

Brighton Marina Neighbourhood Forum – AGM

City Plan Part Two - Draft Plan

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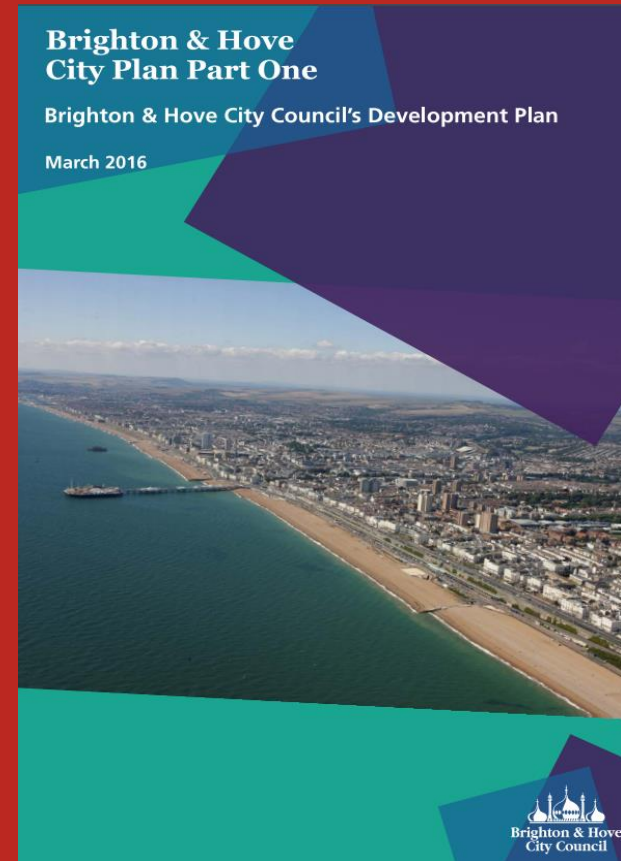
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Principal Planning Officers**

Presentation outline:

- **Context – City Plan Part One**
- **Role of City Plan Part Two**
- **What's happened so far**
- **Draft Plan - overview**
- **Next stages – public consultation Summer 2018**

