



Access to a decent home and community facilities

What the policies are trying to achieve

- 4.1 The policies and proposals set out in this chapter are a positive response to the need for additional houses and flats in Brighton & Hove of the right type and quality - and especially, the need to secure decent, affordable dwellings for people on low incomes and people with special housing needs. These aims are in accordance with government planning policy guidance PPS3: 'Housing', which states that everyone should have the opportunity of living in a decent home, which they can afford, in a community where they want to live.
- 4.2 As well as addressing housing need and providing an important safety net for people unable to afford the market costs of housing - genuinely affordable housing - can act as an important 'springboard' for people looking to move into work, including people who may be on temporarily low incomes.
- 4.3 Affordable housing plays a crucial role in helping people avoid becoming 'trapped' in unemployment and benefit dependency. The relationship between average local house prices / rents and average local incomes in Brighton & Hove is such that many households cannot afford market housing solutions.
- 4.4 The policies illustrate the importance the council attaches to planning for sustainable and vibrant neighbourhoods where a range of employment opportunities and local services and facilities are readily available without people having to travel long distances to get to them.

A complementary role for planning

- 4.5 It is vital that local planning policies complement the role played by the council as the local housing authority and as a lead regeneration agency. Greater integration of planning and housing policies is a key part of working toward an integrated, multi-agency approach to tackling social exclusion.
- 4.6 The council's strategic priorities include reducing local poverty by helping people on low incomes to have a decent quality of life. The council's vision: *'is to ensure that all the people of Brighton & Hove have access to decent affordable housing that enables a good quality of life'*. ('Brighton & Hove Housing Investment Strategy 2001-2006 - Housing: The well-being of the City' and subsequent updates)

- 4.7 Achieving this vision demands a partnership approach which will involve the council working directly with local people and a range of organisations involved in the development and management of housing. Partnership working with the Housing Corporation and local housing associations enables the council to look at innovative ways of meeting housing needs.
- 4.8 The Housing Strategy for the city sets out the aims and key objectives in respect of housing and housing investment. It is a key complementary strategy to the local plan housing related policies.

Sustainable neighbourhoods and regeneration

- 4.9 The development of land at Foredown Hill saw the last of the remaining large 'greenfield' sites to be developed for housing in Brighton & Hove. There are very few new sites available for housing and in accordance with government guidance, the emphasis is now firmly placed upon making the best use of land within the built-up area.
- 4.10 The list of identified housing sites set out in this chapter demonstrates the council's fundamental commitment to using brownfield (previously developed) sites to provide new housing. Instead of the traditional 'housing estate', key sites will be expected to provide a variety of housing types and sizes and a mix of tenures to meet a range of housing needs. This approach is supported by government guidance and policy which advises local planning authorities to encourage development that seeks to achieve sustainable mixed and balanced communities. By planning positively for this 'rich mixture' in Brighton & Hove, there is a real opportunity for neighbourhoods to develop which do not exclude people on grounds of income, age or need. Planning for the diverse housing needs of the whole community, including vulnerable people at risk, was afforded a particularly high priority by people on low incomes who contributed to a vision for this Plan.
- 4.11 Equally important on a number of key sites will be the need to plan positively for a mix of activities. This approach will help to breathe new life into the regeneration of existing areas by offering opportunities for employment, leisure and community facilities alongside housing. It will also help to ensure that new neighbourhoods emerge that meet the needs of local people right from the start. At the smallest scale, a mix of uses can involve the development or conversion of a building to provide 'live-work' accommodation or the re-use of vacant space above a shop to provide a flat.
- 4.12 Rather than being overly prescriptive, the policies of this Plan seek to provide the basic framework for new opportunities for a mix of housing types and tenures and mixed uses in Brighton & Hove. The detailed 'spatial planning' of neighbourhoods will rely on the involvement of the people who live there. A good example was the East Brighton 'New Deal for Community Partnership's Community Development and Urban Design Strategy'. The Strategy, led by the East Brighton Community, proposes a co-ordinated approach to improving the quality of housing; the immediate housing environment; open spaces; connections by road and on foot and other significant land uses.

- 4.13 In response to the need for more housing in the South East Region, the government has indicated that part of the solution may lie in increasing housing densities in existing urban areas. Higher density living is seen as helping to maintain the vitality of neighbourhoods by supporting local services and contributing to a reduction in the need to travel. Consultees involved in putting this Plan together, recognised the benefits that higher density living might bring but cautioned that many people are already living at high densities in Brighton & Hove - many felt that higher densities should be linked to improvements in public transport accessibility.
- 4.14 Sustainable Neighbourhoods which incorporate a mix of uses and tenures and higher density development will only be successful if they are well designed (Chapter 3 'Design, safety and the quality of development'). High standards of architecture and making the best use of the spaces between buildings will also be important considerations if live-work accommodation, car-free houses and flats and lifetime homes are to be successfully introduced (see policies HO7 and HO13). Fundamental considerations in the design of a sustainable neighbourhood will be the need to plan positively for crime prevention and community safety (see Policy QD7).
- 4.15 During the preparation of the Local Plan, the council initiated ongoing work on an urban housing capacity study to consider what other opportunities there may be for the provision of additional housing in Brighton & Hove. This work reflects the council's commitment to 'plan, monitor and manage' provision for housing in line with government guidance.

Housing need in Brighton & Hove

- 4.16 The total number of households in Brighton & Hove is projected to increase by just over 9,000 (8%) in the period between 1991 (109,300) and 2011¹ (118,400). In line with national trends, it is predicted that there will be a sharp rise in the proportion of smaller households over the Plan period - by 2011 about 45% of households will comprise just one person.
- 4.17 Housing tenure figures show that the private rented sector stock in Brighton & Hove represents a significantly higher proportion (20%) of the total housing stock than the regional or national averages. The proportion of housing rented from housing associations continues to grow and has reached about 5% of the total housing stock. Around 60% of the households in Brighton & Hove are owner occupied, a figure which is broadly in line with the national average. 10% of the stock meanwhile is owned by the council. Therefore, total affordable stock in the city is 15%; a figure which is lower than many urban authorities and significantly lower than national average which is 22%.

¹ ESCC Population Projections, 1996-based. These projections are being revised following 2001 Census and updated population estimates. Any new figures will be incorporated into the emerging Local Development Documents.

