

Brighton & Hove

Local Development Scheme

2020-2023

November 2020



**Brighton & Hove
City Council**

Contents

1. Introduction.....	2
2. The Local Development Scheme 2020-2023	2
Documents set out in the Local Development Scheme	2
Development Plan Documents	2
Adopted Development Plan Documents.....	3
Development Plan Documents in Preparation	3
Proposed Development Plan Documents	5
Links between Development Plans and Other Strategies.....	6
Supplementary Planning Documents (SPDs)	6
Neighbourhood Planning	7
Supplementary Planning Guidance	8
Community Infrastructure Levy	9
3. Monitoring and Review.....	9
Glossary.....	10

1. Introduction

2. This is the 2020 version of the Local Development Scheme (LDS) produced by Brighton & Hove City Council. This document replaces the previous version of the LDS that was published in 2017. The LDS sets out the programme for the production of Local Development Documents (LDDs) and other planning documents in Brighton & Hove over the next three years.
3. The timetables set out below take into account delays resulting from the Covid-19 pandemic.

2. The Local Development Scheme 2020-2023

Documents set out in the Local Development Scheme

4. Local Development Documents fall into three categories:
 - Development Plan Documents (DPDs): DPDs are planning policy documents that form the development plan for the area.
 - Supplementary Planning Documents (SPD) and the;
 - Statement of Community Involvement (SCI).
5. The council also produces this Local Development Scheme and the Authority Monitoring Report, which sets out annually the progress of adopting and implementing DPDs.
6. The development plan for Brighton & Hove consists of the City Plan Part One (2016), the Waste and Minerals Plan (2013), the Waste and Minerals Sites Plan (2017), and the Shoreham Harbour Joint Area Action Plan (2019).
7. The City Plan Part Two is currently under production and will form part of the development plan once adopted. Some policies in the Brighton & Hove Local Plan (2005) are saved until CPP2 is adopted and remain part of the development plan.

Development Plan Documents

8. The adopted documents set out below form the statutory development plan for Brighton & Hove. Additionally, a number of policies in the Brighton & Hove Local Plan (2005) have been saved, and will continue to form part of the development plan for Brighton & Hove until replaced by new policies in the City Plan Part Two once adopted.
9. Development Plan Documents are an important mechanism in helping to deliver a number of Brighton & Hove's citywide strategies. These include the economic, local transport, housing, community safety, climate change, tourism, sports and cultural strategies. Links are made with these strategies via the council's Internal Officers Advisory Group.

Adopted Development Plan Documents

CITY PLAN PART ONE	
Adopted	2016
Role and Subject	To provide an overall strategic vision for development in the city to 2030. It sets out the priorities to meet the challenges of the future; and identifies the broad locations, scale and type of development, as well as the supporting infrastructure required, to 2030.
Coverage	Brighton & Hove, excluding the South Downs National Park

EAST SUSSEX, SOUTH DOWNS AND BRIGHTON & HOVE WASTE AND MINERALS PLAN	
Adopted	2013
Role and Subject	Sets out the vision, objectives and strategy for sustainable waste development and minerals production in the area and provides the policy framework for development control decisions.
Coverage	Brighton & Hove and East Sussex, including that part which falls within the South Downs National Park

EAST SUSSEX, SOUTH DOWNS AND BRIGHTON & HOVE WASTE AND MINERALS SITES PLAN	
Adopted	2017
Role and Subject	Identifies sites which are potentially suitable for new waste management facilities whilst safeguarding existing waste management sites. It also safeguards railheads and wharves that could be used for bulk transport of waste and minerals.
Coverage	Brighton & Hove and East Sussex, including that part which falls within the South Downs National Park

SHOREHAM HARBOUR JOINT AREA ACTION PLAN	
Adopted	2020
Role and Subject	To set out a vision, objectives, strategies, policies and detailed site allocations for Shoreham Harbour. Produced by the Shoreham Harbour Regeneration Partnership which includes Adur District Council, Brighton & Hove City Council, Shoreham Port Authority and West Sussex County Council.
Coverage	Shoreham Harbour and South Portslade area

Development Plan Documents in Preparation

10. The following documents are currently being prepared and will form part of the development plan for the city once adopted.

