & Hove's City Plan Monitoring Indicators document;
- set out the Council's updated housing trajectory (see policy CP1);
- identify the need to reassess or review any policies or approaches;
- make sure the context and assumptions behind our strategy and policies are still relevant; and
- identify trends in the wider social, economic and environmental issues facing Brighton & Hove.

### **Indicators and Targets**

The indicators for each policy have been chosen to ensure that they allow comprehensive monitoring of the performance of the preferred option against its objectives and also provide a contextual setting. The indicators are derived from a number of sources and include some that are compulsory, nationally set indicators, and some that are locally set. Each indicator has been assigned a unique identifier, and part of this prefix identifies its source.

- Single Data List - part of the remaining set still collected by central government
- LOI/ - Local Indicator – a locally derived indicator deemed to be appropriate for the needs of LDF monitoring;
- LOI/LTP - Local Transport Plan Indicator

The indicators have been selected based not only on their appropriateness, but on the availability of data. It is deemed that generally, the listed indicators should have data that is both available at the local level and that is updated on at suitable interval. Where there may be issues in obtaining the data at present it is expected that it will become available for monitoring purposes in the future. Indicators will be replaced as and when updated by the Government. Where local circumstances require specific targets these have been developed and are included within the framework.

### **Triggers and Action Points**

Following comments made by the Inspector for the City Plan Part 1<sup>1</sup>, specific triggers relating to each policy have been added along with action points, describing what will be done if the targets are not being achieved. These have been added to improve the effectiveness of the City Plan Part 1 and to give a detailed and practical component to the monitoring and implementation of the Plan.

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<sup>1</sup> **ID-01** Letter from Inspector dated 22<sup>nd</sup> July 2013

## **Development Management Intervention**

Where implementation of the City Plan relies on specific development coming forward, an action point of “Development Management intervention” has been prescribed. This action would involve the following:

Co-ordinated action between Strategic Planning, Development Management and other partners to investigate or reinvigorate stalled strategic allocation, through some or all of:

- Promotion of site with relevant partners and developers
- Review development management priorities and analysis
- Review existing or draft new planning brief for site
- Review allocation in light of changed economic circumstances

DA1 - Brighton Centre and Churchill Square		Strategic Objectives: SO1, SO3, SO5, SO7, SO8, SO9, SO11, SO12, SO13, SO16, SO17, SO18, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Replacement conference centre and extension to Churchill Square	National policy; LTP; Brighton Centre SPD; developer contributions; Landowners and BHCC	LOI Take forward the development of a replacement conference centre and a minimum of 20,000 sqm net comparison retail floorspace for Churchill Square	By 2018 development has commenced that will secure <ul style="list-style-type: none"> <li>a replacement conference centre</li> <li>extension to Churchill Square shopping centre (Source: Planning)</li> </ul>	Trigger: Planning application not submitted by 2015  Action: Development Management Intervention

DA2 - Brighton Marina, Gasworks & Black Rock Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO17, SO18, SO19, SO21, SO22		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Amount of development	BHCC; landowners and developers; transport providers; businesses; residents; other public sector bodies; statutory consultees and non-statutory consultees; PCT; health providers; education providers;	LOI Delivery of development for DA2	Development to include by 2030: Inner Harbour <ul style="list-style-type: none"> <li>1,000 residential units</li> <li>5,000 sqm retail (A1-A5)</li> <li>3,500 sqm leisure &amp; recreation</li> <li>Community</li> </ul>	Trigger: planning application for 500 residential units in Inner Harbour not submitted by end of 2018  Action: Development Management intervention

DA2 - Brighton Marina, Gasworks & Black Rock Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO17, SO18, SO19, SO21, SO22		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
	voluntary and community sector; retailers		centre <ul style="list-style-type: none"> <li>• Health facility</li> </ul> (Source: Planning)	
			Gas Works site <ul style="list-style-type: none"> <li>• 2,000 sqm employment floorspace (B1a, B1c)</li> <li>• 85 residential units</li> </ul> To be provided during 11 – 16 year supply period.           (Source: Planning)	Trigger: planning application not submitted by end of 2023  Action: Development Management intervention
			Outer Harbour <ul style="list-style-type: none"> <li>• 853 residential units</li> </ul> 400 units to be completed by 2019.           (Source: Planning)	Trigger: works not commenced by end of 2014  Action: Development Management intervention



DA2 - Brighton Marina, Gasworks & Black Rock Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO17, SO18, SO19, SO21, SO22		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
			Black Rock <ul style="list-style-type: none"> <li>• 7,000 sqm recreation and leisure floorspace</li> </ul> To be implemented by 2030 (Source: Planning)	Trigger: planning application not submitted by 2020  Action: Development Management intervention.
Enhance the biodiversity and geodiversity of the Marina	Ecological masterplan to be produced jointly by developers and landowners; guidance from BHCC and statutory consultees	LO1 Produce and implement an ecological masterplan for the Brighton Marina and Black Rock areas	Masterplan to be produced by 2019.  Implementation ongoing to 2030 (Source: Planning)	Trigger: draft Ecological Masterplan not produced by mid 2019 (linked to Inner Harbour development)  Action: Work with developers and landowners to assist in masterplan implementation. Review funding sources for masterplan work.

DA3 - Lewes Road Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO15, SO18, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Amount of development	Development industry; Public sector investment; BHCC; Developers; Universities; Registered Providers	LOI Delivery of development for DA3	Preston Barracks site: <ul style="list-style-type: none"> <li>• New Business School</li> <li>• 10,600 sqm B1 employment floorspace</li> <li>• 750 student rooms</li> <li>• 300 residential units</li> </ul> 150 residential units completed by 2019 (Source: Planning)	Trigger: Planning application not submitted for 150 residential units by early 2015  Action: Development Management intervention
			Woollards Field South: <ul style="list-style-type: none"> <li>• 5,000 sqm B1 business space or alternative employment generating development for city's infrastructure needs</li> </ul> Completion by 2019 (source: Planning)	Trigger: Planning application not submitted by 2015  Action: Development Management intervention

DA3 - Lewes Road Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO15, SO18, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Improve sustainable transport links in Lewes Road	National policy; LTP; Developer contributions; Infrastructure Delivery SPD; comprehensive design guide; train and bus service providers; developers	LOI/LTP Implement current and future LTP priorities for Lewes Road	Completion of works by 2014 (Source: Sustainable Transport)	Work has commenced and is due for completion in 2013 (no trigger/action necessary)
Improvements to local air quality	Air Quality Action Plan / BHCC; Landowners; Developers; Bus service providers; Residents; Businesses	LOI Improve levels of air quality in the Lewes Road area  (This indicator to be reviewed following adoption of revised Air Quality Action Plan in 2014).	Ensure that the annual mean concentrations ( $\mu\text{g}/\text{m}^3$ ) of NO <sub>2</sub> decrease at three monitoring sites DT29, 30 and 32 across the Plan period Baseline 2009: DT29 45.9 $\mu\text{g}/\text{m}^3$ DT30 60.7 $\mu\text{g}/\text{m}^3$ DT32 47.1 $\mu\text{g}/\text{m}^3$ (Source: Air Quality Further Review and Assessment (2010), the Air Quality Action Plan (2011) and subsequent updates through the plan period)	Trigger: Annual mean increase in NO <sub>2</sub> concentrations  Action: Review Air Quality Action Plan and Transport Strategy for improving air quality

DA4 - New England Quarter and London Road Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO7. SO8, SO9, SO10, SO11, SO12, SO13, SO16, SO18, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Amount of development	BHCC; landowners; developers; City College; University of Brighton	LOI Delivery of development for DA4	<p>1128 net additional dwellings: 161 - 2010-2014 453 - 2014-2019 391 - 2019-2024 123 - 2024-2030</p> <p>Net gain 20,000 sqm B1 floorspace:</p> <p>By 2014-2019: Block J Brighton Station Site 2,973 sqm Block K Brighton Station Site 3,428 sqm GB Liners site, Blackman Street 3,327 sqm</p> <p>By 2019-2024: 3,000 sqm - Trade Warehousing (Longley Industrial Estate) 4-6 New England Street</p> <p>3,000 sqm - Richardson's Scrapyard and Brewers Paint Merchant Site, New England Street</p> <p>2,000 sqm Blackman Street Site</p>	<p>Trigger: Current office schemes with unimplemented planning permission not started by 2016</p> <p>Actions: Negotiation on particular sites to overcome specific economic viability issues. Explore alternative funding mechanisms and/or the potential for enabling development. Consider scope to help accelerate the phasing of later schemes if 2014-2019 sites do not come forward as anticipated.</p> <p>Refer to CP1</p>

DA4 - New England Quarter and London Road Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO7. SO8, SO9, SO10, SO11, SO12, SO13, SO16, SO18, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
			(land adjacent to Britannia House)  (Source: Planning)	
Improve retail health and streetscape/public realm of London Road Shopping Centre	City Plan Part 2; SPD; Retail Studies and Retail Monitoring; Development Management process /BHCC; Developers; LTP; external funding mechanisms	LOI Maintain and enhance the healthiness of the London Road Town Centre	Annual retail health checks to show an improvement from the 2011 baseline, across the Plan period (Source: Planning)  Net additional retail floorspace provided city-wide and in designated centres. (Source: Planning)	Trigger: Annual retail check shows decline from 2011 baseline over 3 consecutive years  Action: undertake health check assessment
		LOI Adoption and implementation of the London Road Central Masterplan SPD.	Implementation of public realm improvements throughout the Plan period in accordance with the SPD Implementation Plan: By 2016/17: <ul style="list-style-type: none"> <li>• Providence Place - Ann Street</li> <li>• London Road</li> <li>• Oxford Street and Baker</li> </ul>	Trigger: Public Realm improvements work not commenced by 2016  Action: Review London Road SPD Implementation Plan

DA4 - New England Quarter and London Road Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO16, SO18, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
			Street  (Source: Planning)	
Improvements to local air quality	Air Quality Action Plan / BHCC; Landowners; Developers	LOI Improvement levels of air quality in the London Road area  (This indicator to be reviewed following adoption of revised Air Quality Action Plan in 2014).	Ensure that the annual mean concentrations ( $\mu\text{g}/\text{m}^3$ ) of NO <sub>2</sub> decrease at three monitoring sites DT14, 13 and 12 across the Plan period Baseline 2009: DT14 52.1 $\mu\text{g}/\text{m}^3$ DT13 48.1 $\mu\text{g}/\text{m}^3$ DT12 44.9 $\mu\text{g}/\text{m}^3$ (Source: Air Quality Further Review and Assessment (2010), the Air Quality Action Plan (2011) and subsequent updates through the plan period)	Trigger: Annual mean increase in NO <sub>2</sub> concentrations  Action: Review Air Quality Action Plan and Transport Strategy for improving air quality

DA5 - Eastern Road and Edward Street Area		Strategic Objectives: SO1,SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Amount of development	BHCC; Developers; Universities NHS Health Trust; University of Brighton; American Express	LOI Delivery of development for DA5	Royal Sussex County Hospital <ul style="list-style-type: none"> <li>• 74,000 sqm hospital floorspace</li> </ul> <p>To be completed by 2019</p> <p>(Source: Planning)</p>	<p>Planning permission granted in January 2012 (see app BH2011/02886) with 5 years to implement.</p> <p>Trigger: Work not commenced by 2017</p> <p>Action: Work with developers and partners to review barriers to development</p>
			<p>Edward Street Quarter 15,000 – 20,000 sqm employment floorspace 65 residential units</p> <p>To be completed by 2024</p> <p>(Source: Planning)</p>	<p>Trigger: Planning application not submitted by mid 2018</p> <p>Action: Development Management intervention</p>

DA5 - Eastern Road and Edward Street Area		Strategic Objectives: SO1,SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
			Circus Street <ul style="list-style-type: none"> <li>• 400 student bedspaces</li> <li>• 160 residential units</li> <li>• 3,200 sqm office space</li> <li>• Dance studio</li> <li>• 3,800 sqm education</li> </ul> To be completed by 2019 (Source: Planning)	Trigger: Planning application not submitted by mid 2014  Action: Development Management intervention
			Freshfield Road Business Park and Gala Bingo Hall: Comprehensive site redevelopment, to include minimum 110 residential units, B1 office/light industrial floorspace and B8 warehousing.  To be completed by 2024 (Source: Planning)	Trigger: Planning application for Gala Bingo Hall site not submitted by 2016  Trigger: Planning application for rest of site not submitted by 2018  Action: Development Management intervention
Sustainable transport, public realm and townscape	Comprehensive Design Guide Implementation	LOI Preparation of design guidance for the DA5 area	Preparation of guidance by 2016  Implementation of targets in	Trigger: Work not commenced by beginning 2015



DA5 - Eastern Road and Edward Street Area		Strategic Objectives: SO1,SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
improvements	funded by the LTP and developer contributions / BHCC; Developers, Neighbourhood Planning	and involvement of local communities in preparing guidance	guidance by 2030  (Source: Planning)	Action: Review of resources and priorities in Planning Strategy and Projects Team.

DA6 – Hove Station Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO16, SO19, SO20. SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Amounts of development	City Plan Part 2; BHCC; developers; landowners; Registered Providers	LOI Delivery of development for DA6	Development to include by 2030: Outside Conway Street Industrial Area <ul style="list-style-type: none"> <li>• 325 residential units</li> <li>• 1,000 sqm additional employment floorspace</li> </ul> Conway Street Industrial Area <ul style="list-style-type: none"> <li>• 200 residential units</li> <li>• retention/replacement of 12,000 sqm employment floorspace with a shift into high quality flexible office/business (B1) floorspace</li> </ul>	Triggers: <ul style="list-style-type: none"> <li>• Redevelopment of Sackville Trading Estate (to deliver minimum of 92 residential units and 5,080 sqm B uses) not commenced by 2017</li> <li>• Redevelopment of Conway Street Industrial area (to deliver a minimum of</li> </ul>

DA6 – Hove Station Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO16, SO19, SO20. SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
			525 net additional dwellings: 0 - 2010-2014 117 - 2014-2019 228 - 2019-2024 179 - 2024-2030  (Source: Planning)	200 residential units and retain a minimum of 12,00 sqm B uses) not commenced by 2022 <ul style="list-style-type: none"> <li>• Delivery of 50 residential units outside the above areas not commenced by 2022</li> <li>• Delivery of 150 residential units (in addition to the 50 by 2022) outside the above areas not commenced by 2026</li> </ul> Action: Development Management intervention
Improving townscape; public realm; open space; and public safety	BHCC; developer contributions; Neighbourhood Action plan (for Clarendon); Developers; landowners	LOI Preparation of design guidance for the DA6 area and involvement of local community in preparing guidance	Produce guidance by 2016  Ongoing implementation to 2030 (Source: Planning)	Trigger: Draft guidance not produced by end of 2015 (in consultation with landowners and Hove Station Area Neighbourhood Forum/ community) Action: Review

DA6 – Hove Station Area		Strategic Objectives: SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO16, SO19, SO20. SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
				resources & priorities in Planning Strategy and Projects Team. Work with developers, landowners and community to produce guidance by end of 2016.

DA7 – Toads Hole Valley		Strategic Objectives: SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14, SO15, SO19, SO20. SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Preparation of Planning Brief	BHCC; landowners, Highways Agency and partners, local community	LOI Adoption of Masterplan	By end of 2014 (Source: Planning)	Trigger: Work not commenced by December 2013  Action: Review resources and priorities in Planning Strategy and Projects Team

DA7 – Toads Hole Valley		Strategic Objectives: SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14, SO15, SO19, SO20. SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Amounts of development	Development Policies and Sites Allocations DPD; Masterplan; BHCC; developers; landowners; health service providers	LOI Delivery of development for DA7	Development to include by 2020: <ul style="list-style-type: none"> <li>• 700 residential units</li> <li>• 25,000 sqm employment</li> <li>• Secondary school</li> <li>• Public open space (2ha)</li> <li>• Community facility</li> </ul> (Source: Planning)	Trigger: Planning permission submitted no later than end of 2015  Action: Development Management intervention; work closely with developer to overcome problems
Ensure a high standard of sustainability for new development at Toads Hole Valley	BHCC; Masterplan; developers	LOI Percentage of development meeting requirements of CP8 and/or achieving a One Planet Approach.	100% of new development on site (Source: Planning)	Trigger: Planning permission granted no later than end 2015  Action: Development Management intervention; advice and support given to Development Management team.

DA8 – Shoreham Harbour Area		Spatial Objectives: SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO16, SO17, SO18, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference & Indicator	Target & Timescale	Trigger and Actions to be taken if target not being achieved
Preparation of Joint Area Action Plan for Shoreham Harbour	BHCC; Shoreham Port Authority; Shoreham Harbour Regeneration Partnership; Adur District Council; West Sussex County Council	LOI Adoption of Joint Area Action Plan	By 2016 (Source: Planning)	Trigger: Pre-submission consultation not started by February 2015  Action: Review of resources and priorities in Planning Strategy and Projects Team.
Amount of development	BHCC; Shoreham Port Authority; Shoreham Harbour Regeneration Partnership; Adur District Council; West Sussex County Council; Developers; Registered Providers; Shoreham Harbour Joint Area Action Plan	LOI Delivery of development for DA8	Development to include by 2030 and after approximately: <ul style="list-style-type: none"> <li>• 300 residential units</li> <li>• 7,500 sqm employment floorspace</li> </ul> <p><i>Detail to be included within Joint Area Action Plan</i></p> <p>(Source: Planning)</p>	Trigger: sufficient applications for planning permission have not been submitted by mid 2019 to allow for completion of 150 residential units by 2024  Action: Development Management Intervention; Review JAAP

SA1 - The Seafront		Strategic Objectives: SO1, SO3, SO5, SO8, SO10, SO11, SO12, SO13, SO15, SO16, SO17, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Amount of development; Improvement and regeneration of the seafront	BHCC; Developers; Planning Brief;	LOI Secure the redevelopment of the King Alfred/ RNR site to deliver sports facilities for local community and the city.	By 2018 development has commenced that will secure: <ul style="list-style-type: none"> <li>• new indoor wet/dry sports facilities delivered</li> <li>• minimum 400 residential units</li> </ul> (Source: Planning)	Trigger: Application not submitted by 2016.  Action: Regular reviews and risk management will be undertaken by King Alfred Project Board and preferred developer.  Development Management intervention
Monitor, conserve and expand coastal habitats; secure improvements to marine and coastal environment	City Plan Part 2; Developer contributions; BHCC; Natural England; DEFRA	LOI Net change in the area of natural habitat and Brighton & Hove Local Biodiversity Action Plan (Local BAP) habitats and species located on the seafront.	To see a net increase in the area of natural habitat and Local BAP habitats and species located on the seafront over the plan period  (Source: Planning & Parks & Green Spaces)	Trigger: Failure to see a net increase over first 5 years of plan period  Action: Work with relevant stakeholder e.g. Natural England, landowners, wildlife and conservation groups to further promote and implement Local BAPs.