- 4.18 The Census shows us that the proportion of households lacking or sharing basic amenities and suffering from overcrowding in Brighton & Hove is significantly higher than the average for the South East and is twice the national average. The proportion of households in non-self contained accommodation nearly four times higher than the national average.
- 4.19 To provide an accurate picture of housing needs in Brighton & Hove successive surveys have been carried out in Brighton & Hove over the past decade. Housing needs information complements existing sources of information such as the council's Housing Register and Transfer lists and plays a key role in guiding the Housing Investment Programme. In planning positively for housing, the government expects councils to underpin their policies by carrying out rigorous assessments of local housing needs.
- 4.20 The key findings of the Brighton & Hove Housing Needs Survey 2000* that informed the Plan were summarised as follows:
- 5,642 households were living in unsuitable housing. The main reasons for this are overcrowding and problems with the state of repair of their property;
 - Of those households living in unsuitable accommodation, it was estimated that 86% could not afford to resolve their housing problems within the existing Brighton & Hove housing market;
 - 13,430 households were living in unsuitable housing and cannot afford to resolve this situation;
 - In addition there were 52 concealed households in need - these households are persons who currently live with another household but need to move to their own separate accommodation now but cannot afford local market housing;
 - There are an estimated 205 additional homeless households not included as part of a household based survey, but who should nevertheless be considered as in housing need;
 - In total, it is estimated that there are 13,687 households in housing need at the time of the survey;
 - Over the next 5 years the number of households in housing need is projected to increase by 13,145 households if the current pattern continues;
 - To meet all of the current and projected housing need, around 15,727 additional affordable homes would be required by 2005 (N.B.: not all of the housing needs arising will need to be met through the provision of additional affordable housing; some can be met through repairs / adaptations or by households moving to less expensive areas);

* *The most up to date assessment the 'East Sussex and Brighton & Hove Housing Needs Survey, 2005'*

- Overall, around 11.8% of all households in Brighton & Hove were in housing need; twice the national average from 130 surveys;
- Almost 16% of all households in Brighton & Hove include people with special needs, the majority of which include at least one person with a physical disability; and
- At 30%, the proportion of special needs households in housing need is substantially higher than overall proportion of households in housing need.

Land for housing

- 4.21 Policy HO1 reflects a 'sequential approach' to the release of housing sites whereby the highest priority is attached to the use of previously developed sites (or buildings for re-use or conversion) in accordance with the government guidance set out in PPS3 'Housing'. The term 'indicative' is used in the schedule of housing sites as a guide to what the council considers achievable on the sites in terms of achieving PPS3 land supply requirements. They are not intended as rigid targets.
- 4.22 In accordance with government policy guidance PPS3, sites are only included if they represent a 'realistic proposition' in terms of the following factors:
- availability and suitability
 - location and accessibility
 - infrastructure requirements
 - community development
 - physical and environmental constraints
- 4.23 Policy HO1 also gives indicative percentage targets for affordable housing on identified sites in accordance with government guidance. These indicative targets were arrived at by taking account of the following criteria:
- site size, suitability and economics of provision;
 - the proximity of local services and facilities and access to public transport;
 - whether there will be particular costs associated with development of the site; and
 - whether the provision of affordable housing would prejudice the realisation of other planning objectives/policies that need to be given priority in the development of the site.

HO1 Housing sites and mixed use sites with an element of housing Housing Land Supply Assessment: Brighton & Hove (as at April 2003)

Table 1. Allocation requirement to meet Structure Plan and PPG3 requirements as at 1.4.2003

Dwelling Requirement		
1	Housing Requirement 1991-2013	9920
2	Residential Completions 1991-2003	7765
3	Residual housing provision to be provided 2003-2013 (row 1 minus row 2)	2155
4	Annual Average Residual (row 3 divided by 10 years)	216
5	Five year total residual requirement (Row 4 multiplied by 5 years)	1080
6	Identified supply in local plan as at 1.4.2003 (large 6 + units) sites allocated and with planning permission	2276
7	Deficit/Surplus	+1196

Note: Housing requirement assumes Structure Plan annual rate of 260 dwellings in period 2006 to 2011 is continued until 2013.

Therefore an additional 520 (260 x 2 years) dwellings are required to meet Structure Plan requirement of 9,400 (1991 to 2011).

Table 2. Housing Supply to 2013

Housing Requirement		
1	Housing Requirement 1991-2013	9920
2	Less completions 1991- 2003	7765
3	Residual provided 2003-2013	2155
Housing Supply		
4	Windfall Potential from Urban Capacity Study 2003-2013	2600
5	Identified Supply in Local Plan	2276
6	Total Supply (row 4 plus row 5)	4876
7	Deficit/Surplus (row 6 minus row 3)	+2721

HO1 Housing sites and mixed use sites with an element of housing

The following sites are identified for housing or the inclusion of housing as part of a mixed-use development (as at 1 April 2003)

Allocated Sites With Planning permission at 1 April 2003			
Site Address	Brownfield Site, redevelopment /conversion	Units/indicative number of units	Indicative affordable housing %
52 Palmeira Avenue and adjoining land to south	✓	24	0
12 Richmond Parade	✓	10	40
Wholesale Market Building, Circus St	✓	55	60
St Anne's Institute, 110 St Georges Road, Kempdown	✓	6	0
Marine Gate, land between Marine Drive and rear of 2-18 The Cliff	X	16	0
Land at Hamilton Close and Chalky Road, Portslade	X	12	100
Former Senior Hostel, adj. 26 Southdown Ave 223 Old Shoreham Rd	✓	6	100
Carlton Hill, Brighton	✓	26	100
80-90 Grand Parade/Edward St, Brighton	✓	33	0
32-33 St James St, 1-4 Cavenish St and 1 St James	✓	11	0
95-99 Western Road, Brighton	✓	22	0
11 Marine Drive, Rottingdean	✓	22	36
Land Jubilee St, Church St, Barrack Yard	✓	100	25
76-84 Trafalgar St, Brighton	✓	33	64
Former Argus Printing Works, Robert St	✓	65	34
90-96 Preston Road, Brighton	✓	124	40
		Total 565	

Nb: The value of '0' will typically reflect extant planning permissions. Any renewal of planning permission will be assessed in accordance with Policy HO2.

Allocated Sites without Planning Permission at 1 April 2003			
Site Address	Brownfield Site, redevelopment /conversion	Units/indicative number of units	Indicative affordable housing %
Brighton General Hospital, Elm Grove, Freshfield Road	✓	200	80
Sussex Place, Brighton	✓	15	40
Preston Barracks, Lewes Road	✓	10	40
Land at Former Gas Works, Boundary Road, Marina	✓	80	30
The Rise (former school buildings), Portslade	✓	37	100
Land adj to Portslade College, Applesham Way, High Street, Portslade	✓	6	100
Shoreham Port	✓	To accord with a future development brief for Shoreham Harbour See Policy EM12	40
Manchester Street/Charles Street, Kemptown	✓	24	40
The Post Office, 44-51 Ship Street, Brighton	✓	25	40
21-23 Middle Street, 65-75 West St & Boyces St	✓	38	40
100 North Road, 1-2 Cheltenham Place, Brighton	✓	10	100
Brighton Station 'New England Quarter'	✓	270	30
49-50 Providence Place, Brighton	✓	26	40
Former Tyre Co Building, 2-14 Coombe Rd, Brighton	✓	20	40
King Alfred, Hove to accord with development brief	✓	300	40
		Total 1,061	40
Unimplemented windfall Sites gaining planning permission (8 sites) 2000/01		148	
Unimplemented windfall Sites gaining planning permission (10 sites) 2001/02		96	
Unimplemented windfall Sites gaining planning permission (26 sites) 2002/03		406	
Total unimplemented large windfall sites		650	
Total identified HO1 Sites		1,626	
Total identified supply		2,276	

Affordable housing - a definition

A definition of 'affordable housing' for Brighton & Hove -

'Residential accommodation that is provided with a subsidy to ensure that rents / prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the housing market (i). In Brighton & Hove, affordable housing will typically be for rent and will be managed by a Registered Social Landlord (ii)'.