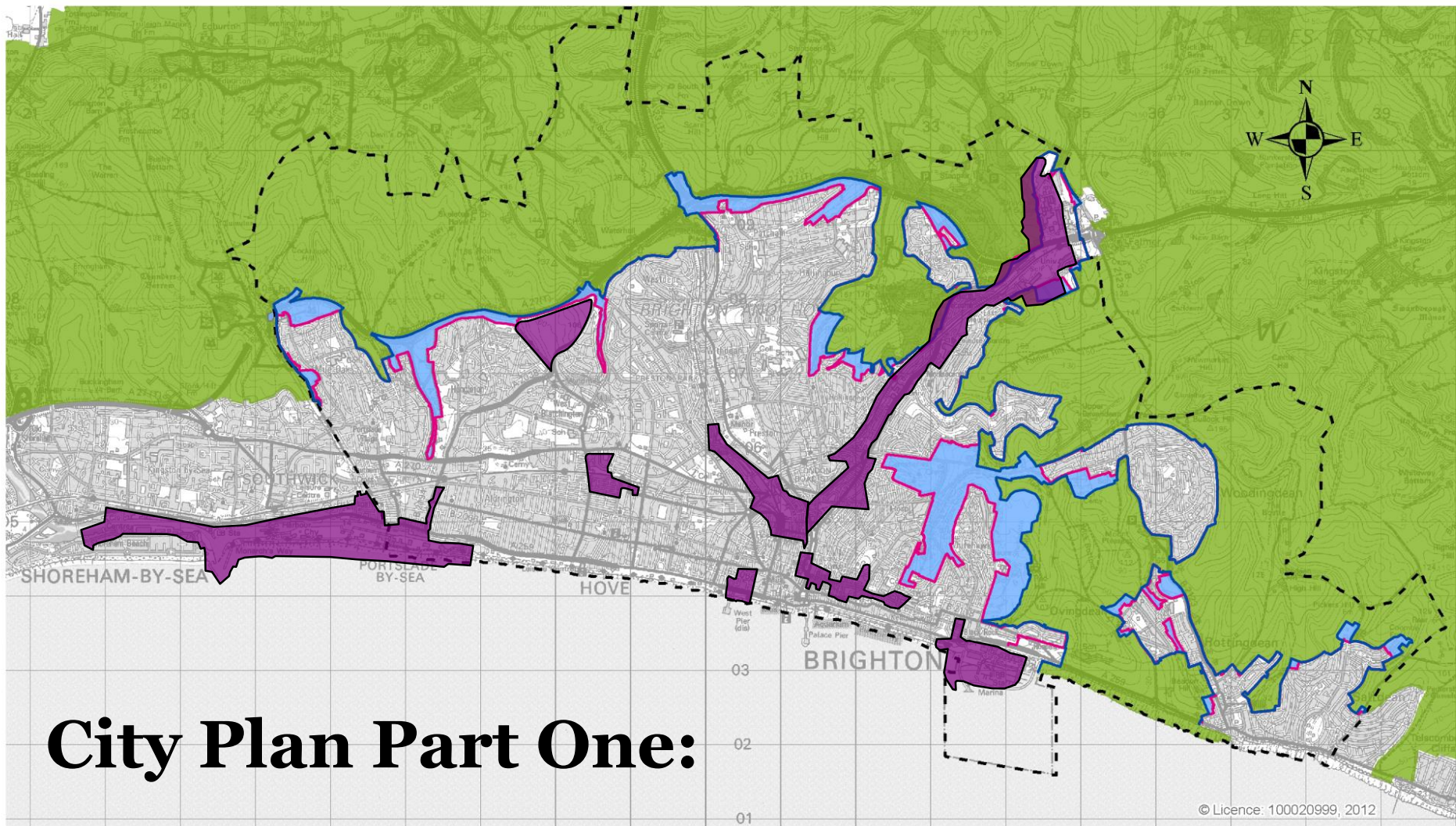
Context: City Plan Part One

- 2016 adopted City Plan Part One
- Sets citywide strategic housing target, retail and employment land requirements to 2030
- Identifies Development Areas and Strategic Site Allocations to deliver regeneration and infrastructure
- Strategic city wide policies



Challenges:

- Demographic drivers for growth – growing population; high working age population;
- High demand for housing of all types;
- Constrained land supply;
- High housing costs / relatively low wages
- Acute affordability issues;
- Regional centre for employment/ culture/ tourism;
- Under supply of high quality ‘Grade A’ office space
- Competition for sites – between residential uses and from other uses
- Significant Heritage assets



City Plan Part One:

8 Development Areas e.g. DA2 Brighton Marina, Gas Works & Black Rock Area

22 strategic site allocations e.g. Inner Harbour, Gas Works, and Black Rock

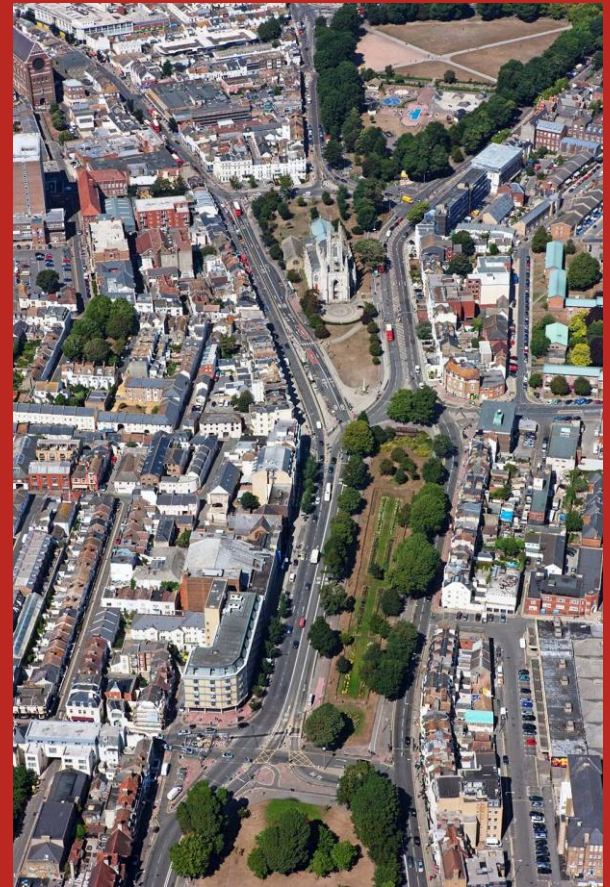
6 Special Areas e.g. SA2 The Seafront

22 Citywide policies

Strategy for growth in the City Plan?