SA1 - The Seafront		Strategic Objectives: SO1, SO3, SO5, SO8, SO10, SO11, SO12, SO13, SO15, SO16, SO17, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Maintain coastal protection	BHCC; City Plan Part 2; Developer Contributions; Shoreline Management Plan and Coastal Defence Strategies; Lewes District Council; Seafront Strategy	Coastal erosion and risk management	<p>Revision of Brighton Marina to River Adur Defence Strategy to be completed by 2014.</p> <p>Brighton Marina to Saltdean strategy to be revised and updated by 2015</p> <p>Ongoing Coastal Defence Maintenance</p> <p>(Source: Coastal Defence team)</p>	<p>Trigger: Work on Brighton Marina to River Adur strategy not on course at start of 2014. Work on Brighton Marina to Newhaven strategy not started by mid 2014</p> <p>Action: Work with Coastal Defence team, Lewes District Council, Environment Agency and partners to prioritise coastal defence strategies</p>

SA2 - Central Brighton		Strategic Objectives: SO2, SO3, SO5, SO9, SO12, SO13, SO16, SO18, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Reduction of crime	Local Public Service Agreement; Community Safety, Crime reduction and Drugs Strategy 2011- 2014; Crime and Disorder Reduction Partnership; Sussex Police; Partnership Community Safety Team; East Sussex Fire and Rescue and BHCC	LOI Reduction in anti-social behaviour and violent crime  Total crime in Regency Ward is used to monitor the impact of this policy, with further breakdowns into types of crime, where possible]	Annual reduction in anti-social behaviour and violent crime  Baseline: Total crime in Regency Ward; 5,235 (2011/12)  (Source: Partnership Community Safety Team)	Triggers and actions are set out in <a href="#">the Community Safety, Crime Reduction and Drugs Strategy 2011-14</a> , which is annually updated and sets out priorities, and describes how priorities will be achieved
Urban realm improvements	BHCC; Developer contributions; LTP2; SPDs; Public Space Public Life Study; City Plan Part 2; transport providers.	LOI Improvements to urban realm	Completion of identified programme of urban realm improvement - Station Gateway Project - by 2016 and ongoing:  (Source: Local Transport Plan 3)	Public Realm improvements priorities and phasing and progress reviewed through LTP reviews.



<b>SA2 - Central Brighton</b>		<b>Strategic Objectives: SO2, SO3, SO5, SO9, SO12, SO13, SO16, SO18, SO22, SO23</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Continuing role of Brighton as a Regional Shopping Centre	BHCC; City Plan Part 2; SPDs; landowners and developers	LOI Retain a healthy, viable Regional Shopping Centre	Annual health checks to show no net increase in vacancies.  Annual completions of new retail floorspace in the Regional Centre (Source: Planning)	Trigger: Annual retail health check shows decline from 2011 baseline over 3 consecutive years  Action: Undertake health check assessment.

<b>SA3- Valley Gardens</b>		<b>Strategic Objectives: SO10, SO11, SO12, SO13, SO15, SO16, SO17, SO20, SO22, SO23</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Comprehensive landscape/townscape scheme including improved pedestrian and cycle routes to regenerate Valley Gardens from the Level to Old Steine.	BHCC; funding from various sources including S106 funds; Local Transport Plan; developers; Heritage Lottery Fund.	LOI Implementation of comprehensive landscape/townscape scheme	Approval of scheme by 2015; funding identified and in place by 2020. Completion of scheme by 2030 (Source: Planning)	Trigger 1: Review of scheme at end of 2014 finds approval not on track.  Trigger 2: Review of scheme mid 2019 finds projected funding shortfall.  Action: Review priorities and resources in Planning Strategy & Projects Team and Sustainable Transport department.  Review scope and aims of scheme, consider consulting on alternative approach.

SA3- Valley Gardens		Strategic Objectives: SO10, SO11, SO12, SO13, SO15, SO16, SO17, SO20, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Landscaping scheme for The Level	BHCC; funding from various sources, including S106 funds, Heritage Lottery Fund, Big Lottery Fund, and developers.	LOI Implementation of a landscaping scheme for The Level	Completion by 2013 (Source: Planning)	Landscaping scheme is underway, on schedule for completion by end of 2013. No trigger or action necessary.
Repair and restoration of historic buildings	BHCC pro-active campaign and use of statutory powers; possible historic area grant scheme; Landowners; Building Preservation Trusts; English Heritage and/or Heritage Lottery Fund.	LOI Decrease in the number of Buildings at Risk over five year period.	Monitor across the Plan period - baseline at 2009/2010: 6 buildings (Source: Planning)	Trigger: Number of Buildings at Risk has not decreased by 2015.  Action: Resource priorities in the Heritage team to be reviewed.

SA4- Urban Fringe		Strategic Objectives: SO9, SO10, SO13, SO14, SO15, SO17, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Action to be taken if target not being achieved
Protection of groundwater source protection zones	EU Water Framework Directive and Environment Agency Flood Management Plans; Surface Water Management Action Plan; Farmers; Landowners; Environment Agency; BHCC; Developers	Single Data List Monitor number of planning permissions granted contrary to Environment Agency advice	Zero planning consents unless appropriate mitigation secured. Monitor annually across the Plan period (Source: Planning and the Environment Agency)	Trigger: Any consent without appropriate mitigation.  Action: review Development Management processes.
Protect and enhance the South Downs natural beauty	BHCC; City Plan Part 2; The Downland Initiative; Green Network; PAN 01; Sheepcote Valley Management Plan; Farmers; Landowners; Developers	LOI Monitor the number of planning permissions granted contrary to an objection from the South Downs National Park Authority for development affecting the setting of the South Downs National Park	Monitor annually. Zero planning consents unless appropriate mitigation secured. (Source: Planning)	Trigger: Any consent without appropriate mitigation.  Action: Review Development Management processes.
Conserve and enhance downland habitats and species	BHCC; Natural England; landowners; wildlife and conservation groups	LOI Net change in Local BAP habitats and number of Local BAP species	To see a net increase in Local BAP habitats and species located within the urban fringe over the plan period. (Source: Planning & Parks	Trigger: Failure to see a net increase over first 5 years of plan period  Action: Work with relevant stakeholder

SA4- Urban Fringe		Strategic Objectives: SO9, SO10, SO13, SO14, SO15, SO17, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Action to be taken if target not being achieved
			& Green Spaces)	e.g. Natural England, landowners, wildlife and conservation groups, to further promote and implement Local BAPs.

SA5 - The Setting of the South Downs National Park		Strategic Objectives: SO10, SO14, SO15, SO17, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Protect and enhance the South Downs natural beauty with South Downs National Park Authority	South Downs National Park Authority, BHCC; City Plan Part 2; The Downland Initiative; Brighton and Hove and Lewes Downs Biosphere Partnership; South Downs Way Ahead Nature Improvement Area; PAN 01; Sheepcote Valley Management Plan; Farmers;	LOI Number of planning permissions granted contrary to an objection from the South Downs National Park Authority for development affecting the setting of the South Downs National Park	No applications granted contrary to an objection from SDNPA during the plan period - Monitored annually. (Source: Planning)	Trigger: Application granted contrary to an objection from SDNPA  Action: Review development management procedure and practice. Work in Partnership with SDNPA to agree appropriate approach to development/land uses within the setting to minimise harmful impact upon the National Park.

<b>SA5 - The Setting of the South Downs National Park</b>		<b>Strategic Objectives: SO10, SO14, SO15, SO17, SO22, SO23</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
	Landowners; Developers			Review requirement for SPD on development affecting South Downs National Park

<b>SA6- Sustainable Neighbourhoods</b>		<b>Strategic Objectives: SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO15, SO16, SO17, SO18, SO19, SO20, SO21, SO22, SO23</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Reducing Inequality	Sustainable Community Strategy; City and Employment Skills Plan; developer contributions' Infrastructure Delivery SPD; comprehensive design guide / Universities;	LOI Proportion of children in poverty	Baseline 07/08 20% (data from child poverty) Yearly decrease Targets 08/09 (19%), 09/10 (18%) 10/11 (17%) (Source: BHCC)	Trigger: No decline by 2015  Action: review sustainable community strategy; review employment skills plan.

SA6- Sustainable Neighbourhoods		Strategic Objectives: SO2, SO3, SO4, SO7, SO8, SO9, SO10. SO11, SO12, SO13, SO15, SO16, SO17, SO18, SO19, SO20, SO21, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
	community and voluntary sector; Police Service; developers; BHCC			
Reducing waste	BHCC; Public Sector and Community and Voluntary Sector Partners	Single Data List Percentage of household waste sent for reuse, recycling and composting.	Targets to be: 1. 45% by 2015/16 2. 50% by 2020/21 3. 55% by 2025/26 (Source: Single Data List)	Targets for waste recycling and recovery are transposed from the adopted East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (WMP). Should they not be met, actions will be taken through the monitoring and implementation framework of the WMP.

CP1 – Housing Delivery		Strategic Objectives: SO4, SO9, SO12, SO19, SO20		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Housing delivery in accordance with Housing Implementation Strategy (HIS) delivery framework	BHCC; Developers; Registered Providers	Single Data List Monitor net additional homes provided per annum	Average annual housing completions over a 3 year period to comply with the delivery rates outlined in HIS delivery framework (Source: Single Data List)	Trigger: Annual completions over a 3 year period fall below anticipated delivery rates outlined in HIS by more than 15%  Action: Review housing trajectory and review HIS delivery rates in HS delivery framework. Promote sites and residential development through working with delivery partners.
Rolling 5 Year Supply of 'Deliverable' sites	BHCC; Developers; Registered Providers; SHLAA; residential monitoring; Housing Implementation Strategy	LOI Supply of ready to develop housing sites	To have a rolling 5 year supply of deliverable housing plus NPPF buffer of 5%. To be reported annually in SHLAA Update and the Authority Monitoring Report (Source: Single Data List)	Trigger: Lack of a 5 Year Supply for 2 consecutive years.  Action: Review actions listed in HIS to promote sites and residential development through working with delivery partners. Undertake new SHLAA with call for sites.

CP1 – Housing Delivery			Strategic Objectives: SO4, SO9, SO12, SO19, SO20	
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
				Seek further housing sites to allocate through Part 2 of City Plan.

CP2 Sustainable Economic Development		Strategic Objectives: SO1, SO2, SO3, SO6, SO7, SO9, SO13, SO20, SO21		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Move to low carbon economy/growth of digital media and environmental technology companies	BHCC; developers; businesses; Wired Sussex	LOI Growth in number of digital media businesses	Review annually (Source: Corporate Plan)	For monitoring only (no trigger or action necessary)
		LOI Growth of the environmental industries sector	Review annually (Source: Corporate Plan)	For monitoring only (no trigger or action necessary)
		LOI Increase the number of businesses relocating to the city	Review annually (Source: Corporate Plan)	For monitoring only (no trigger or action necessary)
Delivery of ICT infrastructure	Government funding; BHCC; BT and Virgin Media	LOI SME take-up of high-speed broadband connection voucher scheme	Uptake of voucher scheme by 1,000 SME by 2015  (Source: City Regeneration)	Trigger: Voucher scheme not taken up by at least 500 SME by end of 2014  Action: Prioritise Promotion of voucher scheme to SME in Central Brighton area; review



CP2 Sustainable Economic Development		Strategic Objectives: SO1, SO2, SO3, SO6, SO7, SO9, SO13, SO20, SO21		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
				resources for voucher scheme project
Apprenticeships, training and job opportunities for local residents	BHCC; developers; Brighton and Hove Local Employment Scheme	LOI Providing local employment and apprenticeships on development sites.	Achieve minimum 20% target for local employment and apprenticeship training on development sites across the plan period.  (Source: Planning)	Trigger: Target not achieved for two consecutive years.  Action: Review Brighton & Hove Local Employment Scheme

CP3 Employment Land		Strategic Objectives: SO1, SO2, SO3, SO9, SO13, SO20, SO21		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Protection of prime office floorspace in central Brighton	BHCC; developers; landowners	LOI Total amount of office floorspace within central Brighton	No net loss of existing office floorspace in central Brighton over plan period unless the tests in policy SA2 are met. To be monitored annually (Source: Planning)	Trigger: Target not met for two consecutive years  Action: Review Development Management processes.
Protection of primary industrial estates and business parks	BHCC; developers; landowners	LOI Total amount of employment floorspace by type (gross and net) within the eleven industrial estates and business parks	No net loss of employment (B1, B2 and B8) floorspace within any area listed in part 3 of the policy to be monitored annually (Source: Planning)	Trigger: Target not met for two consecutive years  Action: Review Development Management processes.

CP3 Employment Land		Strategic Objectives: SO1, SO2, SO3, SO9, SO13, SO20, SO21		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Creation of modern, flexible floorspace on identified employment sites	BHCC; developers; landowners	LOI Total amount of additional employment floorspace - by type (gross and net).	Average annual employment floorspace completions over a 3 year period to comply with the average annual delivery rates outlined in the Employment Land Supply Trajectory (Source: Planning)	<p>Trigger: Average annual completions over a 3 year period falls below anticipated delivery rates outlined in Employment Land Supply Trajectory by more than 15%</p> <p>Action:</p> <ul style="list-style-type: none"> <li>• Negotiation on particular sites to overcome specific economic viability issues;</li> <li>• Exploring alternative funding mechanisms and/or the potential for enabling development.</li> <li>• Consider scope to help accelerate the phasing of later schemes if 2014-2019 sites do not come forward as anticipated.</li> <li>• Review Employment Land Supply Trajectory.</li> <li>• Seek further employment sites to allocate through Part 2 of City Plan.</li> </ul>

<b>CP4 - Retail Provision</b>		<b>Strategic Objectives: SO3, SO5, SO18</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Assessment of need/capacity for additional retail provision and health of retail centres	Update or review of Brighton and Hove Retail Study / BHCC	LOI Review/update of Retail Study (2011) for Brighton and Hove.	Review at least every 5 years across the Plan period (Source: Planning)	Trigger: Council's annual retail health checks show decline from 2011 baseline over 3 consecutive years in Regional Centre.  Action: undertake review of study earlier.

<b>CP5 Culture and Tourism</b>		<b>Strategic Objectives: SO6, SO9, SO10, SO11, SO12, SO15</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Improve the cultural, tourist and historic offer of the city	BHCC; Tourism Strategy; Brighton and Hove Economic Partnership; Tourism South East; developers; landowners	LOI Improving the visitor economy	Annual Improvement  Target: 2011/12 - £732m; and 2012/13 - £746m  Baseline 2009 - £732 million (Source: City Performance Plan)	The City Performance Plan is regularly reviewed with strategic partners. No further triggers and actions necessary.

CP6 Hotel and Guest House Accommodation		Strategic Objectives: SO3, SO5, SO13		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Creation of apprenticeship schemes / local jobs	Hotel industry and BHCC	LOI Creation of apprenticeship scheme between BHCC and hoteliers	Commence operation of scheme by 2016 (Source: Visit Brighton)	Trigger: No significant interest from city hoteliers in joining apprenticeship scheme by 2015  Action: Liaise with Visit Brighton to review priorities and resources; work proactively with city hoteliers to publicise and scheme and review reasons for lack of uptake.
Managing visitor accommodation growth	BHCC, developers and landowners	LOI Gains/ losses in hotel bedrooms (linked to demand forecasts set out in the Hotel Futures study)  Losses of hotel bedrooms outside Hotel Core Zone	15% net increase by 2016 (Source: Planning and Visit Brighton)  Baseline: 2006 160 hotels and guest accommodation establishments with 4,293 letting bedrooms (Source Hotel Futures Study 2006)	Trigger: Indicative target for net additional serviced rooms in 2016 is significantly exceeded.  Action: Undertake review of Hotel Future Study to update assessment of future demand and inform application of CP5 Visitor Accommodation.

<b>CP7 - Infrastructure and Developer contributions</b>		<b>Strategic Objectives: SO1, SO4, SO11, SO13, SO20, SO21</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Determine a decision, following outcome of further study evidence for progressing and adopting a Community Infrastructure Levy (CIL)	BHCC; consultants; developers; landowners and agents	LOI Preparation and adoption of CIL	Progress and determine adoption of CIL post 2014 (Source: Planning)	Trigger: No decision made regarding adopting CIL prior to draft City Plan Part 2  Actions: Review priorities and resources in Planning Strategy & Projects Team.  Developer contributions to be provided through necessary s106 obligations only subject to meeting statutory tests if CIL not progressed
To secure the necessary works and contributions towards appropriate infrastructure to support new development	BHCC; Developer Contributions process including S106 and CIL following adoption post 2014; Infrastructure Delivery Plan Annex 1; developers, public and	LOI Provision of appropriate social, environmental and physical infrastructure to support new development	100% compliance on all annual implemented development - Ongoing monitoring throughout the Plan period (Source: Planning)	Trigger: Developer contributions not forthcoming following implementation of development  Actions: Review developer contributions/s106 monitoring and project management processes  Annual review of Developer Contributions temporary recession 'relief' measures  Review development

<b>CP7 - Infrastructure and Developer contributions</b>		<b>Strategic Objectives: SO1, SO4, SO11, SO13, SO20, SO21</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
	private sector service providers			management processes
Review and update Infrastructure Delivery Plan Annex 1	BHCC; external infrastructure providers/partners	Review and update Infrastructure Delivery Plan Annex 1	Ongoing monitoring and annual review, and update -throughout the Plan Period	Trigger: Annual review 3 months overdue.  Action: Review developer contributions/s106 monitoring and project management processes

<b>CP8- Sustainable Buildings</b>		<b>Strategic Objectives: SO4, SO7, SO10, SO22</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Sustainable building standards assessment	Sustainability Checklist; SPD; BHCC; Developers; landowners	LOI % of new developments that meet minimum building standard requirements	To be monitored annually throughout plan period; Targets as set out in policy CP8. (Source: Planning)	Trigger: Annual % of developments that meet targets fall below 70%  Action: Review Development

<b>CP8- Sustainable Buildings</b>		<b>Strategic Objectives: SO4, SO7, SO10, SO22</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
		for B&H: a) Residential new build;		Management procedures; review Sustainable Buildings SPD
Reducing carbon emissions	Sustainability Checklist; SPD; BHCC; Developers; landowners	LOI Percentage of applications approved for new dwellings that meet minimum standards for energy and water	To be monitored annually throughout the plan period Targets for new dwellings (to be met by 2017): <ul style="list-style-type: none"> <li>energy standards (19% improvement on Part L 2013): 75% of new dwellings</li> <li>water standards 110 litres/person/day: 75% of new dwellings</li> </ul> (Source: Planning)	Trigger: Target is not met by 2017  Action: Review Development Management procedures; review Sustainable Buildings SPD

<b>CP9 - Sustainable Transport</b>		<b>Strategic Objectives: SO1, SO3, SO11, SO14</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Bus Priority Infrastructure Improvements	BHCC; Local Transport Plan; public transport providers; developer	LOI/LTP Delivery of bus priority infrastructure improvements on the following corridors	Delivery of improvements by: <ul style="list-style-type: none"> <li>2016 (Lewes Road (A270) and Edward Street and Eastern Road schemes)</li> <li>2024, dependent on</li> </ul>	Lewes Road: works already commenced and due for completion in 2013. No trigger/action necessary.

CP9 - Sustainable Transport		Strategic Objectives: SO1, SO3, SO11, SO14		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
	contributions	<ul style="list-style-type: none"> <li>Lewes Road (A270)</li> <li>Edward Street and Eastern Road</li> <li>A259 Seafront</li> <li>London Road</li> </ul>	<p>funding and democratic approval (A259 Seafront and London Road schemes)</p> <p>(Source: Planning and Local Highway Authority)</p>	<p>Edward Street: Trigger: Traffic orders not started by end of July 2014 (due to go to Committee mid Oct 2013). Action: review work programme and funding sources (LTP3; regional and national sources)</p> <p>Seafront, London Road: Long-term targets. Progress to be reviewed in 2020 AMR; appropriate trigger/action to be added.</p>
Local bus journeys originating in the Local Authority Area	BHCC; Local Transport Plan; public transport providers; developer contributions	LOI/LTP City Performance Plan – Promoting sustainable transport	Average increase of 800,000 passenger journeys per year (annual check based on 5-year average) (Source: BHCC)	<p>Trigger: Average annual increase in journeys is below 500,000</p> <p>Action: review transport strategy; review targets in LTP4</p>
Contribute to creating a cleaner, safer and quieter city	BHCC; public transport providers; taxi firms, car clubs, developers; landowners and businesses in the city (through	LOI Reduction in CO <sub>2</sub> emissions from transport within Brighton and Hove  (This indicator to be reviewed following	<p>Reduction of 4% per year in transport related CO<sub>2</sub> emissions throughout plan period.</p> <p>Baseline 1.2 tonnes per capita – 2009 (Source: <a href="http://www.decc.gov.uk">www.decc.gov.uk</a> – formerly NI 186)</p>	<p>Trigger: no reduction by 2014</p> <p>Action: review measures in Air Quality Action Plan</p>



<b>CP9 - Sustainable Transport</b>		<b>Strategic Objectives: SO1, SO3, SO11, SO14</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
	Green Travel Plans) and Schools, Colleges and Universities; residents; developer contributions	adoption of revised Air Quality Action Plan in 2014).		