- i. those people eligible for affordable housing will include tenants in council or housing association accommodation and those on waiting lists for such accommodation.*
- ii. where it is not proposed that a Registered Social Landlord should be involved in the management of affordable housing, the council will secure the provision of affordable housing for successive occupants through the use of planning obligations restricting occupancy to households who cannot compete in the housing market.*

- 4.24 Government planning guidance (PPS3 'Housing') recognises that the community's need for affordable housing is a material planning consideration and should be taken into account in formulating development plan policy. The guidance states that local plan policies for affordable housing should define what the authority considers to be affordable in the plan area in terms of the relationship between income levels and house prices and rents for affordable housing needed by different households.
- 4.25 The definition of affordable housing set out above emphasises that affordable housing will be accompanied by a subsidy. Indication is also given that provision of such housing will typically be for rent. In Brighton & Hove average income falls significantly below the national average whilst unemployment remains above regional and the national average. Due to the very high housing costs in the city, the substantial majority of households in housing need rely on the provision of subsidised rented accommodation. Low cost home ownership (e.g. shared ownership) is beyond the reach of many households. However, such initiatives have a part to play in helping some households (eg. key workers) get on the housing ladder. There may be circumstances where the policy is used to secure a proportion of shared ownership housing to help meet these needs.
- 4.26 The definition's reference to the involvement of a Registered Social Landlord reflects the view that this is an effective way of securing occupancy and thereby ensuring that affordable housing remains genuinely affordable over the longer term.
- 4.27 The reference to, 'local people whose income means that they are unable to compete in the housing market' and the clarification set out in (i) and (ii) is intended to ensure that, when it is not proposed that a Registered Social Landlord is involved in the management of affordable housing, there is no ambiguity around securing occupancy controls via planning obligations.

HO2 Affordable housing - 'windfall' sites

Where a proposal is made for residential development, capable of producing 10 or more dwellings, the local planning authority will negotiate with developers to secure a 40% element of affordable housing (in accordance with the definition of affordable housing set out above).

The policy will apply to all proposed residential development, including conversions and changes of use.

In assessing the appropriate level and type of provision, consideration will be given to:

- i. local need in respect of the mix of dwelling types and sizes, assessed in the context of policy HO3 - 'Dwelling type and size';
- ii. the accessibility of the sites to local services and facilities and public transport;
- iii. the particular costs associated with the development of the site;
- iv. the extent to which the provision of affordable housing would prejudice the realisation of other planning objectives; and
- v. the need to achieve a successful housing development

4.28 In the light of an overriding level of housing need, it is an imperative that the Local Plan adopts an approach based upon maximising the amount of new housing that is genuinely affordable. This approach is consistent with government advice.

4.29 The council's affordable housing policy is based on substantial evidence regarding housing need, a lack of medium to large development sites coming forward for development, the relatively small stock of existing social housing in the City and the high price commanded for dwellings on residential/mixed use sites within the City. The policy is also supported by independent research on development viability (June 2004). All these factors will be subject to ongoing monitoring, which will be used to elaborate and clarify policies during the life of the Local Plan.

4.30 Fundamental to the policy approach is an overall shortage of land free from other policy constraints and which is available to meet local housing needs. The council does not have a significant land 'bank' with which to enable housing association development and the majority of development opportunities are on privately owned sites.

4.31 Policy HO2 will apply to all suitable residential sites coming forward for development as set out in the policy. A target proportion of 40% affordable housing will be sought on all residential development proposals of 10 or more dwelling units. These thresholds are supported by independent research on development viability. Negotiations will take place on each site and developers will be asked to justify any proposals which do not meet the policy requirements.

HO3 Dwelling type and size

The planning authority will seek to ensure that proposals for new residential development and residential conversions (including changes of use) incorporate a mix of dwelling types and sizes that reflects and responds to Brighton & Hove's housing needs.

Exceptions will only apply when a scheme is designed to meet the needs of people with special needs, or a mix of dwellings would be inappropriate due to the location of the site or limitations of the site itself.

To complement this policy up to date assessments of Brighton & Hove's Housing Needs will be published.

- 4.32 Policy HO3 is closely allied to other policies of the Plan concerned with residential density, affordable housing, car free development and mixed uses. In common with these policies, it represents a positive response to the need to 'plan for communities' and a move away from the uniformity of traditional housing estates in favour of a 'design-led' approach.
- 4.33 Providing dwellings of different types and sizes will help to counter social exclusion by meeting the needs of people with a variety of different lifestyles and incomes. A variety of dwelling types (and tenures) will provide greater choice for people seeking to live and work in Brighton & Hove and will contribute to meeting the council's regeneration objectives. These objectives accord with government planning guidance in PPS3 'Housing' which actively encourages local planning authorities to provide wider housing opportunity and choice and a better mix in the size, type and location of housing, seeking to create mixed communities.
- 4.34 The Brighton & Hove 'Housing Needs Survey 2000' demonstrated, in overall numerical terms, that the greatest category of need will be for smaller sized affordable accommodation (one and two bedrooms). However, analysis of housing needs demonstrates a significant 'mismatch' in the demand and supply of affordable larger family accommodation (three and four plus bedrooms) that has emerged in recent years. Therefore, it is particularly important, that wherever possible, three and 'four plus' bedroom dwellings form an element of the affordable housing mix.
- 4.35 Planning for a mix of dwelling types and sizes underlines the Plan's new emphasis on design, see Chapter 3, 'Design, safety and the quality of development'. Proposals which include a mix of dwellings will be expected to demonstrate a design-led approach with an emphasis on creating a high-quality living environment which respects its surroundings and takes full account of considerations such as community safety and crime prevention.
- 4.36 This policy is consistent with the council's Housing Strategy and Economic Development Strategy. Policy HO3 has strong links with other policies throughout the Plan, including those concerned with residential densities, affordable housing; mixed uses; live-work units, public transport accessibility and design.