6 key strands:

- focus most development within the built up area; make the best use of brownfield sites;
- Direct development to accessible locations
- Higher density development in appropriate locations;
- focus employment in right places
- mixed uses
- release some greenfield sites



Policy DA2 - Brighton Marina, Gas Works & Black Rock Area

- **Aim of policy to**
 - facilitate high quality building design,
 - improve connectivity between strategic allocations,
 - enhance transport infrastructure e.g. cycle, pedestrian and bus routes
 - protect and enhance ecological environment,
 - balanced mix of retail, deliver new housing and new development
 - opportunities for District heat and power
- **Policy Allocates**
 - 1,940 residential units (including those with planning permission already)
 - Retail, employment and leisure floorspace
 - A community building and health facility
 - A primary school or increase in the number of school places within or in the vicinity of the Marina.
- **Three Strategic Allocations**
 - Brighton Marina Inner Harbour, Gas Works Site, and Black Rock Site

What is the role of City Plan Part Two?



- Delivers Part One City Plan – spatial objectives and amounts of development proposed;
- Updates / replaces retained 2005 Local Plan policies)
- Additional site allocations
- Need to streamline policy
- Covers same geographical area
- Covers same time period – 2030
- Needs to conform with NPPF
- At Draft Plan stage – for public consultation June – Aug 18

Scoping Consultation (June – Sept 2016)

- Sought views on issues / content for CPP2
- Attended meetings and planned events
- **197 formal responses (2,901 representations)**
- **Key issues included:**
 - Optimise site delivery - to achieve housing target;
 - Strong support for the inclusion of space and higher access standards for new housing;
 - Better management of HMOs required;
 - Support for purpose built student accommodation (PBSA)
 - Address transport and air quality issues;
 - Support protection of allotments and designation Local Green Spaces;
 - Support for further policy on low and zero carbon energy
 - Impact of unregulated growth of Airbnb

City Plan Part Two – Draft Plan

- 46 DM Policies – topic based for assessing planning applications;
- Around 50 site allocations for housing
- 7 new strategic sites – mixed use/comprehensive development
- 10 Evidence Base Studies
- Supporting Documents, e.g. SA, HEQIA, AA

Housing & Accommodation

CPP1 Priorities:

- deliver at least 13,200 new homes by 2030;
- identifies the broad locations and sources for housing sites;
- citywide housing density and affordable housing policies

CPP2 policies:

- site allocations
- full and effective use of sites
- housing mix, quality and choice
- housing for different groups
- space, access and amenity standards
- supports a range of housing formats



Retail and Tourism

CPP1 priorities:

- Maintaining attractive town centres and growth of sustainable tourism, supporting cultural facilities

CPP2 Policies:

- Updated and streamlined retail centre protection policies
- Special Retail area policies for Brighton Marina and the Seafront
- Important Local Parades identified
- Markets policy
- Opportunity Areas for new hotels identified
- Strategic site allocations for Madeira Terrace and Drive regeneration and former Peter Pan site.



CPP2 Draft Policy

Brighton Marina Special Retail area

- Scoping consultation supported the need for a special policy for the Marina since its District Centre status was de-designated in the retail hierarchy by the CPP1 Planning Inspector.
- Policy aims to broaden and strengthen choice and performance of retail activity in the Marina, encouraging mixed retail activity.
 - Change of use from retail to other uses will be supported where the criteria of the policy are met.
 - E.g. retains or complements existing mix of Marina uses and encourages combined trips and attracts pedestrians.
 - Community uses primarily serving local residents in Use Class D1 community uses (e.g. clinics, health centres, crèches, day nurseries doctors, dentists) may also be permitted provided criteria met.



Community Facilities



Priorities of CPP1:

- Ensure new /enlarged community facilities are provided by working with partners to identify appropriate sites and through developer contributions

CPP2 policies:

- Criteria policy for safeguarding existing facilities and for new or improved community facilities.
- Protection of Public Houses
- Strategic site allocations identify specific or general requirements.
- CIL will also address community facilities / infrastructure

Economy and Employment

Priority of CPP1:

- Create new space for business with strategic sites identified and amounts to be delivered by 2030; identified and safeguarded industrial estates.

CPP2 policies:

- Best use of business sites and premises through flexible design/ adaptability;
- Securing a mix of uses in new strategic allocations
- Communications Infrastructure policy – digital connectivity in advance of Building Regulations



Transport & Travel



Priorities in CPP1:

- promote and provide an integrated safe and sustainable transport system
- promote and improve access and secure a better public realm

CPP2 policies:

- Design of new development to promote safe, active and accessible travel
- More guidance for applicants e.g TA including the need for air quality issues to be addressed in TA
- Support for transport interchanges
- New developments should include infrastructure to support the use of low emission vehicles.
- Includes 2016 adopted parking standards

Other policy areas

- **Design and Heritage**
- **Biodiversity and Open Space**
- **Pollution, Water and Energy Resources**

Moving Forward

- Draft Plan - public consultation Summer 2018
- Submission Plan – Autumn 2019
- Examination – Spring/Summer 2020
- Adoption – early 2021