<b>CP10 – Biodiversity</b>		<b>Strategic Objectives: SO1, SO10, SO14, SO15</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Maximising opportunities to conserve and enhance biodiversity	SPD; City Plan Part 2; Biodiversity Action Plan; Developers; developer contributions; landowners; BHCC	LOI Increased biodiversity and achieving Biodiversity Action Plan targets	All development proposals to deliver a net increase in biodiversity in accordance with the requirements of the Nature Conservation and Development SPD and Biodiversity Action Plan by 2030 (Source: Planning)	<p>Trigger: Annual net decrease in biodiversity for three consecutive years</p> <p>Action: Review Development Management procedures and practices</p> <p>Review the need for a report to document the cause and reason for the decrease in biodiversity to inform future planning decisions</p> <p>Where appropriate review Nature Conservation and Development SPD and Biodiversity Action Plan.</p>

<b>CP10 – Biodiversity</b>		<b>Strategic Objectives: SO1, SO10, SO14, SO15</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Implement a strategic approach to Nature Conservation/Biodiversity	South Downs Way Ahead Nature Improvement Area (NIA); Nature Conservation and Development SPD; developer contributions/CIL; Local BAP; Brighton and Hove and Lewes Downs Biosphere Partnership; Developers; Landowners; BHCC; Natural England; Sussex Wildlife Trust; South East England Biodiversity Forum	LOI Amount of open space within the NIA and/or classified “Natural and Semi Natural” lost to development annually	Target: zero – unless appropriately mitigated (Source: Planning)	Trigger: target not met for three consecutive years  Action: review Development Management procedures and practices / review the need for a report to document the cause and reason for the loss to inform future planning decisions

CP11 - Flood Risk		Strategic Objectives: SO1, SO8, SO9, SO17		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Identification of flood risk areas	Proposals Map; Strategic Flood Risk Assessment (SFRA); BHCC	LOI Review of the SFRA	Update at least every five years across the Plan period (Source: Planning)	Trigger: Work on review of SFRA not commenced within five year period.  Action: Review priorities and resources in Planning Strategy & Projects team.
To prevent inappropriate development in areas of high flood risk	City Plan Part 2; BHCC; Environment Agency;	Single Data List Number of planning permissions granted contrary to the advise of the Environment Agency on flood defence grounds	No planning permissions granted; to be monitored annually across the Plan period (Source: Single Data List)	Trigger: Any such planning permission granted.  Action: Review development management processes.
Managing flood risk and mitigating climate change	BHCC; Environment Agency; DEFRA	Production of a Surface Water Management Action Plan for the city	Adoption by 2015 and reviewed regularly throughout the plan period (Source: Planning)	Trigger: Work on Surface Water Management Action Plan not commenced by start of 2015.  Action: Review priorities and resources in Planning Strategy & Projects team.

CP12 - Urban Design		Strategic Objectives: SO4, SO9, SO12, SO16, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Urban Design Framework	BHCC; developers and landowners	LOI A city-wide urban design framework SPD to be adopted	Adoption by 2017 (Source: Planning)	Trigger: Formal public consultation not underway by August 2016.  Action: resources and priorities in the Heritage, Planning Strategy and Projects Teams to be reviewed.
Design criteria	BHCC; City Plan Part 2; masterplans; Developers and landowners	LOI Appeal success rate for schemes where design is a principle issue.	Annual target of 70% appeals dismissed where urban design and Policy CP2 are principal issues (Source: Planning)	Trigger: Target not achieved  Action: Review Development Management design practice; review design-related supplementary planning documents.

<b>CP13 Public Streets and Spaces</b>		<b>Strategic Objectives: SO12, SO13, SO16, SO22, SO23</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Improving the public urban realm	LTP; Area Action Plans; Planning Obligations; and Business Improvement Districts / BHCC; developers; landowners and BID partnership boards	LOI Number of developments permitted with planning obligations to provide mitigation in relation to the surrounding area towards public realm improvements	Target not applicable. Indicator to be monitored annually across the Plan period (Source: Planning)	

<b>CP14 Housing Density</b>		<b>Strategic Objectives: SO1, SO4, SO9</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Achieving density targets	BHCC; Area Action Plans; area-based SPDs; Urban Design Framework SPD; developers and landowners	LOI Net density levels across the city and within defined Development Areas (DA's)	Achieve a net density of at least 50 dph in 85% of all new developments across the city and 100dph in 100% of new developments within Development Areas excluding DA7 – Toads Hole Valley. To be monitored across the plan period	Trigger: Target not achieved annually  Action: review Development Management practice regarding density of developments; review Annex 3 (Housing Implementation Strategy).

CP15 Heritage		Strategic Objectives: SO6, SO9, SO10, SO11, SO12, SO15		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Preserve and enhance the historic environment and heritage assets (conservation areas)	BHCC; Conservation area appraisals / studies; Article 4 Directions; SPD on 'Architectural Features'; Repairs Notices; English Heritage; Heritage Lottery Fund; National and local amenity societies.	LOI Preparation and reappraisal of conservation area appraisals/studies	100% coverage of conservation area appraisals by 2018. (Source: Planning)	Trigger: 80% coverage not completed by 2017  Action: Review resources and priorities in Heritage, Planning Strategy and Projects Teams.
Preserve and enhance the historic environment and heritage assets (locally listed buildings)	BHCC; Conservation area appraisals / studies; Buildings At Risk register; Local List; SPD on 'Architectural Features'; Repairs Notices; English Heritage; Heritage Lottery Fund; National and local amenity societies.	LOI Production of new Local List.	New Local List adopted by 2014 (Source: Planning)	Local List consultation is complete and assessment is underway, on schedule for adoption by end of 2014. No trigger or action necessary.
Preserve and enhance the historic environment and heritage assets (listed buildings)	BHCC; Conservation area appraisals / studies; Buildings At Risk register; SPD	LOI Introduction of Supplementary Planning Document on Listed	New guidance adopted by 2017 (Source: Planning)	Trigger: SPD preparation not underway by 2016  Action: Review resources

CP15 Heritage		Strategic Objectives: SO6, SO9, SO10, SO11, SO12, SO15		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
	on 'Architectural Features'; Repairs Notices; English Heritage; National and local amenity societies.	Buildings		and priorities in Heritage, Planning Strategy and Projects Teams.

CP16 - Open Space		Strategic Objectives: SO10, SO13, SO15, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Retention of existing open space	BHCC; open space and sports studies and strategies; landowners; developers; schools, Neighbourhood Plans	LOI Amount of open space lost to development annually	Target: zero – unless appropriately mitigated (Source: Planning)	Trigger: target not met for three consecutive years  Action: review Development Management procedures and practices / Review the need for a report to document the cause and reason for the loss of open space to inform future planning decisions.



<b>CP16 - Open Space</b>		<b>Strategic Objectives: SO10, SO13, SO15, SO23</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Enhancement and improvement of existing open space	BHCC; City Plan Part 2; open space and sports studies and strategies; developers and landowners; schools	LOI Amount of all developer contributions/CIL provided towards open space enhancement/improvement	Target not applicable – monitored annually across the plan period (Source: Planning)	For monitoring only; no trigger and action necessary
Creation of new open space	BHCC; City Plan Part 2; open space and sports studies and strategies; developers and landowners; schools (including dual use of sites); farmers	LOI Amount of new open space created within the city	No target applicable To be monitored annually across the Plan period (Source: Planning)	For monitoring only; no trigger and action necessary

<b>CP17 – Sports Provision</b>		<b>Strategic Objectives: SO15, SO20, SO22</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Retention of existing sports provision	BHCC; City Plan Part 2; Existing and future sports strategies; educational establishments; landowners; developers	LOI Amount of indoor and outdoor sports facilities and space lost to development annually	Target: zero – unless appropriately mitigated (Source: Planning)	Trigger: target not met for three consecutive years  Action: review Development Management procedures and practices / Review the need for a report to document the cause and reason for the loss in sports facilities and space to inform future planning decisions
Creation of new sports facilities and space	BHCC; City Plan Part 2; Existing and Future Sports Strategies, Developer Contributions, educational establishments (including the dual use of school grounds where appropriate);	LOI Number of developments providing sports facilities and/or space on site or through developer contributions	No target applicable To be monitored annually across the Plan period (Source: Planning)	For monitoring only; no trigger and action necessary

CP18 - Healthy City		Strategic Objectives: SO20, SO22, SO23		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Positively influencing the determinants of health	LTP; Planning Obligations; Public Health and other health authorities; BHCC; Highway authority; Developers; Landowners and BID partnership boards	LOI Review of Health Impact Assessment and scoping exercises to establish effectiveness of CP18	At least every 5 years across the plan period. (Source: Planning)	Trigger: Formal challenge by Health and Wellbeing board or Director Public Health  Action: report to partnership boards or H&W Board
Provision of future health services in the city	City Plan Part 2 / BHCC	LOI Adoption and implementation of the City Plan Part 2	Adoption by 2016 (Source: Planning)	Trigger: slow adoption of City Plan Part 2  Action: Assess requirement for planning briefs or SPD to bring forward provision
Health impact assessments (HIA) for strategic developments	Developers; BHCC	LOI Submission of a Health Impact Assessment as part of planning applications for strategic developments.	HIA submitted with 100% of strategic developments in the city over plan period (Source: Planning)	Trigger: Approval of planning permission for strategic development without HIA  Action: Review Development Management processes

CP19 – Housing mix		Strategic Objectives: SO4, SO9, SO12, SO19, SO20		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if target not being achieved
Improve housing choice and mix across the city.	BHCC; Developers, Registered Providers. Preparation of Part 2 of City Plan.	LOI Adoption of City Plan Part 2 setting out key housing mix objectives	Target: Secure appropriate policies and site allocations for different housing types to meet range of accommodation needs in Part 2 of City Plan. (Source: Planning)	Trigger: City Plan Part 2 not adopted by 2017.  Action: Review programme for Part 2 of City Plan. Promote the need for range of housing types and sizes through City Partnerships. Review Housing Strategy for different accommodation needs.
Provide additional family sized housing.	BHCC; Developers; Registered Providers	LOI Monitor the number of 1, 2 and 3+ beds completed annually. Benchmark against 2011 census	Target: To see an increase in the proportion of family sized units over the first five years of the plan. (Source: Planning)	Trigger: Target not met in year 4 of monitoring period  Action: Promote the need for range of housing types and sizes through City Partnerships. Review Housing Strategy for different accommodation needs.

CP20 – Affordable Housing		Strategic Objectives: SO1, SO4, SO9, SO11, SO19, SO20		
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions to be taken if policy not being achieved
Achieve a net increase in affordable housing numbers	BHCC; Developer Contributions SPD; Developers; Registered Providers; Housing Corporation	Single Data List Monitor net affordable housing completions secured across the city.	To achieve approximately 30% of all housing delivery as affordable housing. (Source: Planning)	Trigger: Affordable housing delivery across a 3-5 year period falls below 30%  Action: Work with Registered Providers to secure greater delivery. Promote council owned sites for affordable housing. Review Policy.
Affordable housing mix of unit sizes	Developer Contributions; Developers; Registered Providers; BHCC	LOI Monitor annually % of affordable housing completed reflecting a unit size mix indicated in Policy.	To broadly achieve unit size mix indicated in policy CP20 over a 5 year period.  (Source: Planning)	Trigger: affordable housing unit size mix falls below citywide preferred unit size mix across a 5 year period.  Action: Work with Registered Providers to secure a better mix. Promote council owned sites for specific types of affordable housing. Review Policy.

<b>CP20 – Affordable Housing</b>		<b>Strategic Objectives: SO1, SO4, SO9, SO11, SO19, SO20</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if policy not being achieved</b>
Financial contributions towards the provision of affordable housing	BHCC; developers; Registered Providers	LOI Financial contributions secured per annum	No target applicable. Annual monitoring of contributions secured for affordable housing. (Source: Planning)	

<b>CP21 Student Accommodation and Houses in Multiple Occupation</b>		<b>Strategic Objectives: SO4, SO11, SO19, SO21</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
Ongoing monitoring of the implementation of purpose built student accommodation	BHCC; educational institutions; developers	LOI Number of new purpose built student bedspaces developed	Completion of commenced allocations by 2014 <ul style="list-style-type: none"> <li>• Varley Halls</li> <li>• East Slope</li> </ul> By 2018 development has commenced that will secure the following sites <ul style="list-style-type: none"> <li>• Preston Barracks</li> <li>• Pelham Street</li> <li>• Circus Street</li> </ul> (Source: Planning)	Trigger: Planning applications for Preston Barracks, Pelham Street and Circus Street not submitted by 2015  Action: Development Management Intervention
Ongoing monitoring of the implementation of purpose built student accommodation	BHCC; educational institutions; developers	LOI Number of developments for student accommodation allowed on appeal within	No appeals allowed (Source: Planning)	Trigger: Over 25% appeals allowed annually  Action: review

<b>CP21 Student Accommodation and Houses in Multiple Occupation</b>		<b>Strategic Objectives: SO4, SO11, SO19, SO21</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions to be taken if target not being achieved</b>
		the Article 4 wards		Development Management procedures; review policy
Ongoing monitoring of concentrations of Houses in Multiple Occupation	BHCC; landlords; developers; letting agents; education providers	LOI Number of developments for HMOs allowed on appeal within the Article 4 wards	No appeals allowed (Source: Planning)	Trigger: Over 25% appeals allowed annually  Action: review Development Management procedures; review policy

<b>CP22 –Traveller Accommodation</b>		<b>Strategic Objectives: SO1, SO4, SO19, SO20</b>		
<b>Implementation / Issue</b>	<b>Delivery Mechanism / Partners</b>	<b>Indicator Reference / Indicator</b>	<b>Target / Timescale</b>	<b>Trigger and Actions required if policy not being achieved</b>
Update Traveller Accommodation Requirements	Gypsy and Traveller Accommodation Assessment updates / BHCC; GTAA Partners and Stakeholders.	LOI Update of Traveller Accommodation Assessment	Review Traveller accommodation needs assessment to inform longer term pitch requirements (post 2019) for the City. (Source Housing & Social Inclusion and Planning)	Trigger: Needs Assessment Update not completed by October 2014.  Action: Work with partner authorities to complete update of assessment. Review

CP22 –Traveller Accommodation			Strategic Objectives: SO1, SO4, SO19, SO20	
Implementation / Issue	Delivery Mechanism / Partners	Indicator Reference / Indicator	Target / Timescale	Trigger and Actions required if policy not being achieved
				resources in Planning Policy & Projects Team.
Provision of Traveller accommodation	BHCC; Part 2 of City Plan or Site Allocations DPD; Registered Providers; Landowners; Developers	LOI Net additional pitches provided	Identify sufficient deliverable sites for the provision of 18 permanent residential pitches before 2019.  Provision of additional pitches to meet assessed requirements over plan period. (Source Planning)	Trigger: Sufficient pitches are not in development pipeline by 2017.  Action: Undertake revised site search to identify further site opportunities. Work with HCA and other providers to secure appropriate funding where necessary.



# **Annex 2**

## **Infrastructure Delivery Plan**

## **Summary**

The Infrastructure Delivery Plan (IDP) Annexe document to the City Plan identifies existing infrastructure provision, current shortfalls and existing and future needs to support new development over the plan period up to 2030.

The IDP includes an assessment of impacts and changes affecting infrastructure and identifies key requirements to support the potential delivery of future development in areas identified in the Urban Fringe Assessment (2013). The provision for certain physical and community infrastructure to support future needs arising from an increased housing target has been identified across the following areas and as further detailed in the IDP table:

### Water, Wastewater treatment and sewerage connectivity

No major issues were identified. As the sites are mostly at the end of the supply and drainage network some locally significant improvements particularly in regard to connectivity to sewage networks in the west of the city would be needed. More locally other improvements may be required and impacts would be modelled once there is more certainty on proposals. This requirement is already addressed by proposed main modifications to policy CP7.

### Education

There are ongoing needs for additional school places particularly in the west and centre of the city. This will be addressed by seeking opportunities for new schools as part of major development schemes in priority areas of the city. Overall planning obligations will be secured from new residential development to contribute funding towards expanding both primary and secondary education provision to mitigate impacts.

There remains an existing need for an additional secondary school to meet the needs of a growing population.

### Transport

The findings of the Transport Assessment Update, also undertaken in response to the main modifications, indicate that there will no requirements for additional major infrastructure to mitigate impacts resulting from the increased housing target. However, there will be the need for general mitigation arising from development proposals on a site by site basis, for example, improved bus services upgraded bus stops. Cycling improvements could also be considered more specifically to links and upgrade to the network. Some requirements may be secured through developer contributions.