HO4 Dwelling densities

To make full and effective use of the land available (in accordance with Policy QD3), residential development will be permitted at higher densities than those typically found in the locality where it can be adequately demonstrated that the proposal:

- a. exhibits high standards of design and architecture;
- b. includes a mix of dwelling types and sizes which reflect local needs;
- c. is well served by public transport, walking and cycling routes, local services and community facilities; and
- d. respects the capacity of the local area to accommodate additional dwellings.

Implementation of this policy will be informed by the results of the 'Urban Capacity Study' and assessments of public transport accessibility.

- 4.37 Policy HO4 is a positive planning response to the need to make the best use of the limited amount of land that is available for housing in Brighton & Hove. Higher density housing in suitable locations can make a real contribution toward viable and sustainable neighbourhoods, whilst at the same time reducing pressure for the release of land for housing elsewhere, such as on greenfield sites.
- 4.38 Consultees involved in the preparation of the Plan felt that higher housing densities would be most appropriate close to existing shopping areas and transport interchanges. This accords with government guidance and policy which encourages a greater intensity of development at places with good public transport accessibility such as city, town, district and local centres, see also Policy QD3.
- 4.39 It is important to remember however, that in many parts of Brighton & Hove people are already living at high densities and in some areas additional high density housing would place an undue burden on local services and community facilities. Consultees involved in the preparation of this Plan recognised the importance of respecting the 'capacity' of different areas to accommodate higher density living. The council is undertaking an 'urban characterisation study' which will help inform planning decisions regarding how different residential densities can be most suitably accommodated in different parts of the city.
- 4.40 Design will be a fundamental consideration in achieving higher density housing in suitable locations. Proposals will be expected to demonstrate a design-led approach with an emphasis on creating a high quality living environment which respects its surroundings and takes full account of considerations such as community safety and crime prevention, see Chapter 3, 'Design, safety and the quality of development'.

- 4.41 Placing less emphasis on the amount of land needed for off-street parking and associated 'road space' will help to achieve higher densities in accordance with the concept of sustainable development, see Policy TR2. However, care should be taken to ensure that such a reduction is integral to the design of any proposal. It should not result in parking being deflected onto neighbouring streets and roads.
- 4.42 Policy HO4 has strong links with a number of other Local Plan policies, in particular those concerned with the provision of affordable housing and an appropriate dwelling mix in proposals for residential development. Policy HO4 is closely allied to the emphasis the Plan places on design (Policy QD3) and community safety; planning for the demand for travel (Policy TR1); and, public transport accessibility (Policy TR2).

HO5 Provision of private amenity space in residential development

The planning authority will require the provision of private useable amenity space in new residential development where appropriate to the scale and character of the development.

- 4.43 The above policy will be applied to all proposals for new residential development in order to ensure that the need for amenity space is addressed. The policy requires that an element of usable private amenity space (excluding parking and turning areas) is provided for occupants. This is particularly important for those likely to spend a large part of their day in the home environment. In considering the amount of usable private amenity space within new residential proposals, the planning authority, will take into account front gardens, back gardens and balconies.

HO6 Provision of outdoor recreation space in housing schemes

New residential development will not be permitted unless the requirement for outdoor recreation space, generated by the development, is suitably provided in accordance with:

- a. **the standard of 2.4 hectares per 1,000 population (or part thereof), or**
- b. **any subsequent standard adopted by the council following a local assessment of needs and audits of open space and sports and recreational facilities. This provision must be split appropriately between children's equipped play space, casual / informal play space and adult / youth outdoor sports facilities.**

Where it is not practicable or appropriate for all or part of the outdoor recreation space requirements to be provided on site, contributions to their provision on a suitable alternative site, may be acceptable.

The provision of outdoor recreation space and its long term maintenance will be secured by the use of conditions or by legal agreement, as appropriate. The provision of outdoor recreation space will be in addition to incidental amenity and landscaped areas.

- 4.44 Most residential development, with the exception of some specialist housing, creates demand for open space for play and recreation. The cumulative effect of a series of developments without such open space provision on site, would be to fail to provide for these new demands and would exacerbate any existing deficiencies. It is important, therefore, for the amenity of residents and for the general wellbeing of the community and quality of life that an appropriate amount of open space for play and recreation is provided in conjunction with new residential development. It is imperative that such provision is taken into account at the initial design stages of a scheme so that it is suitable i.e. appropriately located, accessed, drained, adequately buffered and designed.
- 4.45 New residential development will be required therefore, to provide outdoor recreation space in accordance with the standard set out in this Policy, the draft SPGBH 9 'Provision of Outdoor Recreation Space' and in the SPD 'Developer Contributions.' Policy HO6 seeks to reflect the National Playing Fields Association (NPFA) standards⁴ and guidance from Sport England, which is a statutory consultee in respect of playing fields and has produced a national planning policy statement on the future of playing fields. Proposals will be expected, to accord with the NPFA standards and guidance and to take into account Sport England guidance. In assessing proposals for development, regard will also be given to the council's sports strategies, as appropriate and any subsequent standards adopted by the council following further assessments of local need for open space and sports and recreational facilities.
- 4.46 Further guidance on the provision of outdoor recreation space in housing schemes and the respective breakdown of the standard is given in draft supplementary planning guidance (SPGBH 9) and will be given in supplementary planning documents (SPD Developer Contributions). The application of this Policy is so interlinked with the draft SPGBH 9, that its content will inevitably need to be taken into account in conjunction with Policy HO6.
- 4.47 The council will only expect an applicant to make provision for the outdoor recreation space required to meet the needs of the proposed development. Applicants will not therefore, be expected to provide recreation facilities over and above those that can actually be justified by the development.
- 4.48 Where an applicant can satisfy the planning authority that this requirement can be suitably provided by way of an existing outdoor recreation space, the planning authority will not require the developer to make further provision. In such circumstances, the applicant must demonstrate that the existing outdoor recreation space has the necessary capacity to serve the development appropriately and safely, in accordance with draft SPGBH 9 and the standard referred to in this policy.

⁴ The NPFA has set out recommended minimum standards for outdoor recreation space in a document entitled

'The Six Acre Standard - Minimum Standards For Outdoor Playing Space' (1992).

HO7 Car free housing

Planning permission will be granted for car-free housing:

- a. in locations with good access to public transport and local services where there are complementary on-street parking controls; and
- b. where it can be demonstrated that the proposed development will remain genuinely car-free over the long term.

In those locations which do not benefit from good access to public transport, or are not reasonably accessible by walking or cycling, planning permission will be granted for proposals for car free housing which incorporate public transport improvements and / or improvements to the walking and cycling network appropriate to the scale of the development.

Where it is not practicable to provide public transport improvements, a contribution from the developer will be sought to improve public transport facilities and / or infrastructure in the locality. Contributions will be calculated with reference to the travel generating impact of the proposal and measures of public transport accessibility which will be published and regularly updated by the council.

- 4.49 Policy HO7 seeks to put into practice government guidance and policy aimed at reducing reliance on the car in the pursuit of sustainable development. Provision for the car can add significantly to the amount of land needed for a development which, in turn, can inflate the price of housing. Conversely, reducing the land needed for roads and parking can help in achieving higher densities and the provision of amenity space.
- 4.50 Consultation carried out in preparation for this Plan yielded widespread support for car free development. For example, people responding to a consultation leaflet identified car free housing as one of the principal ways in which new development might contribute to reducing congestion. However, consultees have also highlighted the importance of ensuring that car free development does not result in additional parking in neighbouring streets. Securing genuinely car free development may require the developer to enter into a legal agreement with the council, or alternatively could form part of a lease or tenancy agreement. Where a car-free development is located in a residents' parking zone, or where a residents' parking zone is introduced, the council's parking regulations, as defined in the appropriate Traffic Regulation Order, will ensure that residents in car-free housing will not qualify for a resident parking permit.
- 4.51 Policy HO7 is consistent with the council's Sustainable Transport Strategy and Local Transport Plan and other policies of the Plan concerned with planning for the demand for travel; residential density; dwelling mix and type; public transport accessibility and parking.

HO8 Retaining housing

Planning permission will not be permitted for proposals involving a net loss of units of residential accommodation unless one or more of the following exceptional circumstances applies:

- a. the residential accommodation is classified as unfit for human habitation and it can be demonstrated that it cannot be made fit for habitation;
- b. a separate access to the residential accommodation is impracticable;
- c. where it can be demonstrated that the change of use is the only practicable way of preserving the existence or special architectural or historic character of a listed building or other building of architectural or historic interest;
- d. where the proposal would result in a net gain in units of affordable housing; or
- e. where previous use of a building would be a material consideration.

- 4.52 Strict limitations on the number of new sites available for housing development in Brighton & Hove and the need to make the best use of the sites and properties that are available, mean that it will continue to be important to retain existing houses, flats and other residential accommodation. Policy HO8 will help to ensure that measures aimed at delivering additional housing including rehabilitation and repair, are not undermined by losses to the existing stock.
- 4.53 Policy HO8 complements Brighton & Hove City's Empty Properties Strategy and is consistent with other policies of this chapter concerned with improving housing conditions and bringing vacant housing back into use; affordable housing; residential conversions and the retention of smaller houses.

HO9 Residential conversions and the retention of smaller dwellings

Planning permission will be granted for the conversion of dwellings into smaller units of self-contained accommodation when:

- a. the original floor area¹ is greater than 115 sq m or the dwelling has more than 3 bedrooms as originally built;
- b. at least one unit of accommodation is provided which is suitable for family occupation and has a minimum of two bedrooms;
- c. the proposal is not detrimental to adjoining properties, including those within the same building, in terms of noise and nuisance and there is adequate provision for the storage of refuse;
- d. secure, covered cycle parking is provided (if off-street cycle parking is not available and provision cannot be made on-street, then a contribution may be sought towards cycle parking nearby);
- e. the proposal will not result in an unacceptable level of on-street car parking; and
- f. if the building is listed, the proposal preserves the character of the listed building.
- g. if the building is in a conservation area, the proposal preserves or enhances the character of the conservation area.

The requirement within criterion b) for a unit of family accommodation will not apply when:

- i. a different mix of units is essential to preserve the character of a listed building; or
- ii. a different mix of units is necessary to meet the needs of existing occupants who will remain on completion of the conversion;
- iii. the proposal is poorly located to meet the needs of families; or
- iv. the proposal is specifically for people with special housing needs.

(Detailed design guidance set out in the Supplementary Planning Guidance and /or Supplementary Planning Documents will apply to residential conversions and alterations).

- 4.54 The conversion of larger properties contributes toward the provision of a wider range of housing and helps to meet the needs of a growing number of smaller households. It is also consistent with the objective of making the best use of the land available within Brighton & Hove and easing the pressure for the release of greenfield sites.
- 4.55 There remains a high level of demand for smaller dwellings suitable for family accommodation and it will continue to be important to retain the existing stock of these dwellings (i.e. those where the original floor area is less than 115m²).

¹ the original floor area excludes later additions such as extensions, garages (including converted garages) and loft conversions. Calculation of the original floor area must be based on internal dimensions only.

- 4.56 The council recognises that too much conversion activity can have an adverse impact on residential amenity, particularly in those areas where dwelling densities are already high. Similarly, a number of consultees who contributed to the preparation of this Plan recognised the importance of respecting the 'capacity' of different areas of Brighton & Hove to accommodate higher density living in terms of the impact on local services, infrastructure, amenity and community facilities.
- 4.57 Policy HO9 is consistent with the priorities set out in the council's Housing Strategy and other policies of the Plan concerned with retaining housing; improving housing conditions and bringing vacant housing back into use; affordable housing; residential conversions and the retention of smaller houses.

HO10 Accommodation for homeless people

Planning permission will be granted for the provision of residential accommodation, including temporary accommodation and hostels, to meet the needs of homeless people, provided that the site is well served by local community services, public transport and walking and cycling routes.

Planning permission will not be granted for proposals involving the loss of accommodation for homeless people unless it can be adequately demonstrated that this need for the accommodation no longer exists.

- 4.58 Policy HO10 is consistent with the council's aim of increasing the supply of short-term accommodation for homeless people and minimising the use of emergency bed and breakfast accommodation. The policy complements the council's objectives of;
- allocating a third of all properties to those in greatest need on the Housing Register;
 - targeting under-occupied council homes to make the best use of limited stock; and
 - providing move-on accommodation for those who no longer need supported accommodation, thus freeing specialist stock.
- 4.59 The policy has strong links with other policies of the Plan concerned with housing for people with special needs and affordable housing.

HO11 Residential care and nursing homes

Planning permission will be granted for new residential care and nursing homes and extensions to existing residential care and nursing homes where it can be demonstrated that the proposal:

- a. will not adversely effect the locality or neighbouring properties by way of noise or disturbance; or by way of size, bulk or overlooking;
- b. provides adequate amenity space - (a minimum depth of 10m and not less than 25m² per resident - although a lower standard may apply for nursing homes where residents are less mobile);
- c. is accessible to people with disabilities; and
- d. provides for operational parking in accordance with the council's standards.

Planning permission will not be granted for proposals involving the loss of residential care and /or nursing homes which comply with, or are realistically capable of reaching, the respective standards set out for residential care / nursing homes.

Where the loss of a residential / care home is considered acceptable, the priority will be to secure additional housing units or supported housing, for people with special needs.