### Health provision

There are localised capacity issues in both the west and east of the city. Consideration will be given to providing health facilities within new major developments

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Infrastructure Type – and site address where known	Provision - Essential / Important / Desirable	Infrastructure Needs/Requirement	Area and/or scale	Responsibilities for Delivery / Partners & Funding Sources	Short, Medium or Long Term Phasing & Costs
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**Environmental**

**Air Quality Management and improvement measures**

Citywide	Important	To improve air quality and mitigate existing pollution levels and pressures of new development – mitigation through Management Plans, equipment, data collection and other monitoring measures where appropriate	City-wide across priority areas and all DA1-DA8 Development Areas, and with the findings of the Local Transport Plan, the Local Air Quality Strategy and the DEFRA reporting process	City Council, Landowners, Developers	Ongoing and throughout plan period  Costs dependant on scale, type and impacts of development
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**Environmental Protection & Renewable Energy**

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Flood Defences - Shoreham Harbour Development Area	Important infrastructure for development DA8 Shoreham Harbour – Comprehensive development of Port: Phases	Repair/replacement of wharf walls for development sites adjacent to the wharf frontage may be required, including corrosion control measures where appropriate	DA8 Shoreham Harbour – South Portslade/Aldrington Basin, in accordance with requirements in Development Brief as part of emerging JAAP for the area; informed by updated SFRA	Environment Agency, Landowners, Developers	Costs dependant on scale, type and impacts of development  Condition survey of walls currently underway
Brighton Marina Development Area	Essential	Flood Risk – defence measures and mitigation	DA2 Brighton Marina, Gas Works and Black Rock – appropriate flood risk defence measures to ensure Marina	Landowners, Developers	Prior to major development coming forward  Costs dependent on scale

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			water front development is free from flood and better protection to existing areas at risk of flooding		and impact of development
Seafront	Important	Coastal Protection/Shoreline Management as detailed in the Southdown's Shoreline Management Plan	Deliver any coast protection capital works recommended by the action plans of current and any revised coastal strategy studies – in necessary and appropriate locations along SA1 The Seafront	City Council, Landowners, Developers and Central government	Completion of revised studies (anticipated by 2013) will inform future delivery and costs
Development Areas	Important	District Heating networks/ Combined Heat and Power (CHP) technologies linked to new developments.	Proposals should explore opportunities for district heating/combined heat and power technologies and energy savings linked to new development across all DA1-DA8 Development Areas and major development sites  To support DA 8 Shoreham	Landowners, City Council	Ongoing and during plan period  Costs to be determined

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			Harbour area the Joint Area Action Plan (JAAP) will investigate future possibilities for CHP in association with the existing Power Station and for large scale renewable energy.		
<b>Citywide</b>	Important	Large scale sustainable energy development (heat exchange, marine, wind and solar arrays)	New and existing developments on the seafront and high ground  DA2 Brighton Marina, Gas Works, Black Rock  To be informed by emerging JAAP DA8 Shoreham Harbour  Sites to be identified in Part 2 City Plan	Developers, Landowners, Power companies, public services, high energy users	Ongoing and during plan period  Phasing to 2030 (DA2/ DA8)  Sites to be identified in City Plan Part 2  Costs to be determined
<b>Citywide</b>	Important	Sustainable development initiatives including renewable and low carbon decentralised energy systems, schemes and installations, carbon reduction	To help deliver reduction in resource use and greenhouse gas emissions, particularly CO2 emissions, in new development. City wide and across priority	City Council, Landowners and Developers	Ongoing and throughout plan period  Costs dependant on scale, type and impacts of

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		and energy efficiency measures, carbon reduction and energy efficiency measures, and air quality management measures	areas in accordance with reduction targets set in the Brighton & Hove Sustainable Community Strategy and One Planet Framework Action Plan  Retro-fit measures to existing buildings		development  Delivery through grants and advice
<b>Shoreham Harbour Development Area</b>	Desirable	Land Reclamation	Minor infilling of wharves being considered by Port Authority to assist with delivering development within DA8 Shoreham Harbour area.	Landowners	2030  Costs to be determined
<b>Biodiversity and green networks infrastructure</b>					
Toad's Hole Valley	Essential	Site of Nature Conservation Interest (SNCI)	DA7 Toad's Hole Valley SNCI (10ha) – improve landscape value and biodiversity and maintenance costs	Developers, City Council and community	By 2020  Costs to be determined
<b>Citywide</b>	Important	Biodiversity conserved & enhanced.	Informed by SPD 11, Green Network study, Local	Landowners, City Council, partner	Throughout plan period and beyond

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		<p>Connectivity between habitats improved – to include road and rail transport corridors</p> <p>Positive public engagement with the natural world increased</p>	<p>Biodiversity Action Plan (being prepared) and Biosphere Management Plan (being prepared)</p> <p>South Downs Way – Nature Improvement Area: SA4 Urban Fringe and SA5 The South Downs</p> <p>Citywide with particular emphasis on the Green Network and areas: DA1 Brighton Centre and Churchill Square Area, DA2 Brighton Marina, Gas Works and Black Rock Area, DA3 Lewes Road Area, DA4 New England Quarter and London Road area, DA5 Edward Street and Eastern Road and strategic allocation DA7 Toad's Hole Valley for land protection and</p>	<p>organisations, local communities and organisations and developers</p>	<p>Costs dependant on priority and project aims and for developer contributions subject to the scale, type and impacts of development</p>



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enhancement					
<b>Parks, Open Space and Play Areas</b>					
Citywide	Important	Improvement and upgrade to existing city parks, recreation, play space, sports provision and allotments	<p>Informed and in accordance with the Open Space, Sport and Recreation Study, Open Space Study Update, Sports Facilities Plan and open space strategies and plans (under development).</p> <p>Studies, strategies and plans will identify priorities and inform or provide a long term plan for delivery</p> <p>Citywide and across all Development and Special Areas</p>	City Council, Developers, local communities and organisations	<p>Ongoing and throughout plan period</p> <p>Costs in accordance with adopted calculated cost for provision</p>
	Important	Provision of new and/or recreation, play and open space	All new development within the city required to meet the needs of future occupants in accordance with adopted policy standards. (At time of writing	Developers	<p>Ongoing and throughout plan period</p> <p>Provision in accordance with approved standards</p>

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Infrastructure Type – and site address where known	Provision - Essential / Important / Desirable	Infrastructure Needs/Requirement	Area and/or scale	Responsibilities for Delivery / Partners & Funding Sources	Short, Medium or Long Term Phasing & Costs
			applied only to residential developments) Citywide and across all Development and Special Areas		
		Provision of new green recreation open space and play provision	With access to waterfront and improved access to wider coast and countryside – DA8 Shoreham Harbour  DA7 Toad's Hole Valley (2 ha)	Developers, landowners, City Council, Adur DC, WSCC	By 2030  Provision and costs in accordance with scale and type of development
	Important	Establish Gateways to South Downs National Park (SDNP)	At key locations along new South Downs National Park boundary around city by footpaths and cycleways and bridle paths  DA7 Toad's Hole Valley – new links to SDNP, cycleways and walking routes	City Council, adjoining authorities, South Downs National Park Authority	Ongoing and throughout plan period  Costs to be determined

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Infrastructure Type – and site address where known	Provision - Essential / Important / Desirable	Infrastructure Needs/Requirement	Area and/or scale	Responsibilities for Delivery / Partners & Funding Sources	Short, Medium or Long Term Phasing & Costs
			Special Areas SA4 Urban Fringe and SA5 The South Downs		
			Stanmer Park – new Interpretation Centre		
	Important	The Level Restoration Project	Masterplan works to include: restoration of original shelters, boating pond, bridges, columns, walls, pergolas and lighting; improvement to access, landscaping, planting including restoring the Rose Walk; new and improved sports facilities; community premises including café and toilets; signage and interpretation	City Council, Heritage Lottery Fund, Big Lottery Fund Developers, community and amenity groups	2012-2013  £2.3m total following successful grant bid
			Provision of new 1,400sqm skate park as part of projects	City Council, Developers (and grant	2013

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			overall sports facilities SA3 Valley Gardens	bid)	£350,000
Valley Gardens	Important	Valley Gardens improvements	link of green spaces from The Level to The Steine to create new city centre public park including re-route of traffic SA3 Valley Gardens	City Council, Developers Partners, LTP funding	2016 Costs up to £5m (Transport funded/LTP)
<b>Waste Recycling and Disposal</b>					
<b>Hangleton Bottom - Waste Management Facility</b>	Essential	Materials Recovery Facilities (MRF) and/or Waste Transfer Station (WTS)	Hangleton Bottom - Waste and Minerals Development Plan site allocation	Developers, businesses and City Council	By 2030

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Citywide	Important	Community composting	Expansion of sites for public use to reduce and recycle household (fruit, uncooked vegetable peelings, tea bags, coffee grounds, and cardboard) waste Citywide and cross all DA1-DA8 Development Areas	Brighton & Hove Food Partnership, City Council, communities and businesses	Citywide and throughout the Plan period  Costs provision to include appropriate insurance
<b>Social &amp; Community</b>					
<b>Sports &amp; Leisure Facilities</b>					
King Alfred leisure centre	Important	Redevelopment and replacement sports, leisure and fitness facilities.	New indoor public wet and dry sports facilities to replace facilities at King Alfred site area	City Council Developers, communities and businesses	2020-2026  £30-35m
Withdean Sports Complex	Important	Extension and improvements to heath facilities to develop and	Withdean Sports Complex site	City Council	By 2014

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<b>Infrastructure Type – and site address where known</b>	<b>Provision - Essential / Important / Desirable</b>	<b>Infrastructure Needs/Requirement</b>	<b>Area and/or scale</b>	<b>Responsibilities for Delivery / Partners &amp; Funding Sources</b>	<b>Short, Medium or Long Term Phasing &amp; Costs</b>
		increase participation levels and access in sport, physical activity.  In all considerations to improve health, well being and provide a sustainable legacy for sport in the city			£2.6m
<b>Black Rock site</b>	Important	Sports and leisure allocation	DA2 Brighton Marina, Gas Works and Black Rock Area  7,000 sqm new primary leisure/recreation use with ancillary retail /café uses for Black Rock site	Developers, City Council	2020-2026  Costs to be determined
<b>Education Nursery, Primary and Secondary provision</b>					
<b>Toads Hole Valley</b>	Essential	New Secondary School provision	DA7 Toads Hole Valley	City Council and Developers	By 2018  Costs to be determined
<b>Portslade</b>	Essential	New free Secondary School provision	Former Portslade Community 6 <sup>th</sup> Form College	Kings School, Government	By 2013
<b>City wide</b>	Essential	Increase in school places	City wide and priorities across	Developers and City	Ongoing throughout life of plan

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		provision and education floorspace  Improvements through schools extension and improvements programme	all DA1-DA8 Development Areas  Additional class rooms at 4 x Portslade/Hove Primary Schools required	Council, Government	Developer contributions dependant upon scale and type of development  2012-2014
<b>Portslade PCC Secondary School</b>	Essential	Construction new academy complex (Portslade Aldridge Academy)	Refurbishment, modernisation and with new build science & community facility 4 new external teaching/classroom spaces to increase schools capacity including new 6 <sup>th</sup> form provision	City Council	2011 - 2013  £11.5 - £12.7m
<b>City wide</b>	Important	Increase in school places provision and education floorspace – consideration for allowing school premises as	City wide and priorities across all of the city with increasing pressure in east of city	Developers and City Council, Government  Developer contributions	Ongoing throughout life of plan and sought on a site by site basis

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		part of new development		dependent upon scale and type of development	
		Improvements through schools extension and improvements programme	Extension to Saltdean Primary School	City Council, Government	2015 Costs to be confirmed
<b>Montessori School</b>	Important	New Montessori Free School	Site to be determined	Government	By 2014
<b>Bilingual School</b>	Important	Extension of Bilingual Free School provision	Brighton Aldridge Academy or other appropriate site	Government	By 2020
<b>Education Further and Higher Education</b>					
<b>City College Pelham Street site</b>	Important	Vocational training and further education with ancillary uses and as an extension to the Knowledge Quarter/Academic Corridor	Redevelopment with new 11,800 building on existing car park site of City College campus. DA4 – New England Quarter and London Road	City College, funding partners	2015-16 Costs to be determined
<b>City College Pelham Street site</b>	Important	Student residential accommodation	Redevelopment of Pelham Tower to provide accommodation for up to 300	City College, funding partners	2015-16 Costs to be determined



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			students. DA4 – New England Quarter and London Road		
<b>University of Sussex Research Buildings</b>	Important	Redevelopment of various buildings from Engineering II to north of John Maynard Smith Building to provide new teaching accommodation	16,000 sq m total new build replacing approximately 6,000 sq m of existing accommodation	University of Sussex	2016 – 2020  Costs to be determined
	Important	Buildings 20 and 21 (Biomedical sciences building)	2,850 sq m additional floorspace	University of Sussex	2012 – 2014 Costs to be determined
	Important	Extension to John Maynard Smith Building to provide additional medical research space	1,000 sq m additional floorspace	University of Sussex	2014 -2015  Costs to be determined
	Important	Redevelopment of buildings between Engineering III and Ashdown House to provide innovation/research/ business space	7,560 sq m total new build accommodation replacing approximately 2,000 sq m of existing accommodation.	University of Sussex	2015 – 2020  Costs to be determined

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	Important	Extension to Sussex Innovation Centre (Third Phase)	3,500 sqm additional floorspace	University of Sussex	2016 – 2020  Costs to be determined
University of Sussex  Residential Accommodation	Important	Northfield student residential accommodation	Phased development of 1,128 additional bedrooms total in 14 residential buildings plus social centre. (Phase 1 = 798 bedrooms completed) Phase 2 = 180 bedrooms Phase 3 = 150 bedrooms	University of Sussex	2013 – 2016  Phase 1 Approx £26m
	Important	Land between Lewes Court and Northfield – student residential accommodation	148 additional bedrooms	University of Sussex	2013-2015
	Important	Redevelopment of East Slope Residences	Approximately 650 bedrooms replacing 650 bedrooms as existing (10,000 sq m net increase in gross internal floorspace)	University of Sussex	2014-2016  Costs to be determined

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<b>University of Sussex</b>  <b>Sports and Social Buildings</b>	Important	Sports Building Extension <hr/> New social building	2,000 sq m additional floorspace <hr/> 1,900 sq m total floorspace	University of Sussex	2013 – 2014 <hr/> 2013-2016  Costs to be determined
<b>University of Brighton</b>  <b>Moulsecoomb Campus, Mithras House, Watts Building -Preston Barracks masterplan site</b>	Important	New Business School	8,000 sq m – teaching and research facilities in accordance with development brief for comprehensive redevelopment incorporating Preston Barracks site DA3 Lewes Road Area	University of Brighton	2018 – 2025  Costs to be determined
<b>University of Brighton</b>  <b>Moulsecoomb Campus, Mithras House, Watts Building - Preston Barracks masterplan site</b>	Important	Student residential accommodation	Approximately 750 student bedrooms in conjunction with Business School for academic conferences	University of Brighton	2018 – 2025  Costs to be determined

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<b>University of Brighton Phase 2 Varley Halls</b>	Important	Student residential accommodation	Three student residential buildings with a total of 150 bedrooms	University of Brighton	2014  Approx £8.5m (including demolition and new buildings)
<b>University of Brighton Grand Parade</b>	Important	Extension to Fourth Wing for further academic /administrative floorspace	Final phase – approximately 1,600 sq m gross floor area	University of Brighton	2014 – 2016  Costs to be determined
<b>University of Brighton Grand Parade – new improved educational quarter</b>	Important	Learning, research and academic facilities  ----- Student residential accommodation	Circus Street site redevelopment Research and creative industries space and library  ----- 400 student bedrooms	University of Brighton, Developers, City Council	2016  £80m overall
<b>University of Brighton Falmer Campus</b>	Important	Student residential accommodation	Redevelopment at Bevendean House - to be informed by ongoing detailed works	University of Brighton	2016  Costs to be determined
<b>University of Brighton Falmer Campus</b>	Important	Additional academic extension	Further phase on sites of existing Bevendean, Coldean and Dallington Houses - to be further informed by future	University of Brighton	after 2016  Costs to be determined

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			Estates Strategy		
<b>Emergency Services</b>					
<b>Brighton Marina</b>	Important	Police base provision	Integrated as part of future major development at Brighton Marina-DA2 Brighton Marina Gas Works and Black Rock Area	Developers	Provision dependant upon type, scale and impact of development  Costs to be determined
<b>South – Woollards Field</b>	Important	Ambulance/paramedic Rapid Response points	Citywide - New Make Ready Centre	Ambulance Service	By 2020  Costs to be determined
<b>Health Facilities Hospitals, GP facilities /centres</b>					
<b>Royal Sussex County</b>	Essential	Redevelopment of hospital	Expansion of health facilities at	Department of Health	Completion due 2020.

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<b>Hospital Eastern Road</b>		buildings	main hospital site Eastern Road with 74,000sqm net floorspace	(DH), relevant Health Authorities	Costs £450m
<b>Brighton Marina</b>	Important	Additional GP facilities and expansion of social care and youth care facilities	a multi-practice GPs' surgery for Kemptown and expansion of social and youth care facilities within DA2 Brighton Marina, Gas Works and Black Rock Area	Landowners and the City Council and Developers/relevant NHS organisations	2020 Costs to be determined
<b>Toads Hole Valley Shoreham Harbour</b>	Important	New or integrated community buildings with health care centre facilities.	Health care facilities/GP practices provision with specific requirements for DA7 Toads Hole Valley and DA8 Shoreham Harbour	City Council and Developers/relevant NHS organisations	Throughout plan period Costs to be determined
<b>Mill View Hospital Nevill Avenue</b>	Important	Extension to existing hospital education centre	Provision of 1,688 sq.m office floorspace Extension to Hove Polyclinic to provide GP surgery and additional outpatient space	Sussex Partnership NHS Trust and relevant NHS organisation	2014 Costs to be determined
<b>Brighton General Hospital site</b>	Important	East Brighton Polyclinic	Redevelopment of the Brighton General Hospital site to provide	South Downs Health Trust, Brighton and	2016

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			a polyclinic, GP surgery and continuing care beds and healthcare space.	Sussex University Health Trust and relevant NHS organisation	Costs to be determined
<b>Former Royal Alexandra children’s hospital site, Dyke Road</b>	Important	New GP surgery facilities	Part of Taylor Wimpey’s residential development includes space for a GP surgery. This would accommodate Montpelier Surgery and a pharmacy	Relevant NHS organisation	2015 Costs to be determined
<b>Gala Bingo Hall site, Portland Road, Hove</b>	Important	New GP surgeries to accommodate two existing surgeries	Affinity Housing residential development includes space for 2 x GP surgeries, Sackville Road and Ventnor Villas surgeries would relocate	Relevant NHS organisation	2014 Costs to be determined
<b>Woodingdean</b>	Important	Provision of replacement GP surgery	Relocation of Surgery from 1The Ridgeway under consideration with the potential for replacement community services	Relevant NHS organisation (and City Council)	2014 Costs to be determined

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City College, Pelham Street	Important	Provision of replacement GP surgery	Redevelopment of site to include a GP surgery as replacement for St Peters Medical Centre DA4 – New England Quarter and London Road	Relevant NHS organisation, City College	2016  Costs to be determined
City Wide	Important	Current and planned future capacity to GP facilities across the city with existing provision except for:  Hangleton/ south Portslade areas (excluding Mile Oak) – additional capacity required	No existing capacity and currently no room for expansion  Mile Oak medical centre will have capacity but this is north of the areas	B&H Clinical commissioning/NHS UK, City Council, Developers	Throughout Plan Period  Costs to be determined



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		Ovingdean Rottingdean – additional capacity required	No capacity at Rottingdean Branch surgery.  Could be absorbed by capacity in practices in Saltdean.  Need for consideration to providing GP health facilities within new development.		
<b>Employment and economic regeneration</b>					
<b>Citywide</b>	Essential	Secure modern employment and business space	Priorities across all DA1-DA8 Development Areas	City Council, Landowners, Developers	Throughout Plan period according to area.  Employment Land Implementation Strategy to be prepared
<b>Citywide</b>	Important	Local Employment and training places through local employment agreements in partnership with Brighton & Hove Local Employment	Citywide and across all DA1-DA8 Development Areas  Provision of local employment with minimum 20% target	City Council, BHLES partnership, Developers, City Employment Skills Steering Group (CESSG)	Ongoing and throughout plan period  Costs dependant on scale and type of development assessed in

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		Scheme (BHLES)	requirement for local employment and apprenticeship training including young people who are not in Employment, Education and Training (NEET) on development sites and support to BHLES programme to be met from new developments		accordance with approved calculation of costs

**Community Facilities & Buildings**

<b>Citywide priority areas</b>	Important	Provision of community buildings	Fitted out, fully accessible shared space provision of community building and integrated facilities  Required priorities within DA2 Brighton Marina, Gas Works and Black Rock Area, DA5 Eastern Road and Edward Street (Queens Park/Craven	Developers City Council, Trust for Developing Communities, local community	2011-2013  Bevendean facilities – provision by 2015
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			Vale); DA3 Lewes Road Area – (Preston Barracks – retention or replacement) and Bevendean (Bevendean – at planning stage); DA7 Toad’s Hole Valley – multi-use community facilities		
<b>Travellers and Accommodation</b>	Important	permanent Traveller Pitches  18 by 2019	Physical and social infrastructure associated with gypsy and traveller residential pitches.  Sites to be identified through Part 2 City Plan	City Council	By 2019  £1.73m grant currently secured for 16 permanent pitches
<b>Public toilet facilities</b>	Important	WC/toilet facilities provision from new tourism developments that increase numbers of visitors to the city; to improve health, well-being and quality of life for residents and visitors.	Where new developments increase numbers of visitors to the city additional toilet facilities will be required.  Requirement for development to allow access to customer toilets to the general public via	Developers, City Council	Throughout plan period –  Costs dependent on scale and nature of development.

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			participation in BHCC “Use our Loo” community toilet scheme.  Specific priority for Development Areas DA1 Brighton Centre and Churchill Square Area, DA2 Brighton Marina, Gas Work and Black Rock Area, and DA4 New England Quarter and London Road Area		

**Physical**

**Public Realm**

<b>Valley Gardens</b>	Important	Enhance and regenerate from The Level to the Old Steine including traffic re-route	Valley Gardens – regeneration of the area to reduce the impact of traffic and improve the public realm SA3 – Valley Gardens	City Council, Developers Partners, LTP funding	2016 Costs up to £5m
<b>Brighton Station Gateway</b>	Important	Improvements to public transport interchange and public realm	For improving links to DA1 Brighton Centre and Churchill Square Area and DA4 - New	City Council, Developers, LTP funding	2016 Costs up to £5m

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			England Quarter, London Road – particular attention to London Road, Brighton Station sites and links to shopping centre and the North Laine with associated works for City College redevelopment.  SA2 – Central Brighton		
Main road corridors	Important	Enhanced public realm and measure for upgrading with improved access to include: walking/cycling links, green public realm and townscape - pedestrian routes and links between areas. Design standards and delivery as set out in The Public Space, Public Life vision and the Streetscape Design Guidelines.  Priority areas:	DA3 Lewes Road Area – with specific attention to whole area as Knowledge/Academic Corridor DA5 - Edward Street/Eastern Road – to contribute towards improving the poor townscape and public realm and including improvements to Dorset Gardens. DA6 – Hove Station area to include community safety measures	City Council, Landowners, Developers. LTP funding	Provision ongoing and during plan period  Developer Contributions costs dependant on scale, type and impacts of development

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		Valley Gardens – as above Brighton Station Gateway – as above Eastern Road Lewes Road London Road Old Shoreham Road A259 Seafront Hove Station Dyke Road	DA8 Shoreham Harbour		
<b>Transport &amp; Highways works provision and improvements</b>					
<b>All Development Areas</b>	Essential	Appropriate safe and sustainable transport infrastructure including public realm, pedestrian improvements and/or renewal and ongoing maintenance of appropriate lighting infrastructure to serve all new developments	City wide requirement for all new development and across all proposed DA1-DA8 Development Areas	Landowners, transport service provider, City Council and Developers.	Throughout plan period  Costs to be determined and dependent on type, scale and impact of development

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Brighton Marina	Essential	Access improvements subject to new development for access and junctions within and surrounding area	Including improvements to bus services, walking & cycling network improvements within Marina area and links with Boundary Road Gas Holder site - DA2 Brighton Marina, Gas Works, Black Rock	Developers	By 2030  Cost to be determined and subject to impact of new development
Eastern Road (Royal Sussex County Hospital)	Essential	Highways, public realm and pedestrian improvements	Public realm and pedestrian improvements to Eastern Road to include junction alterations and further sustainable transport provision for temporary and permanent measures including bus stops, pedestrian crossing points, passenger transport service drop off facilities; during the demolition and construction of Stages 1 and 2 of development Feasibility Study to look at redirection of unnecessary traffic from Eastern Road – to	Developers	By 2020  Costs to be determined

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			be implemented, if approved, prior to completion of the hospital development .		
<b>Lewes Road area</b>	Essential	A270 Lewes Road corridor - Highways and safe & sustainable transport measures at Knowledge/Academic Corridor (A270)	For supporting delivery of all key development sites; including: Amex stadium, Brighton University, Sussex University , Preston Barracks redevelopment and further development at Woollards Field, Amex Stadium or Falmer Academy sites	Rail and bus service providers, developers, Universities, Highways Agency	Ongoing and throughout plan period. Costs to be determined and dependent on scale of development.  Initial phase 2012-2015with Local Sustainable Transport Fund (LSTF) funds = £4.8m
<b>A27 Lewes Road/B2123 Falmer junctions area</b>	Essential	Identify measures to improve the performance of Falmer Interchange trunk road junction	Highways Agency has identified need for all developments in this area to provide mitigation to avoid further congestion and due to increasing impacts on A27	Developers, Highways Agency, East Sussex County Council	Throughout plan period  Costs dependant on transport impacts on area
<b>Toad's Hole Valley – Devil's Dyke Roundabout</b>	Essential	Improve the operational performance of the trunk road network, the junction at Devil's	To enable future development at site DA7 Toads Hole Valley – new road access and layout	Developers and Highways Agency	By 2020 – prior to new development being brought forward.



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		Dyke Roundabout and links to local roads.	Consideration of wider links to Devil's Dyke Roundabout		Costs to be determined
<b>Shoreham Harbour</b>	Essential	Transport network and on-site highways works to enable development proposals to come forward	DA8 Shoreham Harbour – South Portslade/Aldrington Basin areas	Environment Agency, Landowners Developers	Provision prior to development being brought forward  Costs dependent on the nature and scale of development
<b>Bus Service related to development in the Urban Fringe – link improvements and city wide</b>	Important	Bus service provision to address capacity impacts	Possible investment to improve frequency and level of service if increased impacts in bus use. Make links public transport interventions between neighbouring urban fringe areas to maximise improvements	Brighton & Hove Bus & Coach Company, City Council	Throughout plan period  Costs to be determined
<b>Bus stop infrastructure related to development in the Urban Fringe and city</b>	Important	Bus stops upgrades – accessibility kerbs, real time information. Throughout plan	Improvement depending the scale of development being brought forward	Brighton & Hove Bus & Coach Company, City Council, Developers	Throughout plan period  Costs to be determined

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<b>wide</b>		period			
<b>Cycling provision related to urban fringe development and city wide</b>	Important	Improvement and upgrade to cycling facilities and network	Links and upgrade across and connecting to network	City Council, Developers	Throughout plan period Costs to be determined
<b>Shoreham Harbour</b>	Important	improved transport provision and links to public transport	DA8 Shoreham Harbour - To deliver measures that support the emerging, overall transport strategy for the site and surrounding area In accordance with Development Brief for the area as part of emerging JAAP	City Council, Developers WSCC, Adur DC, public transport operators	By 2024 Cost to be determined
<b>Trunk road junctions</b>	Important	Secure necessary trunk road junction improvements to ensure safe travel into and out of the city	Trunk Road Junctions on the A27	Highways Agency, City Council, Developer Contributions	Improvements to junctions by 2030
<b>Outlying areas of the city</b>	Important	Partnership working – to intercept traffic entering the city through better use of large car park sites on periphery of city - to serve city centre and	Focussed on serving main traffic routes into city - A23/A27/A270/A259 - locations of large existing car parks	City Council, public transport providers, commercial sector, developers, Local Transport Plan	By 2030 Business sector, users and developer contribution funded Costs to be determined and

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<b>Infrastructure Type – and site address where known</b>	<b>Provision - Essential / Important / Desirable</b>	<b>Infrastructure Needs/Requirement</b>	<b>Area and/or scale</b>	<b>Responsibilities for Delivery / Partners &amp; Funding Sources</b>	<b>Short, Medium or Long Term Phasing &amp; Costs</b>
		National Park		(LTP/City Council)	dependent on site circumstances
<b>City wide – safer areas and improved accessibility</b>	Important	Citywide improvement of safe integrated and sustainable transport provision to improve accessibility to: <ul style="list-style-type: none"> <li>- schools</li> <li>- shops</li> <li>- parks and open space facilities</li> </ul> and <ul style="list-style-type: none"> <li>- workplace</li> <li>- visitor attractions destinations</li> </ul>	'Safer routes to school', and in residential areas to include walking, cycling, public transport, traffic management, parking, and School Travel Plan measures  SA6 – Sustainable Neighbourhoods	Public transport service providers, Developers, schools, businesses, local communities/organisations and commercial sector	By 2026  Costs up to £4m per year based on current indicative LTP allocations
<b>20 mph speed limits in residential areas</b>	Important	Citywide 20mph zone introduced in residential areas to improve safety.	Across the city	City Council	By 2020  To be determined
<b>Seven Dials</b>	Important	Road Safety – including public realm improvements, changes to roundabout	Seven Dials area	City Council	2012-2015  £550,000
<b>Other –</b>	Important	Traffic Management Measures	Across the city through by	City Council/LTP	By 2030

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<b>transport/highways measures</b>		for Intelligent Transport Systems	identifying priority areas. Where necessary,		Costs to be determined. Funding through LTP
	Important	Prepare and Implement Freight and Coach Strategy	Sites to be identified in Part 2 City Plan	City Council/LTP and developers	By 2030
	Important	Implement and integrated cycle network by 2030	City wide – to be further identified in Part 2 City Plan	City Council/LTP and developers	By 2030 Costs to be determined
<b>Highways Maintenance</b>	Essential	Road and footways	Surface renewal and maintenance Citywide priority areas	City Council	2012-2015 £3.6m
	Essential	Street Lighting	Replacement columns and lanterns Citywide priority areas	City Council	2012-15 £2.8m
	Essential	Bridges & Structures	Investment to include Brighton Marina tunnels and A259 seafront arches	City Council	2012-2015 £2.6m
<b>Rapid/express bus-based services east-west and north-south</b>	Important	Bus priority measures along Brighton/Hove/Worthing coastal corridor.	Support and link proposed development areas between Development Areas DA2 Brighton Marina, Gas Works	(City Council as facilitator), Developers WSCC and Local Enterprise Partnership	By 2024 Costs up to £20m in B&H (final cost to be determined)

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Infrastructure Type – and site address where known	Provision - Essential / Important / Desirable	Infrastructure Needs/Requirement	Area and/or scale	Responsibilities for Delivery / Partners & Funding Sources	Short, Medium or Long Term Phasing & Costs
<b>Eastern Road/Edward Street</b>  <b>Hove Bus Station</b>			and Black Rock Area,DA5 Eastern Road, Edward Street Area, DA1Brighton Centre and DA8 Shoreham Harbour and existing centres of activity – along Special Area SA1 The Seafront		
	Important	Better Bus Areas (BBA) scheme	Eastern Road/Edward Street corridor DA5 Eastern Road and Edward Street Area	City Council, Developers	2014-15  £3.4m
	Desirable	Provision to relocate Brighton & Hove Bus & Coach Company garage site to improve frequency and level of service	Suitable and serviced bus garage facilities accommodating a minimum of 50+ vehicles and ancillary infrastructure to enable expanding service	Provider and Developers	2016  Costs to be determined depending on site circumstances
<b>Utilities</b>					
<b>Waste and Wastewater</b>	Essential	Water and wastewater management and infrastructure.	DA5 Eastern Road and Edward Street - Southern Water has identified the need for water and wastewater infrastructure to	Universities NHS Trust, Southern Water	By 2016

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	Essential		serve new development at RSCH, Edward Street Quarter and Freshfield Road Business Park		2026-2030
		Shoreham Wastewater Treatment Works (WTW) – treating wastewater from Shoreham Harbour Portslade, small parts of Hove and Adur  (WTW is in Adur District Council and is physically constrained)	DA8 Shoreham Harbour – Southern Water has identified need for expansion within port area for water, wastewater treatment plant and drainage – to serve new development in this catchment if this exceeds 4,000 homes  Additional expansion required if Environment Agency require treatment by nitrogen removal.  Any requirement for expansion will be identified in future Joint Area Action Plan (JAAP)	Southern Water/OFWAT, Environment Agency (new or amended environmental permit) WSCC (subject to planning permission) Developers	Costs to be determined

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	Essential	Timely provision of new or improved water and wastewater infrastructure through connection to water distribution and off site sewerage system at nearest point of adequate capacity	Across all DA areas and city wide - to be co-ordinated to meet needs generated by new development	Southern Water, Developers	In time to serve all new development  Throughout the life of the Plan  Costs dependent on site circumstances
<b>Water provision - urban fringe and City wide</b>	Important	Provision is statutory duty for Southern Water and developers are required to provide proper connection Southern Water resources management plan identifies meeting future demand which feeds into investment plan	City wide - to be co-ordinated to meet needs generated by all new development. More than sufficient resources provided mitigation measures are implemented. Connectivity in partnership with developers	Southern Water/OFWAT, Developers	Throughout Plan period and on a site by site basis  Costs to be determined
<b>Sewerage City wide</b>	Important	Current capacity but infrastructure may be required and connectivity	All sites to nearest point of capacity	Southern Water/OFWAT, Developers	Throughout plan period  Costs to be determined

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Sewerage Mile Oak area	Important	Improved connectivity required	For all sites at end of existing network	Southern Water/OFWAT, Developers	Throughout plan period Costs to be determined
Wastewater Citywide (all sites except areas north Portslade at Mile Oak)	Important	Current in built capacity at Peacehaven but over the full plan period there is possibility for need for investment	Peacehaven - depending on scale of development coming forward	Environment Agency, ESCC, City Council,	Post 2030 Costs to be determined
Mile Oak area	Important	Shoreham Wastewater Treatment Works (WTW) – treating wastewater from Shoreham Harbour Portslade, small parts of Hove and Adur  (WTW is in Adur District Council and is physically constrained)	Current existing capacity to serve development and lesser likely development proposed in Adur district meaning less impact on capacity in longer term. Waste water treatment at Shoreham can though only cope with up to 4,000 new dwellings without the need for additional land and plant treatment works infrastructure	Environment Agency (new or amended environmental permit) WSCC (subject to planning permission) Developers	Post 2030 Costs to be determined



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Infrastructure Type – and site address where known	Provision - Essential / Important / Desirable	Infrastructure Needs/Requirement	Area and/or scale	Responsibilities for Delivery / Partners & Funding Sources	Short, Medium or Long Term Phasing & Costs
			Additional expansion required if Environment Agency require treatment by nitrogen removal.  Any requirement for expansion will be identified in Shoreham Joint Area Action Plan (JAAP)		
<b>Electricity</b>	Important	Additional electricity substations	Provision of 2 to 3 x new major substations required. Actual locations to be determined with likely location of 1 x substation to be in central Brighton development area DA1 Brighton Centre and Churchill Square and provision of electricity sub-station, other cabling and pipework to enable development – DA8 Shoreham Harbour	EDF Energy	By 2030  Costs to be determined

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Infrastructure Type – and site address where known	Provision - Essential / Important / Desirable	Infrastructure Needs/Requirement	Area and/or scale	Responsibilities for Delivery / Partners & Funding Sources	Short, Medium or Long Term Phasing & Costs
Telecommunications ICT Digital	Important	Next Generation Ultra-fast Broadband	Improvement to area specific access to above existing 92% eligible premises with connectivity of at least 2Mbps for all eligible premises.	ESCC Broadband Delivery UK (BDUK) City Council EU, BT Openreach, Virgin Media	By 2014 £3.3m grant to City Council  (£50 – 100m overall contract) £25.64m from Public Sector/ESCC
	Desirable	Investigation of potential for public WiFi	City centre area		



# **Annex 3**

## **Housing Implementation Strategy**

## **1. Introduction**

1.1 The National Planning Policy Framework (NPPF) seeks a significant boost in housing supply. At paragraph 47, local authorities are instructed to undertake a number of specific actions and measures to ensure achieving the planned supply of new housing. One of these is to set out a 'housing implementation strategy'. The guidance states that local planning authorities should:

*'for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target' (para.47, fifth bullet point).*

1.2 In Brighton & Hove, the housing trajectory anticipates the delivery of market and affordable housing over the plan period and both will count towards meeting the city's planned housing target. In many instances, new affordable housing is provided as a percentage or 'quota' of the total amount of housing proposed on (otherwise) market housing sites. Given the degree of uncertainty regarding future funding mechanisms for the delivery of affordable housing it is difficult to anticipate with any accuracy the delivery of affordable housing provision over the full plan period. The housing trajectory therefore indicates a minimum target level of affordable housing that the council's planning policies are aimed at achieving. Annual residential monitoring will provide the mechanism to track progress on this and to keep the target under review (see also Annex 1 to City Plan: Implementation and Monitoring Framework).

1.3 This paper gives an overview of the level of housing proposed for delivery in the City Plan followed by an outline of the approach to managing housing delivery over the plan period.

## **2. City Plan - Housing Overview**

2.1 The City Plan for Brighton & Hove sets a housing provision target of 13,200 new homes over the plan period 2010 – 2030. This equates to an annual average provision of 660 net additional dwellings (see City Plan Policy CP1)

2.2 The housing target set for the city in the City Plan has been informed by a series of technical background evidence studies regarding the city's objectively assessed housing requirements (the overall demand and need for new housing); and a series of Strategic Housing Land Availability Assessment studies (SHLAAs) which have been used to establish realistic assumptions about the suitability, availability and deliverability of land identified with potential for new housing. The 2014 SHLAA Update reports an overall citywide 'capacity' for around 13,200 dwellings over the plan period to 2030. This includes:

- Identified sites of 6+ units with potential for around **10,550** dwellings;
- Small identified sites with an extant planning permission and assessed as likely to achieve approximately **765** dwellings;
- Broad locations for development which offer potential for a further **640** units (250 at Shoreham Harbour and 390 through longer term Housing Revenue Account Estates Masterplan/Renewal);
- Development projected from small unidentified/windfall development across the plan period at approx. **1250** dwellings

2.3 The City Plan housing target of 13,200 represents a significant boost in planned housing supply when compared to the average rate of residential development achieved in the city over the last 15 years which was 540 dwelling per annum (see Appendix A). This was a timescale which spanned both a prolonged period of housing boom and more recently a downturn in the housing market associated with economic recession. Although the planned housing target does not meet the city's objectively assessed housing requirements in full (18,000 – 24,000); given the city's genuine and significant constraints to growth (being located between the sea to the south and the South Downs National Park to the north), the housing target is considered ambitious but also realistic, robust and deliverable.

### ***Spatial distribution of housing supply***

2.4 In terms of spatial distribution, the strategy for housing delivery reflects the overall spatial strategy for the City Plan and seeks to concentrate a significant amount of new residential development within the most accessible areas of the city and those with the most capacity. The eight Development Areas identified in the Plan account for 45% of the planned level of new housing delivery for the city. Within the Development Areas, the City Plan makes strategic allocations to secure the delivery of some 3235 new dwellings (see spatial policies DA2 – DA8). In other parts of the city, there are also significant opportunities for new residential development: for example through regeneration and redevelopment opportunities, conversions and changes of use and through

some development on identified urban fringe sites<sup>1</sup>. This will help to promote and secure the establishment of mixed and sustainable communities. Development will be required to respect the local character and distinctiveness of neighbourhoods (see SA6 and CP14 Housing Density).

### ***Components of housing land supply***

2.5 Table 1 illustrates a breakdown of housing land supply for the period 2010 - 2030. It draws upon the council's 2014 Strategic Housing Land Availability Assessment (SHLAA) exercise<sup>2</sup>.

**Table 1: Housing Delivery, Supply Breakdown 2010 – 2030**

<b>Spatial Area</b>	<b>Already Built or Committed</b>	<b>Strategic Allocations</b>	<b>Broad Locations / Source</b>	<b>Further Capacity Identified in SHLAA</b>	<b>Allowance For windfall</b>	<b>Total</b>
<b>DAs</b>						
DA1	13	0		7		20
DA2	855	1085		0		1940
DA3	126	300		449		875
DA4	380	615		135		1130
DA5	10	335		170		515
DA6	90	200		235		525
DA7	0	700		0		700
DA8	52		248			300

<sup>1</sup> In accordance with the 2014 Urban Fringe Assessment Study.