The conversion of larger homes will be expected to provide a proportion of affordable housing in accordance with Policy HO2 'Affordable housing - 'windfall sites'.

- 4.60 Policy HO11 seeks to allow for an adequate supply of residential care and nursing homes. Where appropriate, the policy seeks to provide for alternative uses for former residential care and nursing homes - former homes will often be ideally located to provide opportunities for additional housing and to meet important housing needs, including affordable housing and supported housing for older people.
- 4.61 Policy HO11 is consistent with the council's Housing Strategy and Social Services Strategy for Older People. It has strong links with other policies of this chapter concerning housing for older people, housing for people with special needs and, affordable housing.

HO12 Sheltered and managed housing for older people

Planning permission will be granted for the provision of sheltered and managed housing for older people.

Proposals for sheltered and managed housing should:

- a. be located close to local amenities, including public transport and shops, to meet the needs of particular clientele; and
- b. incorporate an element of affordable housing* on HO1 sites or sites of the kind described in policy HO2, using the relevant assessment criteria of that policy.

Where sheltered / managed housing is no longer required, a priority will be attached to providing housing that meets an identified local need.

*** Such affordable housing will not necessarily be for the same type of clientele as is specified in the particular planning application. However, the form and type of affordable housing sought will take account of identified local needs and the particular characteristics of the proposals and of the development site.**

- 4.62 Whilst the elderly population is projected to decline over the period of the plan, there remains a shortfall in the supply of modern, sheltered and managed housing to meet the housing needs of older people. There is a particular need for affordable accommodation in this sector and the policy seeks to establish the provision of an element of affordable housing as an integral part of all new sheltered and managed housing schemes for elderly people.
- 4.63 Community visioning workshop participants, involved in the preparation of this Plan, attached a high priority to ensuring that everyone has access to decent, affordable homes and identified a particular need for sheltered accommodation to meet the needs of older lesbian and gay people.
- 4.64 Some of the existing stock of sheltered accommodation in Brighton & Hove can no longer meet modern requirements and will inevitably become surplus over the period of the Plan. The conversion or redevelopment of such accommodation could provide much needed affordable housing or supported housing for older people with special needs and associated facilities such as a 'drop in' centre, carers' base or respite care.
- 4.65 Policy HO12 is consistent with the Social Services Strategy, the council's Housing Strategy and the Community Care Plan. The Policy has strong links with other policies concerned with affordable housing and housing for people with special needs.

HO13 Accessible housing and lifetime homes

Planning permission will only be granted for new residential dwellings that are built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities without major structural alterations.

A proportion of all new dwellings on larger sites (of more than 10 new dwellings) should be built to a wheelchair accessible standard.

Proposals for conversions and changes of use to provide residential accommodation will be expected to demonstrate that wherever it is practicable, Lifetime Homes criteria have been incorporated into the design.

Design criteria for lifetime homes and wheelchair standards are set out in Planning Advice Notes.

- 4.66 Policy HO13 responds to the objectives of securing equal access to housing for people with disabilities and meeting the needs of households as their occupants grow older or circumstances change. This approach is consistent with an under-supply of housing capable of being adapted to meet the needs of people with disabilities in Brighton & Hove and the need for the planning system and plans to respond to the challenge of meeting the housing requirements of the whole community.
- 4.67 The policy is intended to complement the Building Regulations by ensuring that access issues are considered at an early stage in the development process. It is consistent with the council's Housing Strategy which seeks to maximise the provision of accommodation suitable for people with disabilities and has strong links with other policies intended to provide greater choice and a better mix of housing.
- 4.68 Up to date monitoring suggests that the percentage of homes to be built to a wheelchair accessible standard on larger (10+) housing sites should be approximately 5% overall. This is based on the numbers of people in Brighton & Hove holding a disabled persons 'Blue Badge'. It should be noted that in affordable housing schemes, 10% wheelchair accessible housing is sought which reflects registered needs. Regular assessment of the housing needs of disabled people over the plan period may lead to a higher/lower percentage of wheelchair accessible housing being required.

HO14 Houses in multiple occupation (HMOs)

Planning permission will not be granted for proposals involving the net loss of units of non self-contained accommodation which comply with, or are realistically capable of reaching, the standards set out in the Housing Acts, other than in circumstances listed below. The extenuating circumstances are:

- a. where it can be demonstrated that the proposal meets an identified housing need; or**
- b. where the loss represents the only practicable means of preserving a listed building.**

- 4.69 Houses in Multiple Occupation (HMOs) play an important role in providing housing for young people and people who are socially or economically disadvantaged. They are often the only choice of housing for people who would otherwise be homeless. Given the overriding level of housing need in Brighton & Hove, it remains important to ensure that an adequate supply of HMO accommodation is retained. The need for HMO accommodation will be monitored throughout the period of the Plan and the policy reviewed, should research and monitoring indicate that the objectives of the policy can be met in other ways.
- 4.70 However, both the government and the council remain concerned that HMO accommodation does not always offer acceptable standards when it comes to issues such as repair, soundproofing and amenity. This policy is intended to complement the council's efforts to ensure high standards of maintenance and repair via the Housing Acts and other initiatives such as those intended to secure improvements to historic buildings.
- 4.71 Policy HO14 is consistent with other policies of the Plan which seek to promote high standards of maintenance and repair and encourage improvements to historic buildings. It complements the council's use of the Housing Acts to ensure that proper standards of management, soundproofing, amenities, repair, fire precautions and safety for HMOs are enforced.
- 4.72 It is recognised that in some areas of the city, a concentration of HMOs can cause various problems arising from heavy concentrations of people living within a small geographical area. Appropriate policies elsewhere in the Plan aimed at protecting amenities will also be important factors in assessing new proposals in respect of new HMOs and the loss of existing HMOs. Particularly important in this respect are policies QD27 and HO4.

HO15 Housing for people with special needs

Planning permission will be granted for the provision of residential accommodation for people with special needs, including supported housing.

Where some, or all, of the facilities are shared, planning permission will be granted provided that the criteria for conversions set out in Policy HO9 'Residential conversions and the retention of smaller dwellings' are met.

***(with the exception of criterion b) concerning the provision of at least one unit of family accommodation).**

- 4.73 The approach set out in this policy is consistent with highest priority attached to 'an integrated society which cares for the vulnerable', identified by participants in community visioning workshops who contributed to the preparation of this Plan.
- 4.74 There is a high level of demand for residential accommodation for people with special needs and the council's Housing Strategy statement identifies supported housing in particular, as an important element of future housing provision.
- 4.75 The council's supported housing forum has highlighted the difficulty of finding suitable accommodation for young people and older people with mental health problems, or for those with particularly chaotic behaviour. In a similar vein, the council's Housing Investment Programme Strategy Update indicates that 'supported housing' will continue to be an important element in future provision in Brighton & Hove with an emphasis on meeting special needs. The Social Services Strategy for Older People identifies the need to maintain and increase residential provision for older people with mental health problems.
- 4.76 Policy HO15 is closely linked to Policy HO9 'Residential conversions and the retention of smaller dwellings'.