<sup>2</sup> SHLAA 2014 Update, BHCC.

<b>DA Total</b>	<b>1525</b>	<b>3235</b>	<b>250</b>	<b>995</b>		<b>6005</b>
<b>Rest of City</b>						
<b>a) Built up area</b>	<b>1450</b>	<b>400</b>	<b>390</b>	<b>1890</b>		<b>4130</b>
<b>b) Urban Fringe</b>				<b>1060</b>		<b>1060</b>
Small id. Sites	<b>765</b>					<b>765</b>
Small Windfall				1250		<b>1250</b>
<b>Total</b>	<b>3740</b>	<b>3635</b>	<b>640</b>	<b>3945</b>	<b>1250</b>	<b>13210</b>

2.6 The table illustrates that approximately 3,740 dwellings have already either been built since 2010 or are currently committed for development in terms of either having an extant planning permission or an allocation in the 2005 Brighton & Hove Local Plan. The City Plan makes strategic site allocations to achieve a further 3635 dwellings across the city. Further capacity is identified for an additional 4585 dwellings and appropriate site allocations will need to be made in Part 2 of the City Plan (Development Policies and Site Allocations). These ‘identified sources’ comprise approximately 90% of the overall housing target to 2030.

2.7 Development from small windfall<sup>3</sup> sites will also contribute to land supply throughout the course of the plan period. An allowance of 1250 units has been assumed for small windfall site development over the plan period to 2030.

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<sup>3</sup> Windfall sites are sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.



2.8 In summary, the City Plan sets a housing target to achieve **at least 13,200 additional dwellings over the plan period 2010 – 2030**. A significant proportion of this delivery will be secured within the plan's eight Development Areas. Residential development across the rest of the city will also make a significant contribution to overall housing delivery.

### **3. Housing Supply Trajectory and Five Year Supply**

3.1 Over the last 15 years the average rate of house building in Brighton & Hove has been approximately 540 dwellings per annum (see Appendix A). More recently, rates of housing delivery in the city have been far lower than this reflecting the impacts of economic recession and the associated housing market downturn. The key factors affecting build rates have been the costs of development finance and increased construction costs together with significant changes in funding for new affordable housing development. This has meant that a number of developments and regeneration schemes in the city have been delayed or put on hold. This is reflected particularly in the last 3 to 4 years residential monitoring figures for housing completions (see Appendix A) The net dwelling completion figure for 2010/11 was just 283 units, the lowest recorded housing completion figure in the city for 20 years.

3.2 The expected rate of housing delivery over the Plan period is illustrated through a 'housing trajectory'. This illustrates the housing development that has already been built in the city since 2010 and that which is currently anticipated over the rest of the plan period. The housing trajectory will be monitored and updated on an annual basis through the council's annual Authority Monitoring Report (AMR) and also through roll forward and further reviews of the Strategic Housing Land Availability Assessment (SHLAA) for the city. The most up to date trajectory reflects the 2014 SHLAA position (September 2014). The updated housing delivery trajectory reflects the following key factors:

- The effects of economic recession which have particularly impacted upon housing delivery rates in the early years of the plan period and are continuing to constrain the recovery of the housing market within the city; although there are signs of an improvement. This has resulted in a significant 'shortfall' of delivery against planned housing requirements.
- The particular impact the recession has had on the ability to bring forward some of the larger, more complex development sites within the city; many of which are large scale flatted types of development; some of which are mixed use strategic development schemes that require significant investment and longer lead in and build out times.

- The loss of a number of identified general housing sites to student housing proposals for which there is a strong current market demand and a good development return; and
- A revised assessment of annual outputs on identified housing sites, again reflecting impacts of economic recession and generally more flatted formats of development in the city.

3.3 Importantly, the amended housing trajectory indicates there is sufficient overall ‘capacity’ within the city to meet the City Plan proposed housing target of 13,200 new dwellings by 2030.

3.4 The planned housing target for the city implies an annual average rate of 660 dwellings per annum over the plan period. At present, the 2014 housing trajectory indicates that delivery over the first ten years of the plan period (from 2010 to 2019/20) may be lower than this, due to the very low level of residential completions achieved 2010 -2014, reflecting the impacts of economic recession and the fact that further time is required for full market recovery. Post adoption of the Plan (2015), delivery rates from 2014 to 2019 are anticipated to achieve the planned delivery average of around 660 units per annum but will not be sufficient to address the shortfall of housing delivery accruing in the early plan years. Between 2019/20 and 2024 delivery rates are expected to significantly increase with delivery coming through from a number of the city’s key strategic development sites which will make a major contribution towards housing supply and address the shortfall from earlier years. For the period 2024 -2030, housing delivery is again currently anticipated to exceed the planned average delivery rate of 660 units per annum. Development from small windfall sites and other sources of windfall (e.g. changes of use from office to residential through permitted development) is anticipated to supplement this supply over the plan period to 2030.

### **Five year housing land supply position**

3.5 Taking account of the most up to date housing trajectory position and the key factors which have been impacting upon housing delivery in the city (as outlined above), it is possible to establish a reasonable and realistic basis upon which to calculate the city’s five year land supply requirement (see Appendix B).

3.6 Appendix B illustrates three options against which to calculate the five year supply requirement. The first option (A) assumes the shortfall of housing delivery in the period 2010 – 2014 is all addressed in the next five year supply period (2014 – 2019). This method is sometimes referred to as the ‘Sedgefield’ approach and is the favoured approach indicated in the National Planning Practice Guidance. The second option (B) assumes that the shortfall is addressed across the full plan period at a uniform

annualised rate; this is the residual or 'Liverpool' approach. The third option (C) links the five year supply requirement to the updated housing trajectory to reflect up to date and realistic assumptions regarding housing delivery including market signals and the latest information from developers, agents and landowners regarding anticipated delivery rates.

3.7 The approach advocated for Brighton & Hove is the third option (C) which makes realistic provision for the ongoing process of market recovery and reflects the particular nature of housing supply in the city e.g. large scale flatted forms of development and more complex urban regeneration mixed use schemes) which have longer lead in and build out times. This approach is considered a more realistic basis against which to calculate the five year housing land supply requirements.

3.8 The National Planning Policy Guidance (NPPG, March 2014), under the heading Methodology – Stage 5, states that: 'Local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible'. The housing trajectory clearly indicates that meeting the accumulated shortfall/undersupply since 2010 in the current five year supply period 2014 – 2019 is simply not possible as it would require an unrealistic step change in delivery rates.

3.9 The council's position takes account of the following factors:

- a) the size of the current shortfall;
- b) the current development pipeline;
- c) the nature of key delivery sites in the city; and
- d) the scale of house-building required relative to that in past buoyant market conditions

a) The size of the current shortfall

3.10 The total number of net completions achieved in the period 2010-2014 was 1402 dwellings (350 dwellings on average per annum). This is just 53% of the planned requirement based on an implied annual average requirement of 660 dwellings per annum and gives a present 'shortfall' of 1238 dwellings (2640 – 1402 = 1238).

3.11 This shortfall has arisen due to a range of factors associated with the national economic recession (2007/8) and how it has impacted locally on the city's housing market. Of particular significance is the fact that most of the city's major development sites are brownfield sites proposed for mixed use development with flatted formats of residential development which have been

particularly hard hit by the costs of construction and development finance which has adversely impacted upon scheme viability in recent times.

3.12 Annex B, Option A illustrates that to address this shortfall over the first five years (2014 – 2019), would require an annual housing delivery target rate of 953 dwelling units. Such a step change in housing delivery is simply not practicable or attainable. Average delivery over the last five year period has been just 356 dwellings (see Appendix A) and to expect an increased delivery rate to 953 dwellings per annum is not realistic.

3.13 Annex B, Option B illustrates that to address the accrued shortfall over the remaining plan period at a uniform (annualised) residual rate would require an annualised housing delivery target rate of at least 774 dwellings over the next five years (including a 5% supply buffer in accordance with the NPPF). Again, this would prove extremely challenging and may not be realistic when compared to the housing trajectory which anticipates an average rate of 674 dwellings achieved over this period.

3.14 Annex B, Option C illustrates that to address the accrued shortfall over the remaining plan period and taking account of anticipated delivery timescales as indicated in the housing trajectory would imply a five year supply requirement of approximately 3538 dwelling units or 707 units per annum (again including a 5% buffer). This still represents a challenging requirement but, given the range of positive planning and regeneration measures being put into place by the council and its work with developers and stakeholders, is a requirement that should be achievable.

b) The current development 'pipeline'.

3.15 Monitoring of residential development activity demonstrates that as at 1.4.14 there were 614 dwelling units under construction; of which 108 were on small sites and 506 were on larger sites<sup>4</sup>. Additional supply (e.g. residential units achieved through the prior approval process regarding change of use from office to residential (permitted development rights) and additional small scale windfall development) is likely to supplement this supply and gives an indication of the likely housing delivery in the year 2014/15. This is broadly in line with the latest housing trajectory; but it also demonstrates that none of the accrued shortfall will be addressed in that year.

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<sup>4</sup> Annual residential monitoring exercise 2013/2014. These figures do not include the Outer Harbour Scheme at the Marina which is not envisaged to contribute to supply in 2014/15.

3.16 In terms of sites with planning permission, but not yet started, current residential monitoring shows that there were 696 units with planning permission<sup>5</sup> as at 1.4.14; 173 on small sites and 523 on large sites. It's likely that although some of the smaller development sites could start and complete in the year 2014/15 (and thereby adding to delivery in 2014/15) most of the sites with planning permission will not yield completed units until at least years 2, 3 or 4 of the five year supply period. Other schemes will also come forward, gain consent and commence development over this period. Current data therefore supports the anticipated trajectory which indicates an average of 655<sup>6</sup> units across the 2014 – 2019 supply period.

3.17 The 2014 SHLAA and updated trajectory also identifies that other suitable sites are coming forward; many of which are at the pre-application stage or have been assessed as suitable for housing (or mixed use development). Although these sites can be supported in principle, in terms of timescales for their development, there is a need to account for time required to gain planning permission and then time to then convert permissions into completions.

c) The nature of key delivery sites in the city.

3.18 Many of the city's key housing delivery sites are either large scale flatted forms of development (e.g. at the Brighton Marina DA2) and/or mixed use regeneration schemes delivering new housing alongside other key citywide needs (e.g. a new higher education college at Pelham Street (DA4), a new university library and other education and student accommodation at Circus Street (DA5), a new school and employment space at Toads Hole Valley (DA7), a new sports centre for the King Alfred redevelopment in Hove ). Inevitably, this means that such schemes may have considerable lead-in times and that the timing of the housing delivery element of such schemes will be dependent upon the overall timing and phasing of the entire development scheme. Essentially this is why the housing trajectory indicates that housing delivery (as in completions) on many of these sites is unlikely to be seen until the mid plan period and also why it is difficult to bring forward these schemes any earlier in the plan period.

d) The scale of house-building needed relative to that in past buoyant market conditions.

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<sup>5</sup> As above.

<sup>6</sup> This figure excludes any allowance for additional windfall arising from e.g. permitted development rights, changes of use from office to residential or garden land development.

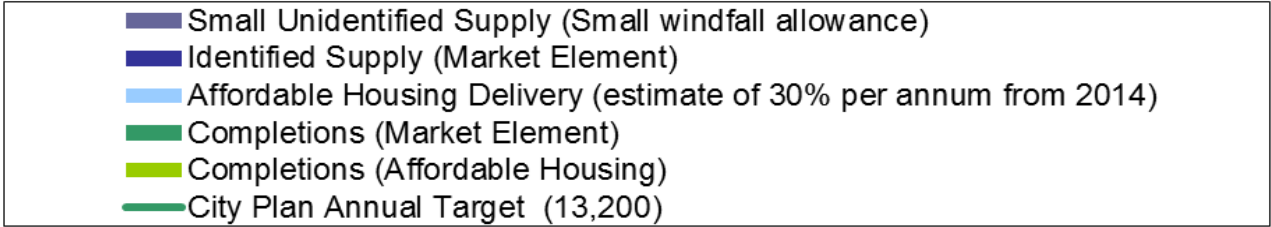
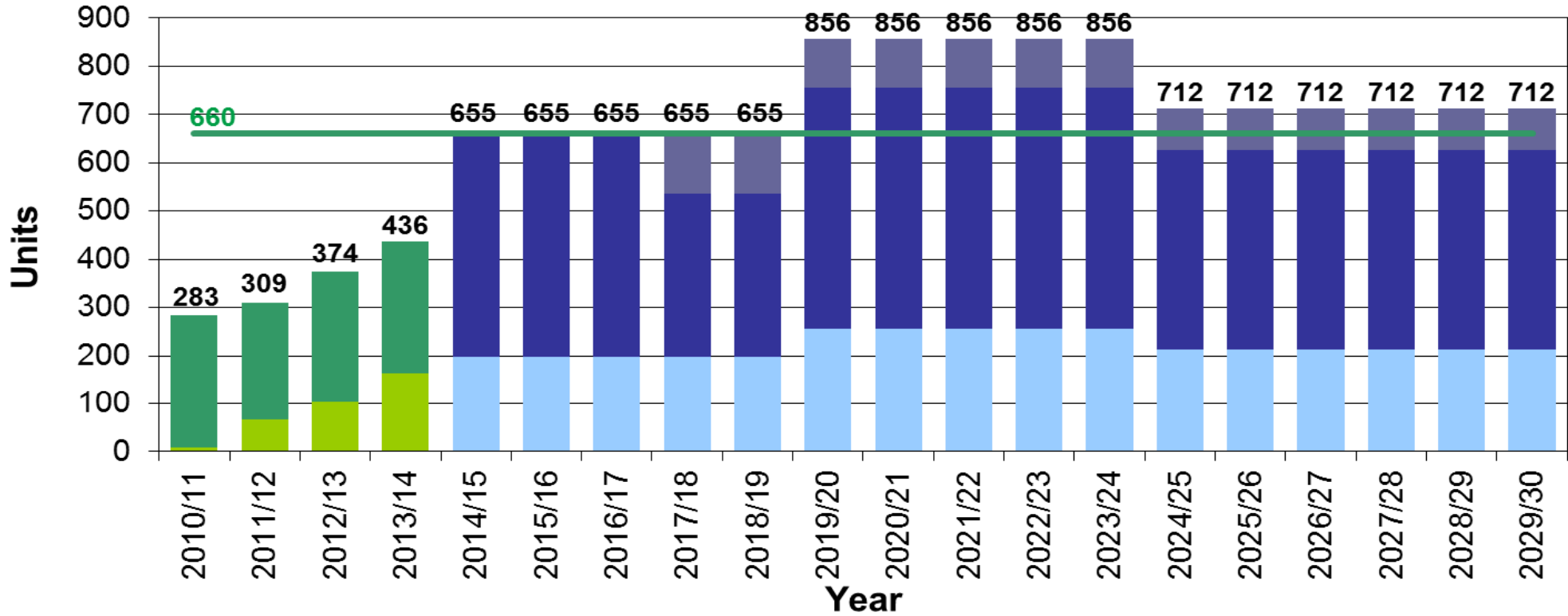
3.19 Looking at past performance of housing delivery over longer term timescales can give an indication of market potential. Appendix A provides time series data regarding residential development in the city over the last 20 years. Over that time, in only two five year periods (1991/2 – 1995/6 and 2001/2 – 2005/6) did the average rate of residential development exceed the planned average rate of housing delivery now being proposed in the City Plan. This clearly demonstrates that housing delivery is cyclical and follows economic cycles (see housing delivery chart at Appendix A).

3.20 It also demonstrates that the City Plan is planning for a significant boost to housing supply in accordance with the NPPF and that this will be challenging given recent and ongoing housing market difficulties. The approach being sought towards the management of housing supply does not seek to suppress the city's housing supply; it simply reflects a realistic basis upon which to manage housing land supply over the plan period. The City Council will seek to bring forward sites as soon as is possible (see sections 5-7 below). In terms of the NPPF support for the council's position, the guidance emphasises that local planning authorities have to be 'realistic', both in terms of the release of housing sites '*to provide a realistic prospect of achieving the planned supply*' (paragraph 47) and in relation to the assumptions used in SHLAAs (paragraph 159), as well as more broadly: '*Local Plans should be aspirational but realistic*' (paragraph 154).

3.21 The 5 year land supply position is therefore set out as Option C, Appendix B. This demonstrates that, for the 2014 –2019 five year supply period, there is a sufficient 5 year supply of housing in accordance with NPPF requirements.

3.22 Positive planning measures will be required to ensure that sites come forward for development as anticipated in the trajectory (see section 7 below) and, that wherever possible, sites are brought forward more readily where this is a realistic, practicable and feasible option. This is in order to ensure the timely provision of required infrastructure and to maintain a healthy five year supply of deliverable sites.

# Housing Trajectory Revised Position 2014



<b>Housing Trajectory Table Revised 2014</b>	<b>Pre anticipated date of City Plan adoption</b>				<b>5 year supply from the anticipated date of adoption</b>					<b>6-10 year supply</b>					<b>11 to 17 year supply</b>					
	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>
<b>Affordable Housing Delivery (estimate of 30% per annum from</b>					197	197	197	197	197	257	257	257	257	257	214	214	214	214	214	214
<b>Completions (Affordable Housing)</b>	8	66	103	163																
<b>Identified Supply (Market Element)</b>					458	458	458	338	338	499	499	499	499	499	413	413	413	413	413	413
<b>Completions (Market Element)</b>	275	243	271	273																
<b>Small Unidentified Supply (Small windfall allowance)</b>					0	0	0	120	120	100	100	100	100	100	85	85	85	85	85	85
<b>Total Supply (includes windfall)</b>	283	309	374	436	655	655	655	655	655	856	856	856	856	856	712	712	712	712	712	712
<b>City Plan Annual Target (13,200)</b>	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660



3.23 The SHLAA and the consequent housing trajectory is largely based upon identified sites of 6+ units. Small site development (sites up to 5 units) makes a significant contribution to the total amount of residential development achieved in the city<sup>7</sup> and will continue to count towards meeting the overall housing target and ongoing five year land supply requirements. The NPPF allows for the inclusion of an allowance for windfall sites in the five-year supply where local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Small site windfall development across the plan period has therefore factored into the housing trajectory as it is considered likely to supplement development achieved on the larger sites.

3.24 The housing trajectory also illustrates the amount of affordable housing anticipated to come forward over the plan period. Affordable housing anticipated is illustrated as a minimum target of 30% of overall housing delivery. Given the sliding scale of affordable housing requirements set out in Policy CP20 of the City Plan and the fact that, in reality, not all schemes will deliver these targets in full, a 30% estimate of overall delivery is considered realistic. This is also consistent with recent development trends.

3.25 A significant proportion of housing delivery will be dependent upon the private sector for delivery but other stakeholders will also have an important part to play in helping sites to come forward for development. This includes Registered Providers active in the city, Housing Co-operatives and the council itself as land owner and in the form of estate regeneration programmes.

#### **4. Risk assessment of obstacles and constraints for housing delivery**

4.1 The SHLAA process already provides for an assessment of the risks associated with site delivery. Identified risks might include, for example, policy constraints, infrastructure requirements, legal or ownership constraints and/or marketing and viability constraints and these are reflected in the assessment's potential phasing of development in relation to site delivery. In accordance with SHLAA good practice guidance, sites are evaluated in terms of suitability, availability and achievability. Sites that are severely constrained and do not offer reasonable prospect of development over the plan period do not form part of the identified housing supply.

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<sup>7</sup> 36% of all residential development over the last 10 years has been through small site development.

4.2 The SHLAA is a dynamic process and will, through regular residential monitoring, be reviewed at least annually to ensure the most up to date and relevant site information is incorporated for each identified site and followed through into an updated housing trajectory.

4.3 The main identified risk to housing delivery in Brighton & Hove is any further delay in the recovery of economic conditions and how this continues to impact upon the construction industry locally and the city's housing market. Site viability has been identified as an issue affecting many of the city's major development sites. Some developers have sought to renegotiate policy requirements including levels of affordable housing, standards for sustainable buildings, the development mix and/or to renegotiate terms of S106 agreements to address viability. Whilst viability issues have constrained or delayed the delivery of a number of sites, the council's latest Combined Policy Viability Study (September 2014) indicates that the property market (particularly prime office space and residential) has improved over the last 12 months and the outlook is identified as being likely to further improve over the medium term.

4.4 The risk of housing delivery being constrained by any lack of infrastructure is considered to be generally very low. However, where there is any element of uncertainty in relation to the delivery of infrastructure then that will be identified in the Infrastructure Delivery Plan.

## **5. Engagement with house builders and key stakeholders**

5.1 The council recognises the importance of engagement with key stakeholders and local communities throughout the preparation of its City Plan (and the former Core Strategy preparation up to Publication and Submission stage).

5.2 The process of, and approach to, engagement is set out in the council's adopted Statement of Community Involvement (SCI). In addition, the council maintains a Consultation Database with contact details of all interested parties (e.g. developers, private landowners, agents, businesses, community groups, etc). The council's Consultation Statement sets out further details regarding the process of consultation on the various preparation stages of the City Plan and how consultation and engagement has helped to shape the policies and overall approach.

5.3 House builders, developers and other key stakeholders have been involved in the development of the City Plan at all preparation stages. Many are also included as part of ongoing citywide working groups such as the Brighton & Hove Affordable Housing Partnership, the city's Strategic Housing Partnership and the city's Economic Partnership. Developers, agents and landowners are contacted in the SHLAA 'call for sites' exercise. They are also actively encouraged to enter into early dialogue with the council on pre-application discussions regarding potential housing schemes.

5.4 The council's 'Major Projects Team' works with public and private sector partners to promote the implementation of council owned key regeneration schemes and infrastructure projects across the city. Successful delivery of these projects helps to provide new business space and employment opportunities, new homes, and community and leisure facilities. Development can also act as a regenerative catalyst encouraging further investment in the city.

5.5 The role of the 'Planning Projects Team' is to facilitate and promote development on key sites in the city by providing advice to the council as landowner (Major Projects Team) and by preparing advice for private developers and to encourage development interest. This advice comes in the form of planning briefs (for example Royal Alexandra Children's Hospital, supplementary planning documents (Preston Barracks, London Road Masterplan) and publishing development site schedules on the city council website (this includes the council's Viability Technical Background Paper as supporting evidence to the City Plan TP/005). Planning briefs and SPDs are prepared in consultation with developers, stakeholders and residents and are often used to promote sites for development. Development Site Schedules give site specific planning information, advice and data intended to be useful to developers and the wider public.

## **6. The approach to regular monitoring and review**

6.1 City Plan Policy CP1 indicates that housing delivery will be monitored annually through a framework of monitoring and implementation indicators (See Annex 1 to the City Plan, BP/025) and an annual review and roll forward of the SHLAA.

6.2 The results of residential development monitoring will be published annually in the council's AMR. The AMR will include an updated housing trajectory and an updated five year land supply position. The AMR also monitors the type of housing built in the city, the amount of affordable housing and the percentage of housing built on previously developed land.

## **7. Circumstances in which specific management actions may be taken and an indication of such management actions**

7.1 The AMR will be used to closely monitor housing delivery performance in the city. It has already been noted that completions over the last 3 to 4 years have been significantly below average levels and that this is strongly related to the impacts of ongoing economic recession and a slow down in house building rather than to any shortage of sites for development.

7.2 Underperformance in any single year may not require immediate intervention but indications of prolonged underperformance has implications for the city's five year land supply position and longer term implications in terms of achieving the City's planned housing target for new housing provision over the plan period. The current housing trajectory together with Appendix B indicates that a five year supply can be demonstrated and that the city's housing requirement for 13,200 new homes by 2030 is achievable. Annex 1 (BP/025) to the City Plan sets out a monitoring and implementation framework. This identifies appropriate targets and trigger points to enable Policy CP1 to be effectively implemented over the plan period.

7.3 A number of specific development management actions are already underway to assist sites coming forward for development (see Viability Background Paper for detail TP/005). These measures include:

- Production of detailed Planning Briefs and/or area based Supplementary Planning Documents to increase certainty to developers of sites progressing through the planning process;
- As part of the preparation of Planning Briefs, the indication of different development scenarios to accommodate different viability scenarios.
- Pre-application discussions with developers, landowners and their agents to increase certainty in the development management process;
- Flexible application of policy and S106 requirements where scheme viability and deliverability issues have been clearly and robustly demonstrated (see recession measures below);
- Renegotiation of S106 requirements where market conditions have demonstrably affected scheme viability since planning permission secured (see measures below).

## Recession Measures

7.4 There is recognition that in certain circumstances s106 planning obligation requirements may impact on the viability and deliverability of a development. The Council has been responsive to the need for flexibility in the early years of the Plan to reflect market conditions and has negotiated with developers in such situations.

7.5 In response to the economic downturn, in early 2010, the Council introduced a range of temporary 'recession' relief measures that prioritised and allowed for reductions in certain types of s106 planning obligations where issues of viability / deliverability were raised. These temporary measures provide flexibility on securing provision towards necessary infrastructure provision in order to enable development to be acceptable and to proceed in a timely manner. The temporary relief measures were reviewed in 2014 and revoked January 2015. The measures had included:

- Free of charge pre-application advice service;
- Deferring or allowing for phased payment of contributions on major schemes, or deferred of payment of contributions or provision of infrastructure to a later date in the development or on occupation of the development;
- Reduction in the type and level of contributions being sought by suspending requirements for financial contributions to sustainable building and nature conservation;
- Waiving "indexation" on financial contributions so that infrastructure payments due are not updated to current prices;
- Changing the threshold level at which sustainable transport contributions are sought so that a lesser percentage of developments would be liable.
- Suspending seeking financial contributions towards Sustainable Buildings and Nature Conservation measures. Contributions will instead focus on securing best quality development design.

7.6 Other actions to ensure site delivery occurs in a timely manner also include:

- Programme of work for Part 2 of City Plan (Site Allocations and Development Management Policies) to give greater certainty to sites and enable additional development sites to be put forward and assessed;
- Where applicable, to seek public sector intervention and prepare bids for funding streams through the Homes and Communities Agency to assist with housing delivery, e.g. Estates Regeneration Programme, Local Growth Fund, Builders Finance Fund.

- Prioritise council owned land through identified regeneration programmes and initiatives e.g. the council's estates regeneration programme.
- Ongoing liaison with key stakeholders;
- Survey of house builders/landowners to identify main causes of supply problems and where appropriate act on feedback received;

## **8. Conclusions**

8.1 This paper indicates that the City Plan makes sufficient provision to meet the planned housing target of 13,200 additional homes in the plan period to 2030. Housing delivery from small sites will also continue to make a significant and ongoing contribution to supply throughout the plan period. Further windfall housing delivery is also anticipated through changes of permitted development rights, for example, to allow changes of use from office to residential. In summary, the following key points are relevant:

- The planned housing target of 13,200 (implied average of 660 units per annum) for the plan period to 2030 represents a significant boost in housing supply in accordance with the thrust of national planning policy outlined in the NPPF.
- This planned boost to housing supply is particularly evident when compared to historic development trends in the city, e.g. the average rate of housing delivery over the last 20 years has been 590 units; in the last 15 years 540 dwellings per annum and in the last five years 350 dwellings per annum.
- The City Plan also seeks to significantly boost housing supply in the first five years post adoption of the Plan; the five year supply requirement implies an average of 688 units per annum compared to an average of just 356 units delivered over the last 5 years.

- A 'phased' approach to the five year housing land supply requirement is justified due to the nature and particular format of housing delivery in the city and the need to reflect realistic timing considerations for key strategic development sites.
- Given the impacts of economic recession and particularly the impacts on housing delivery in the early years of the plan period, achieving the planned delivery of housing over the full plan period will be challenging. However, the council is actively addressing this through a series of positive actions and measures to ensure housing delivery is achieved in accordance with the anticipated housing trajectory.

8.2 The main risk to housing delivery in Brighton & Hove is identified as further delay in recovery of national economic conditions and how this continues to impact upon financial institutions, the construction industry and the local housing market. A number of specific management actions have already been identified to assist sites coming forward for development sooner than is currently indicated in the housing trajectory.

8.3 Housing delivery performance will continue to be monitored and progress will be reported in the council's AMR which will include an updated housing trajectory to compare delivery against planned housing targets.

**HIS: Annex A**

**Total Residential Completions in Brighton & Hove 1991/2 – 2013/14**

<b>Year</b>	<b>Residential Completions</b>	<b>5 year average</b>
<b>1991/2</b>	837	<b>791</b>
<b>1992/3</b>	430	
<b>1993/4</b>	1017	
<b>1994/5</b>	441	
<b>1995/6</b>	1229	
<b>1996/97</b>	458	<b>449</b>
<b>1997/98</b>	496	
<b>1998/99</b>	423	
<b>1999/00</b>	407	
<b>2000/01</b>	459	
<b>2001/02</b>	960	<b>679</b>
<b>2002/03</b>	608	
<b>2003/04</b>	684	
<b>2004/05</b>	602	
<b>2005/06</b>	539	
<b>2006/07</b>	797	<b>550</b>
<b>2007/08</b>	567	
<b>2008/09</b>	721	
<b>2009/10</b>	380	
<b>2010/11</b>	283	
<b>2011/12</b>	309	<b>373</b>
<b>2012/13</b>	374	
<b>2013/14</b>	436	



<b>Total (23 years)</b>	<b>13,457</b>	<b>585</b>
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BHCC Residential Monitoring.

Average of last 5 years	356
Average of last 10 years	501
Average of last 15 years	542
Average of last 20 years	559

### Residential Completions by large and small sites

	Large (6+)	Small (<6 units)	Total
2001/2	636	324	960
2002/3	250	358	608
2003/4	522	162	684
2004/5	388	214	602
2005/6	226	313	539
2006/7	515	282	797
2007/8	410	157	567
2008/9	572	149	721
2009/10	269	111	380
2010/11	135	148	283
2011/12	144	165	309
2012/2013	262	112	374
2013/2014	340	96	436

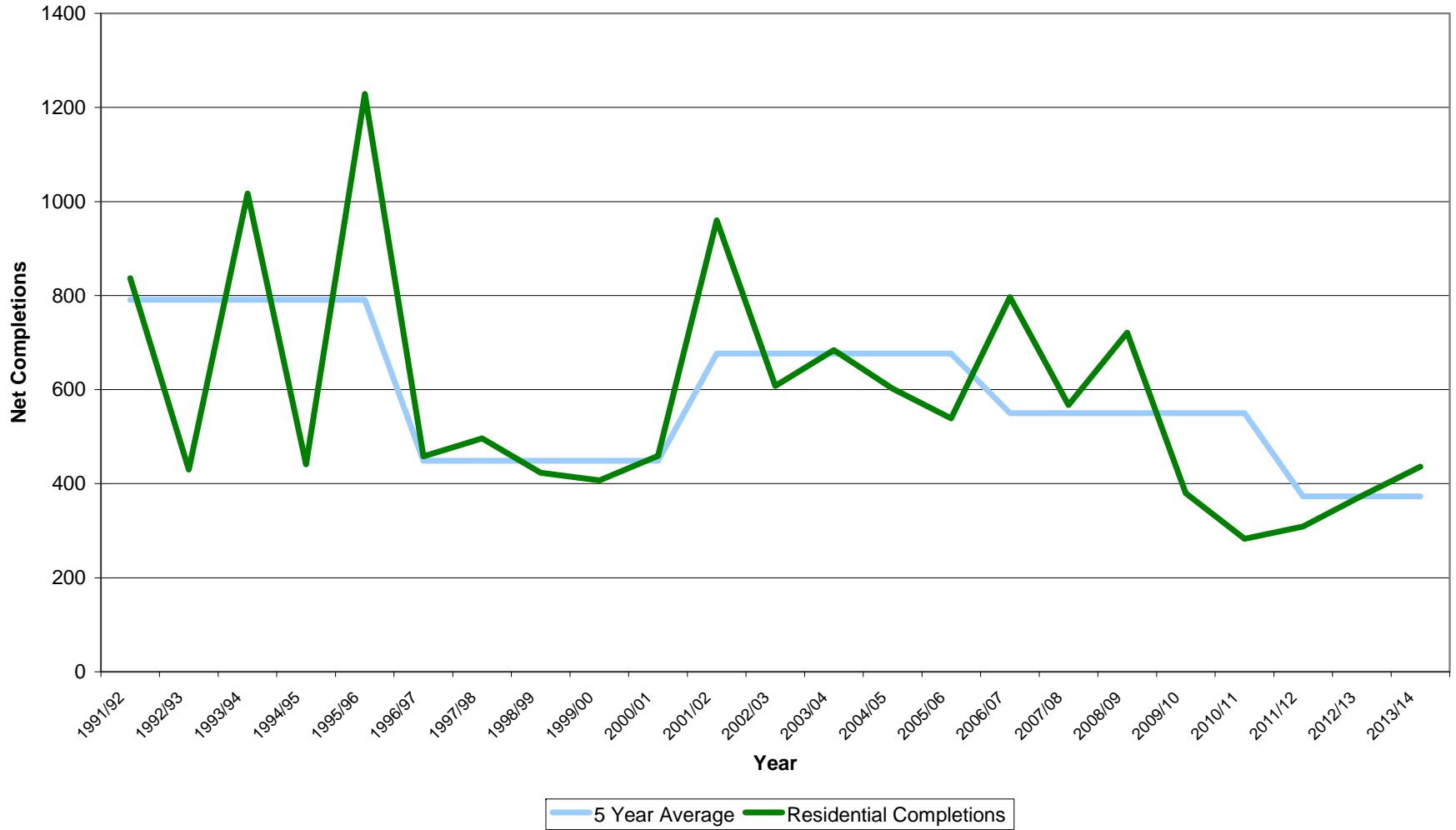
Source: BHCC residential monitoring

#### **Small site development (all):**

Last 5 year annual average = 126

Last 10 year annual average = 175

Total Residential Completions in Brighton & Hove 1991/92 - 2013/14



## Appendix B: Five year land supply requirement

### Option A: Accommodating shortfall within first five years (post adoption)

A	Housing target for the plan period (2010 – 2030)	13,200
B	Annual housing target across plan period (A/20 years)	660
C	Five-year target, no adjustment (B x 5)	3,300
D	Shortfall of housing provision from earlier in the plan period (requirement (2640) less completions (1402))	1238
E	Five year target incorporating shortfall (C+D)	4,538
F	Buffer (5%)	227
G	<b>Five year target incorporating buffer (E+F)</b>	<b>4,765</b>
H	<b>Annual target for next 5 years (2014 – 2019) (G/5)</b>	<b>953</b>

I	Current expected deliverable supply 2014/15 – 2018/19	<b>3441</b>
	a) Supply identified in 2014 SHLAA <sup>8</sup>	3276
	b) Other windfall <sup>9</sup> sources (pdr)	110
	c) Other small site development (non pdl) <sup>10</sup>	55
J	Gap (G-I)	<b>-1324</b>
K	Years supply equivalent to (I/H):	<b>3.6 years supply</b>

<sup>8</sup> 2014 SHLAA, September 2014, Summary Tables, Table 7, 1-5 Year Supply

<sup>9</sup> 2014 SHLAA, Table F, Other Windfall, permitted development rights e.g. change of use office to residential.

<sup>10</sup> 2014 SHLAA, Table E, Small Site Development, greenfield garden development.

**Option B: Accommodating shortfall over full plan period to 2030 on an annualised (residual) basis.**

A	Housing target for the plan period (2010 – 2030)	13,200
B	Completions 2010 – 2014	1,402
C	Residual housing target 2014 – 2030 (A-B)	11,798
D	Annualised housing target 2014 – 2030 (C/16)	737
E	Five year target, no adjustment (D x 5)	3685
F	Buffer (5%)	184
G	<b>Five year requirement incorporating buffer (E+F)</b>	<b>3869</b>
H	<b>Annual target for next 5 years (2014 – 2019) (G/5)</b>	<b>774</b>

I	Current expected deliverable supply 2014/15 – 2018/19	<b>3441</b>
	d) Supply identified in 2014 SHLAA	3276
	e) Other windfall sources (pdr)	110
	f) Other small site development (non pdl)	55
J	Gap (G-I)	<b>428</b>
K	Years supply equivalent to (I/H):	<b>4.4 years supply</b>

**Option C: Accommodating shortfall over full plan period to 2030 taking account of housing trajectory**

A	Housing target for the plan period (2010 – 2030)	13,200
B	Completions 2010 – 2014	1,402
C	Residual housing target 2014 – 2030 (A-B)	11,798

D	Anticipated Trajectory 2014 – 2019	3276 (655pa)
E	Anticipated Trajectory 2019 – 2024	4280 (856pa)
F	Anticipated Trajectory 2024 – 2030	4272 (712pa)
G	Five year trajectory requirement no adjustment	3275
H	Buffer (5%)	164
J	<b>Five-year trajectory requirement incorporating buffer (5%) (G+H)</b>	<b>3439</b>
K	<b>Annual target for next 5 years (2014 – 2019) (J/5)</b>	<b>688</b>

I	Current expected deliverable supply 2014/15 – 2018/19	<b>3441</b>
	g) Supply identified in 2014 SHLAA	3276
	h) Other windfall sources (pdr)	110
	i) Other small site development (non pdl)	55
J	Gap (G-I)	<b>+2</b>
K	Years supply equivalent to (I/K):	<b>5.0 years supply</b>



## **Annex 4**

# **Brighton & Hove Local Plan Policies to be Replaced by the Brighton & Hove City Plan Part One**



## **Brighton & Hove Local Plan Policies Proposed to be Replaced by the Brighton & Hove City Plan Part One**

The Brighton & Hove Local Plan was adopted in July 2005. Many of its policies were continued to be saved by the Secretary of State in July 2008. However some of these saved policies will be replaced by policies set out in the City Plan Part One when it is adopted. It is intended that the remaining Local Plan policies along with the City Plan Part One form part of the Development Plan for Brighton & Hove. The retained Local Plan policies will continue to apply until replaced by the City Plan Part Two Development Plan Document (due to be adopted in 2017). The Council intends to reprint the Local Plan to clearly set out the retained policies when the City Plan Part One is adopted.

The table below sets out all the Local Plan policies (as saved in July 2008) and shows whether they are to be replaced by policies with the City Plan Part One. Where the Local Plan policy is to be replaced, the relevant City Plan policy or policies is provided. In some cases the table also refers to adopted Waste and Minerals Plan 2013 policies or to supplementary guidance.

The table is followed by two lists. The first details all the Local Plan policies that are to be replaced and the other is a list of all the Local Plan policies to be retained.