HO16 Safeguarding existing Gypsy and / or Travellers sites

Existing Gypsy¹ / Travellers' sites will be safeguarded. Proposals that would result in the loss of all or part of an existing site will be refused unless:

- a. **the local planning authority is satisfied that the need for the provision of the site no longer exists; or**
- b. **the proposal complies with the policies in the development plan and a replacement Gypsy / Traveller site is to be provided in a suitable location.**

¹ Note: 'Gypsies', defined as, "persons of nomadic habit of life, whatever their race or origin, but does not include members of an organised group of travelling showmen or persons engaged in travelling circuses travelling together as such."

HO17 Sites for Gypsies and / or Travellers

Proposals for new Gypsy¹ and / or Travellers' sites or extensions to existing sites, will be permitted provided they comply with the other policies in the development plan and that all of the following criteria can be satisfied:

- a. they would not significantly detract from the character and appearance of the surrounding area;
- b. they would not result in uses which would adversely affect the residential amenity of nearby properties, in particular by reason of noise, fumes and dust arising from vehicular movements and the storage of machinery and materials;
- c. a convenient and safe means of access can be provided to serve the site and the surrounding highway network is adequate to serve the use; and
- d. the site is readily capable of being serviced, and is within a reasonable distance of local services and facilities e.g. shops and schools.

Where necessary conditions will be imposed or a planning obligation sought in order to control the future use of the site e.g. the type of site² and / or number of days a caravan can stay, plus to regulate the proportion of the site which may be used for commercial operations and / or hours of work, as appropriate.

- 4.77 It is important that development plans make adequate site provision for Gypsy / Traveller and Travelling Show people through appropriate use of locational and / or criteria based policies. Existing sites should be identified which have planning permission, whether occupied or not and a quantitative assessment of the amount of accommodation required should be made. The demand for sites was assessed by the council in 1998 and a traveller site at Horsdean was identified and permitted in order to meet the assessed needs. Policies HO16, HO17 and HO18 therefore seek to retain the identified site at Horsdean and to provide the criteria that new Gypsy / Traveller and Travelling Show people sites will need to address. The demand and need for sites will be monitored and kept under review.
- 4.78 It is important to address the needs of gypsies and travellers in order to ensure there are equal opportunities for all and to avoid discrimination against a minority group. Such an approach is consistent with the principles of Agenda 21 which seek equality.

² 'Type of site' refers to one of the following a. A site for settled occupation;
b. A temporary stopping place; or,
c. Transit site

HO18 Sites for Travelling Show-people

Proposals for sites for Travelling Show-people, who are members of the Showmen's Guild of Great Britain, will be permitted in accordance with the other policies in the Development Plan, provided that all of the following criteria can be satisfied:

- a. the development would not significantly detract from the character and appearance of the surrounding area;
- b. the development would not result in uses which would adversely affect the residential amenity of nearby properties, in particular by reason of noise, fumes and dust arising from vehicular movements and the storage of machinery and materials and the testing of equipment;
- c. a convenient and safe means of access can be provided to serve the site and the surrounding highway network is adequate to serve the use;
- d. the site is readily capable of being serviced, and is within a reasonable distance of local services and facilities e.g. shops and schools; and
- e. the development is sited on reasonably flat land and does not visually encroach into the open countryside.

Where necessary, conditions will be imposed or a planning obligation sought in order to control the future use of the site and to regulate the proportion of the site that may be used for commercial operations and / or hours of work / testing equipment, as appropriate.

- 4.79 Show-people are self-employed business people who travel the country holding fairs. Whilst they travel from place to place with their work, they nevertheless require secure, permanent bases for the storage of their equipment and more particularly, for residential purposes. Whilst these sites will be most intensively occupied during the winter, some members of a family may need to occupy the site permanently, for example, older family members and children. Normally, it is only the permanent sites that will require planning permission as members of the Showmens' Guild of Great Britain enjoy permitted development rights when travelling for the purpose of their business. Thus planning permission is not normally required for fairs etc.

HO19 New community facilities

Planning permission will be granted for community facilities (including places of worship, day care and health centres, libraries and archives, schools, churches and community halls) where it can be demonstrated that:

- a. **the design and use of the facility will ensure its accessibility to all members of the community and include:**
 - i. **demonstrable benefits to people from socially excluded groups; and**
 - ii. **the provision of suitable childcare and toilet facilities;**
- b. **there is no unacceptable impact on residential amenities or on the amenities of the surrounding area;**
- c. **the location is readily accessible by walking, cycling and public transport; and**
- d. **adequate car and cycle parking, including provision for people with disabilities, is provided.**

- 4.80 Brighton & Hove has an exceptionally rich and varied mix of communities which, as the council's bid for city status made clear, are central to its identity. Accordingly, in land use terms it is important to ensure that the range and quality of community facilities in Brighton & Hove is supported and improved.
- 4.81 Support for the provision of new community facilities reflects community visioning participants' aspirations for an integrated society that cares for the vulnerable and the identified need for 'affordable social facilities'. Community visioning participants sought a commitment from the council to listening and responding to the needs of community groups and support, in partnership, for community projects. People from low income groups sought more help for emerging community groups, whilst lesbian and gay participants sought to ensure that the diversity of Brighton & Hove was celebrated and identified a particular need for a gay and lesbian archive facility. Many of those who responded to a consultation leaflet recorded their concern that neighbourhood community facilities should be improved.
- 4.82 To reflect Brighton & Hove's diversity, Policy HO19 places an emphasis on ensuring that community facilities are accessible to all. An overall shortage of suitable buildings and pressure from competing uses, emphasises the need to promote community facilities that are 'multi-functional'. Accordingly, particular care will be taken in implementing Policy HO19 to ensure that attention is paid to detailed aspects such as the provision of suitable kitchen facilities, which can help to ensure that buildings can be used by religious and ethnic minority groups.
- 4.83 Policy HO19 is consistent with those other policies of the Plan aimed at protecting existing community facilities and specific proposals for new community facilities.

HO20 Retention of community facilities

Planning permission will not be granted for development proposals, including changes of use, that involve the loss of community facilities, including: hospitals, health centres, surgeries/clinics, museums, art galleries, exhibition halls, places of worship, day care centres, libraries, schools, crèches, public toilets, church and community halls, theatres and cinemas.