**TABLE OF POLICIES CONTAINED IN THE BRIGHTON & HOVE LOCAL PLAN JULY 2005 (as saved in July 2008) THAT WILL BE REPLACED BY POLICIES IN THE CITY PLAN PART ONE WHEN ADOPTED**

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
TR1	Development and the demand for travel	Yes	CP9	Sustainable Transport
TR2	Public transport accessibility and parking	Yes	CP9	Sustainable Transport
TR3	Development in areas of low public transport accessibility	Yes	CP9	Sustainable Transport
TR4	Travel plans	No		
TR5	Sustainable transport corridors and bus priority routes	Yes	CP9	Sustainable Transport
TR6	Park and ride	Yes	CP9	Sustainable Transport
TR7	Safe Development	No		
TR8	Pedestrian routes	Yes	CP9; CP18; SA6	Sustainable Transport; Healthy City; Sustainable Neighbourhoods
TR9	Pedestrian priority areas	No		
TR10	Traffic calming	Yes	CP9	Sustainable Transport
TR11	Safe routes to school and school safety zones	No		
TR12	Helping the independent movement of children	No		
TR13	Pedestrian network	Yes	CP9; SA1; DA4;  SA4; SA5; CP7	Sustainable Transport; The Seafront; New England Quarter and London Road; Urban Fringe; The South Downs; Infrastructure and Developer Contributions

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
TR14	Cycle access and parking	No		
TR15	Cycle network	No		
TR16	Potential rail freight depot	Yes	DA6; WLP7	Hove Station Area; Waste Local Plan
TR17	Shopmobility	No		
TR18	Parking for people with a mobility related disability	No		
TR19	Parking standards	Yes	CP9	Sustainable Transport
TR20	Coach parking	No		
TR21	Long term coach and overnight lorry park	No		
SU2	Efficiency of development in the use of energy, water and materials	Yes	CP8	Sustainable Buildings
SU3	Water resources and their quality	No		
SU4	Surface water run-off and flood risk	Yes	CP7;  CP8; CP11	Infrastructure and Developer Contributions; Sustainable Buildings; Managing Flood Risk
SU5	Surface water and foul sewage disposal infrastructure	No		
SU6	Coastal defences	No		
SU7	Development within the coastal zone	Yes	CP11; SA1; DA1;  DA2;  DA8; CP7	Managing Flood Risk; The Seafront; Brighton Centre and Churchill Square Brighton Marina, Gas Works and Black Rock Area; Shoreham Harbour; Infrastructure and Developer Contributions
SU8	Unstable land	No		
SU9	Pollution and	No		

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
	nuisance control			
SU10	Noise nuisance	No		
SU11	Polluted land and buildings	No		
SU12	Hazardous substances	No		
SU13	Minimisation and re-use of construction industry waste	Yes	CP8; WMP3d	Sustainable Buildings; Waste and Minerals Plan 2013
SU14	Waste management	Yes	CP8; WMP21	Sustainable Buildings Waste and Minerals Plan 2013
SU15	Infrastructure	Yes	CP7	Infrastructure and Developer Contributions
SU16	Production of renewable energy	Yes	CP8	Sustainable Buildings
QD1	Design – quality of development and design statements	Yes	CP12 <sup>1</sup>	Urban Design
QD2	Design – key principles for neighbourhoods	Yes	CP12 <sup>2</sup>	Urban Design
QD3	Design – efficient and effective use of sites	Yes	CP8 CP12 <sup>3</sup> CP14	Sustainable Buildings Urban Design Housing Density
QD4	Design – strategic impact	Yes	CP12 <sup>4</sup>	Urban Design
QD5	Design – street frontages	No		
QD6	Public art	Yes	CP5; CP7;	Culture and Tourism; Infrastructure and Developer

<sup>1</sup> Policy CP12 will be supplemented by the Urban Design Framework

<sup>2</sup> See footnote 1

<sup>3</sup> See footnote 1

<sup>4</sup> See footnote 1

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
			CP13	Contributions; Public Streets and Spaces
QD7	Crime prevention through environmental design	Yes	CP12; CP13	Urban Design; Public Streets and Spaces
QD8	Shopshutters	No		
QD9	Boarding up of flats, shops and business premises	No		
QD10	Shopfronts	No		
QD11	Blinds	No		
QD12	Advertisements and signs	No		
QD13	Advertisement hoardings	No		
QD14	Extensions and alterations	No		
QD15	Landscape design	No		
QD16	Trees and hedgerows	No		
QD17	Protection and integration of nature conservation features	Yes	CP10	Biodiversity
QD18	Species protection	No		
QD19	Greenways	Yes	CP10	Biodiversity
QD20	Urban open space	Yes	CP16	Open Space
QD21	Allotments	No		
QD22	Satellite dish aerials	No		
QD23	Telecommunications apparatus (general)	No		
QD24	Telecommunications apparatus affecting important areas	No		
QD25	External lighting	No		
QD26	Floodlighting	No		
QD27	Protection of amenity	No		
QD28	Planning Obligations	Yes	CP7	Infrastructure and Developer Contributions

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
HO1	Housing sites and mixed use sites with an element of housing	No <sup>5</sup>		
HO2	Affordable housing – ‘windfall’ sites	Yes	CP20	Affordable Housing
HO3	Dwelling type and size	Yes	CP19; CP20	Housing Mix; Affordable Housing
HO4	Dwelling densities	Yes	CP14	Housing Density
HO5	Provision of private amenity space in residential development	No		
HO6	Provision of outdoor recreation space in housing schemes	Yes	CP16; CP17	Open Space; Sports Provision
HO7	Car free housing	Yes	CP9 <sup>6</sup>	Sustainable Transport
HO8	Retaining housing	No		
HO9	Residential conversions and the retention of smaller dwellings	No		
HO10	Accommodation for homeless people	No		
HO11	Residential care and nursing homes	No		
HO12	Sheltered and managed housing for older people	No		
HO13	Accessible housing and lifetime homes	No		
HO14	Houses in multiple occupation (HMOs)	No		
HO15	Housing for people	No		

<sup>5</sup> Please note the allocations under policy HO1 for the following sites have been superseded in whole or part by the strategic allocations or the Shoreham Harbour character area priorities in the City Plan Part One:

- Shoreham Port – DA8
- Brighton Station – DA4
- Preston Barracks – DA3
- Wholesale Market Building, Circus Street– DA5
- King Alfred – SA1

<sup>6</sup> Policy CP9 will be supplemented by new guidance on parking

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
	with special needs			
HO16	Safeguarding existing Gypsy and/or Travellers Sites	Yes	CP22	Traveller Accommodation
HO17	Sites for Gypsies and/or Travellers	Yes	CP22	Traveller Accommodation
HO18	Sites for Travelling Showpeople	Yes	CP22	Traveller Accommodation
HO19	New community facilities	No		
HO20	Retention of community facilities	No		
HO21	Provision of community facilities in residential and mixed use schemes	No		
HO23	Community centre at Woodingdean	No		
HO25	Brighton General Hospital	No		
HO26	Day nurseries and child care facilities	No		
EM1	Identified employment sites (industry and business)	Yes	CP3; DA2;  DA4;  DA5; DA6; DA8	Employment Land Brighton Marina, Gas Works and Black Rock Area; New England Quarter and London Road Area; Eastern Road and Edward Street Area; Hove Station Area; Shoreham Harbour
EM2	Sites identified for high-tech and office uses	Yes	CP3; DA3; DA4;  DA5	Employment Land; Lewes Road Area; New England Quarter and London Road Area; Eastern Road and Edward Street Area
EM3	Retaining the best	Yes	CP3	Employment Land

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
	sites for industry			
EM4	New business and industrial uses on unidentified sites	No		
EM5	Release of redundant office floorspace and conversions to other uses	Yes	CP3	Employment Land
EM6	Small industrial, business units and warehouse units	Yes	CP3	Employment Land
EM7	Warehouses (B8)	No		
EM8	Live-work units on redundant industrial and business and warehouse sites	No		
EM9	Mixed uses and key mixed use sites	No <sup>7</sup>		
EM10	North Laine Area mixed uses	No		
EM11	Mews – mixed uses	No		
EM12	Shoreham Harbour – mixed uses	Yes	DA8;	Shoreham Harbour;
EM13	Brighton Station – mixed uses	Yes	DA4; CP3	New England Quarter and London Road Area; Employment Land
EM15	Jubilee Street Site – mixed uses	Yes	SA2	Central Brighton
EM17	Preston Barracks	Yes	DA3;	Lewes Road;

<sup>7</sup> Please note the allocations under policy EM9 for the following sites have been superseded by the strategic allocations or the Shoreham Harbour character area priorities in the City Plan Part One:

- Shoreham Harbour – DA8
- Brighton Station – DA4
- Preston Barracks (part site) – DA3
- Circus Street/Kingswood Street – DA5

(EM9 also refers to sites at West Street/Boyces Street/Middle Street, Jubilee Street Tyre Co, Coombe Road and Air Street Quadrant which have now been developed).



Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
EM18	University of Brighton	Yes	DA3	Lewes Road
EM19	University of Sussex	Yes	DA3	Lewes Road
EM20	Village Way North	Yes	DA3	Lewes Road
SR1	New retail development within or on the edge of existing defined shopping centres	Yes	CP4	Retail Provision
SR2	New retail development beyond the edge of existing established shopping centres	Yes	CP4	Retail Provision
SR3	Retail warehouses	No <sup>8</sup>		
SR4	Regional shopping centre	No <sup>9</sup>		
SR5	Town and district shopping centres	No <sup>10</sup>		
SR6	Local centres	No <sup>11</sup>		
SR7	Local parades	No <sup>12</sup>		
SR8	Individual shops	No <sup>13</sup>		
SR9	Brighton Post Office, 51 Ship Street	No		
SR10	Amusement arcades/centres	No		
SR11	Markets and car boot sales	No		
SR12	Large Use Class A3 (food and drink) venues and Use Class	No		

<sup>8</sup> Please note CP4 may also be applicable

<sup>9</sup> See footnote 8

<sup>10</sup> See footnote 8

<sup>11</sup> See footnote 8

<sup>12</sup> See footnote 8

<sup>13</sup> See footnote 8

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
	A4 (pubs and clubs)			
SR13	Nightclubs	No		
SR14	New hotel and guest accommodation	Yes	CP6	Visitor Accommodation
SR15	Protection of hotels/guest houses	Yes	CP6	Visitor Accommodation
SR16	Major sporting and recreation facilities	No		
SR17	Smaller scale sporting and recreational facilities	Yes	CP17	Sports Provision
SR18	Seafront recreation	No		
SR19	Black Rock site	Yes	DA2 (see also SA1)	Brighton Marina, Gas Works and Black Rock Area
SR20	Protection of public and private outdoor recreation space	Yes	CP16; CP17	Open Space; Sports Provision
SR21	Loss of indoor recreation facilities	Yes	CP17	Sports Provision
SR22	Major sporting venues	No		
SR23	Community stadium	Yes	DA3	Lewes Road
SR24	King Alfred/RNR Site	Yes	SA1	The Seafront
SR25	Hollingbury Park sports pavilion	No		
SR26	Hangleton Bottom	No		
NC2	Sites of national importance for nature conservation	No		
NC3	Local Nature Reserves (LNRs)	No		
NC4	Sites of Nature Conservation Importance (SNCIs) and Regionally Important Geological Sites (RIGS)	No		
NC5	Urban fringe	Yes	SA4	Urban Fringe
NC6	Development in the countryside/downland	Yes	SA4	Urban Fringe

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
NC7	Sussex Downs Area of Outstanding Natural Beauty	Yes <sup>14</sup>		Not applicable
NC8	Setting of the Sussex Downs Area of Outstanding Natural Beauty	Yes	SA4; SA5; CP12	Urban Fringe; The South Downs; Urban Design
NC9	Benfield Valley	No		
NC10	Benfield Barn	No		
NC11	Land and buildings in the vicinity of Benfield Barn	No		
HE1	Listed buildings	No		
HE2	Demolition of a listed building	No		
HE3	Development affecting the setting of a listed building	No		
HE4	Reinstatement of original features on listed buildings	No		
HE6	Development within or affecting the setting of conservation areas	No		
HE8	Demolition in conservation areas	No		
HE9	Advertisements and signs within conservation areas and on, or in the vicinity of a listed building	No		
HE10	Buildings of local interest	No		

<sup>14</sup> The Sussex Downs Area of Outstanding Natural Beauty was de-designated following the formation of the South Downs National Park. The status of policy NC7 as a saved policy will be reviewed in due course. However, the policy no longer applies to geographical areas for which Brighton and Hove City Council is the local planning authority. The South Downs National Park Authority is the local planning authority for those areas within the Brighton and Hove administrative boundary that lie within the National Park. The National Park Authority is preparing a Local Plan to cover those areas.

Local Plan Policy Number/Title		Local Plan Policy Replaced (Yes/No)	City Plan Part One Policy Number/Title	
HE11	Historic parks and gardens	No		
HE12	Scheduled ancient monuments and other important archaeological sites	No		

**List of Brighton & Hove Local Plan policies to be replaced by City Plan Part One:**

TR1 Development and the demand for travel  
 TR2 Public transport accessibility and parking  
 TR3 Development in areas of low public transport accessibility  
 TR5 Sustainable transport corridors and bus priority routes  
 TR6 Park and ride  
 TR8 Pedestrian routes  
 TR10 Traffic calming  
 TR13 Pedestrian network  
 TR16 Potential rail freight depot  
 TR19 Parking standards  
 SU2 Efficiency of development in the use of energy, water and materials  
 SU4 Surface water run-off and flood risk  
 SU7 Development within the coastal zone  
 SU13 Minimisation and re-use of construction industry waste  
 SU14 Waste management  
 SU15 Infrastructure  
 SU16 Production of renewable energy  
 QD1 Design – quality of development and design statements  
 QD2 Design – key principles for neighbourhoods  
 QD3 Design – efficient and effective use of sites  
 QD4 Design – strategic impact  
 QD6 Public Art  
 QD7 Crime prevention through environmental design  
 QD17 Protection and integration of nature conservation features  
 QD19 Greenways  
 QD20 Urban open space  
 QD28 Planning Obligations  
 HO2 Affordable housing – ‘windfall’ sites  
 HO3 Dwelling type and size  
 HO4 Dwelling densities

HO6 Provision of outdoor recreation space in housing schemes  
 HO7 Car free housing  
 HO16 Safeguarding existing Gypsy and/or Travellers Sites  
 HO17 Sites for Gypsies and/or Travellers  
 HO18 Sites for Travelling Showpeople  
 EM1 Identified employment sites (industry and business)  
 EM2 Sites identified for high-tech and office uses  
 EM3 Retaining the best sites for industry  
 EM5 Release of redundant office floorspace and conversions to other uses  
 EM6 Small industrial, business units and warehouse units  
 EM12 Shoreham Harbour – mixed uses  
 EM13 Brighton Station – mixed uses  
 EM15 Jubilee Street Site – mixed uses  
 EM17 Preston Barracks  
 EM18 University of Brighton  
 EM19 University of Sussex  
 EM20 Village Way North  
 SR1 New retail development within or on the edge of existing defined shopping centres  
 SR2 New retail development beyond the edge of existing established shopping centres  
 SR14 New hotel and guest accommodation  
 SR15 Protection of hotels/guest houses  
 SR17 Smaller scale sporting and recreational facilities  
 SR19 Black Rock site  
 SR20 Protection of public and private outdoor recreation space  
 SR21 Loss of indoor recreation facilities  
 SR23 Community stadium  
 SR24 King Alfred/RNR Site  
 NC5 Urban fringe  
 NC6 Development in the countryside/downland  
 NC7<sup>15</sup> Sussex Downs Area of Outstanding Natural Beauty  
 NC8 Setting of the Sussex Downs Area of Outstanding Natural Beauty

**List of Brighton & Hove Local Plan policies that are retained:**

TR4 Travel plans  
 TR7 Safe Development  
 TR9 Pedestrian priority areas  
 TR11 Safe routes to school and school safety zones  
 TR12 Helping the independent movement of children  
 TR14 Cycle access and parking  
 TR15 Cycle network  
 TR17 Shopmobility  
 TR18 Parking for people with a mobility related disability

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<sup>15</sup> Please see footnote 14

TR20 Coach parking  
TR21 Long term coach and overnight lorry park  
SU3 Water resources and their quality  
SU5 Surface water and foul sewage disposal infrastructure  
SU6 Coastal defences  
SU8 Unstable land  
SU9 Pollution and nuisance control  
SU10 Noise nuisance  
SU11 Polluted land and buildings  
SU12 Hazardous substances  
QD5 Design – street frontages  
QD8 Shopshutters  
QD9 Boarding up of flats, shops and business premises  
QD10 Shopfronts  
QD11 Blinds  
QD12 Advertisements and signs  
QD13 Advertisement hoardings  
QD14 Extensions and alterations  
QD15 Landscape design  
QD16 Trees and hedgerows  
QD18 Species protection  
QD21 Allotments  
QD22 Satellite dish aerials  
QD23 Telecommunications apparatus (general)  
QD24 Telecommunications apparatus affecting important areas  
QD25 External lighting  
QD26 Floodlighting  
QD27 Protection of amenity  
HO1 Housing sites and mixed use sites with an element of housing<sup>16</sup>  
HO5 Provision of private amenity space in residential development  
HO8 Retaining housing  
HO9 Residential conversions and the retention of smaller dwellings  
HO10 Accommodation for homeless people  
HO11 Residential care and nursing homes  
HO12 Sheltered and managed housing for older people  
HO13 Accessible housing and lifetime homes  
HO14 Houses in multiple occupation (HMOs)  
HO15 Housing for people with special needs  
HO19 New community facilities  
HO20 Retention of community facilities  
HO21 Provision of community facilities in residential and mixed use schemes  
HO23 Community centre at Woodingdean  
HO25 Brighton General Hospital  
HO26 Day nurseries and child care facilities  
EM4 New business and industrial uses on unidentified sites

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<sup>16</sup> Please see footnote 5

EM7 Warehouses (B8)  
 EM8 Live-work units on redundant industrial and business and warehouse sites  
 EM9 Mixed uses and key mixed use sites<sup>17</sup>  
 EM10 North Laine Area mixed uses  
 EM11 Mews – mixed uses  
 SR3 Retail warehouses  
 SR4 Regional shopping centre  
 SR5 Town and district shopping centres  
 SR6 Local centres  
 SR7 Local parades  
 SR8 Individual shops  
 SR9 Brighton Post Office, 51 Ship Street  
 SR10 Amusement arcades/centres  
 SR11 Markets and car boot sales  
 SR12 Large Use Class A3 (food and drink) venues and Use Class A4 (pubs and clubs)  
 SR13 Nightclubs  
 SR16 Major sporting and recreation facilities  
 SR18 Seafront recreation  
 SR22 Major sporting venues  
 SR25 Hollingbury Park sports pavilion  
 SR26 Hangleton Bottom  
 NC2 Sites of national importance for nature conservation  
 NC3 Local Nature Reserves (LNRs)  
 NC4 Sites of Nature Conservation Importance (SNCIs) and Regionally Important Geological Sites (RIGS)  
 NC9 Benfield Valley  
 NC10 Benfield Barn  
 NC11 Land and buildings in the vicinity of Benfield Barn  
 HE1 Listed buildings  
 HE2 Demolition of a listed building  
 HE3 Development affecting the setting of a listed building  
 HE4 Reinstatement of original features on listed buildings  
 HE6 Development within or affecting the setting of conservation areas  
 HE8 Demolition in conservation areas  
 HE9 Advertisements and signs within conservation areas and on, or in the vicinity of a listed building  
 HE10 Buildings of local interest  
 HE11 Historic parks and gardens  
 HE12 Scheduled ancient monuments and other important archaeological sites

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<sup>17</sup> Please see footnote 7



**Brighton & Hove  
City Council**