Exceptions may apply when:

- a. the community use is incorporated, or replaced within a new development; or**
- b. the community use is relocated to a location which improves its accessibility to its users; or**
- c. existing nearby facilities are to be improved to accommodate the loss; or**
- d. it can be demonstrated that the site is not needed, not only for its existing use but also for other types of community use.**

Where an exception (a-d) applies, a priority will be attached to residential and mixed use schemes which may provide 'live work' and, or starter business units to meet identified local needs.

- 4.84 The council recognises the importance of social and community facilities. They make a vital contribution to the well-being of the community and the 'quality of life' of neighbourhoods.
- 4.85 In line with the results of consultation, this Plan attempts to provide a framework which allows the use of facilities to be maximised and to adapt to changing community needs. The starting point is the retention of existing facilities by resisting proposals for alternative uses or redevelopment which would result in their loss to the community.
- 4.86 Where a site is to be redeveloped and the community use is to be incorporated / replaced within a new development or accommodated elsewhere, the council will seek to ensure that the 'new' facilities remain available to the existing users on similar terms and that they are equal to, or better than, the existing facilities.
- 4.87 The planning authority will, where practicable, seek the reuse for community purposes of facilities no longer required by community or religious groups by another such group. It is recognised, however, that existing church buildings will not always meet the needs of other religious and cultural groups in which case they can provide a valuable resource for other community uses. Where no community use is forthcoming, residential and mixed uses will be considered in accordance with the other policies of this Plan.
- 4.88 Policy HO20 plays an important role in complementing the Plan's approach to the provision of new and improved community facilities. It is also consistent with the Plan's approach to securing new residential accommodation and support for mixed uses.

HO21 Provision of community facilities in residential and mixed use schemes

Proposals for (or which include) residential uses will be expected to demonstrate that a suitable range of community facilities will be provided to meet the realistic, assessed needs of residents, consistent with the scale and nature of the development proposed.

Accordingly, as part of such developments, the local planning authority will seek, by means of a legal agreement, the provision of community facilities as an integral part of the development scheme.

Where it can be demonstrated that it is not practicable to integrate community uses into the development scheme, the planning authority will seek, by means of a legal agreement, land for community uses within the development site and, where appropriate, a financial contribution towards the construction of these facilities.

In exceptional circumstances, where land cannot be made available, the planning authority will seek an appropriate contribution towards the provision of community facilities on an alternative site, readily accessible to the future residents of the proposed development.

- 4.89 By their very nature, new developments which include houses and flats, will generate a need for new community facilities. A range of community facilities will play an important role in the 'success' of a new development and will contribute directly to the local 'quality of life'. It is important then, that applicants demonstrate how community facilities will be included as an integral part of a development proposal.
- 4.90 The need for community facilities will be reflected in the scale of development and also the type of development. Community facilities will be expected to accurately reflect the needs of residents and take into account factors such as age profile and special needs.
- 4.91 Policy HO21 plays an important role in complementing the Plan's approach to the provision of new and improved community facilities. It is also consistent with the Plan's approach to securing new residential accommodation and support for mixed uses.

~~HO22 Community centre at Coldean~~

~~A community centre is proposed at Coldean (Selham Place) as an extension to the existing library.~~

- ~~4.92 Community centres act as recognisable meeting places and a centre of activity for residential neighbourhoods. Opportunities for the provision of new community centres are limited because of the shortage of available and suitable sites and premises. It is therefore felt that should the opportunity arise, a community centre should be provided at Coldean as an extension to the existing library in order to address in such facilities in the area.~~

HO23 Community centre at Woodingdean

A new community centre is proposed at Woodingdean (Warren Road) to replace the existing facilities. In addition to those services currently provided such as the library, a new facility may include additional facilities such as a doctor's surgery and additional function rooms.

- 4.93 The existing buildings are life expired and in need of replacement. People living in Woodingdean who contributed to the consultation process identified a shortfall in the community facilities available locally and identified the potential for improvements to be made at this site. Since the existing community facilities were built on the identified site on the proposals map, the population of Woodingdean has grown by the expansion of housing to the south. This has resulted in a general shortage of available premises for community activities.

HO24 Community Centre at St Andrews Church, Portslade

A community centre is proposed at St. Andrews Church, Church Road, Portslade.

- 4.94 A new community centre at St. Andrews will help to meet an identified shortfall in community facilities in the locality. Community Action Portslade South (CAPS) have been working in partnership with the Parochial Church Council since an initial survey of local people attracted considerable support for this scheme. Sources of funding have been identified and work has commenced on a design.

HO25 Brighton General Hospital

A new community centre will be sought as part of any large scale housing residential development at Brighton General Hospital.

- 4.95 A new community centre to be created as part of any residential development at Brighton General Hospital, will have the benefit of serving the wider residential area, where no such facilities exist at present.

HO26 Day nurseries and child care facilities

Planning permission for day nurseries and other day care provision for children, will be permitted where:

- a. the property is capable of meeting the council's accommodation and staffing standards and has an adequate external amenity area for play;
- b. the proposal would not have a detrimental impact on the amenity of adjoining residents or the surrounding neighbourhood;
- c. the location is readily accessible by walking, cycling and public transport;
- d. the proposal would not result in traffic congestion or prejudice highway safety; and
- e. adequate storage space is provided for buggies and pushchairs.

The loss of residential units may be permitted as an exception to Policy HO8, 'Retaining housing', to enable the provision of nursery facilities in those areas where it can be demonstrated that there is a significant shortfall. In such circumstances, at least one residential unit should be retained wherever it is practicable.

Unless their retention or replacement can be shown to be economically unviable, planning permission will not be granted for development entailing the loss of day nursery or childcare facilities, if there remains a demonstrable need for such facilities and replacement facilities, meeting the criteria are not available.

As an integral part of development proposals which will generate a large number of new jobs, appropriate child care facilities should be provided (for both pre-school and school age children). Where this is not practicable, the planning authority will expect to enter into a legal agreement to secure the provision of these facilities in a suitable and accessible location, which meets the criteria set out above.

- 4.96 The difficulties associated with such a shortfall are common to other parts of Brighton & Hove and this policy aims to provide a supportive land use framework for affordable childcare.
- 4.97 People on low incomes who contributed to the development of this Plan identified the need for affordable childcare to help people get back to work. A community visioning group, comprising women participants, identified the need for more breakfast and after school clubs and the potential to provide childcare through networked community centres.
- 4.98 Where an applicant is claiming a private sector facility has become economically unviable, the local planning authority will require information to show that the facility has been actively marketed for a reasonable period of time and locally, at a price that reflects the condition and commercial value of the facility, as nursery/childcare facilities. This is consistent with other policies in the Plan, which ask for a viability test.
- 4.99 Implementation of Policy HO26 will respect the role of the council's Children's and Young People's Trust, which has responsibilities concerned with the inspection and registration of nurseries. The policy is consistent with those other policies of the Plan aimed at protecting existing community facilities and specific proposals for new community facilities.