City Plan Part Two

OVERVIEW	
Role and Subject	This document complements the adopted CPP1 and includes additional site allocations and detailed development management policies.
Coverage	Citywide

TIMETABLE	
Stage	Dates
Scoping consultation	Completed
Reg 18: Draft plan consultation	Completed
Proposed Submission consultation (Reg. 19)	Completed
Submission of Plan to Government	March 2021
Examination hearings	Summer 2021
Inspector's report	Early 2022
Estimated date for adoption by the council	Spring 2022

Waste and Minerals Local Plan Review

OVERVIEW	
Role and Subject	The Waste and Minerals Local Plan Review is principally intended to update some adopted minerals policies following representations made at the Public Examination of the Waste & Minerals Sites Plan in summer 2016.
Coverage	East Sussex and Brighton & Hove including part of the South Downs National Park

TIMETABLE	
Stage	Dates
Call for Sites / Content (Reg18)	Completed
Preferred Strategy Consultation	Completed
Pre-Submission Consultation (Reg 19)	Spring 2021
Submission of Plan to Government	Summer 2021
Public Examination	Autumn 2021
Estimated date for Adoption	Winter 2021/22

Proposed Development Plan Documents

11. The following document is proposed, with substantive work yet to begin.

City Plan Part One Review

OVERVIEW	
Role and Subject	A review of the updated City Plan Part One. Policies will be revised to take into account changes in national policy, local priorities and other changes in circumstance.
Coverage	Citywide

TIMETABLE	
Stage	Date
Assessment of Scope of Review	March 2021
Early evidence gathering phase	Late 2021-22
Early engagement and scoping	2022-23
Preferred Strategy Consultation (Reg 18)	Winter 2023
Pre-Submission Consultation (Reg 19)	tbc
Submission of Plan to Government	tbc
Public Examination	tbc
Adoption	tbc

12. The City Plan Part One will reach five years since adoption in March 2021 and in line with current national planning policy the council is progressing with an assessment of the need to review to the Plan. The outcome of this process will be reported to Tourism, Equalities, Communities & Culture Committee in March 2021.

13. The timing of the commencement of substantive work on City Plan Part One Review depends on the progress of the City Plan Part Two examination and may also be impacted by the nature of the forthcoming changes to the planning system stemming from the White Paper. The latter stages of the City Plan Part One Review will fall outside of the time horizon of this LDS and are subject to considerable uncertainty as a result. It is therefore considered inappropriate to set out a detailed timetable at this stage. Once there is further clarity the Local Development Scheme will be updated appropriately.

14. The government published initial proposals for wholesale reform to the planning system and the Local Plan preparation process in the 'Planning for the Future' White Paper in August 2020. The proposals are subject to consultation and will not be implemented until primary and secondary legislation has passed through

parliament and updates made to the National Planning Policy Framework. The outcome of this process may also affect the timetable and process for the review of City Plan Part One.

Links between Development Plans and Other Strategies

15. When preparing all plans, the Council seeks to ensure that its proposals are integrated with and complimentary to a range of adopted policies and strategies.

16. Other strategies produced by the council that are consider in the preparation of DPDs include:

- Housing Strategy
- Economic Strategy
- Visitor Economy Strategy
- Local Transport Plan
- Sustainable Community Strategy
- Health and Wellbeing Strategy
- Community Safety and Crime Reduction Strategy.

17. The Council also works closely with neighbouring local authorities to support the development of their LDDs and to ensure that cross boundary issues are dealt with effectively including, when required, making representations at Local Plan Examinations as part of the Duty to Cooperate.

Supplementary Planning Documents (SPDs)

18. SPDs listed below provide additional guidance and information relating to the implementation of policies contained in DPDs. They do not form part of the statutory development plan for the city but a material consideration in the determination of planning applications.

Document Name	Document Type	Date Adopted
Brighton Centre Design Framework	SPD01	Jan 2005
Shopfront Design	SPD02	Sep 2005
Construction and Demolition Waste	SPD03	Mar 2006
Circus Street and Municipal Market Site	SPD05	Mar 2006
Trees and Development Sites	SPD06	Mar 2006
Advertisements	SPD07	Jun 2007
Architectural Features	SPD09	Dec 2009
London Road Central Masterplan	SPD10	Dec 2009
Nature Conservation and Development	SPD11	March 2010
Design Guide for Extensions and Alterations (updated)	SPD12	Jan 2020
Shoreham Harbour Flood Risk Management Guide	SPD13	Sep 2015
Parking Standards	SPD14	Oct 2016
Toad's Hole Valley	SPD15	Sep 2017
Sustainable Drainage	SPD16	Sep 2019

19. The table below shows the key milestones for currently programmed forthcoming SPDs as well as a description of each document. Further SPDs may be produced during the three-year period covered by this LDS subject to need and resources.

SPD	Description	Public Consultation	Proposed date for Adoption
Urban Design Framework	To provide detailed and city-wide policy guidance to support Policy CP12 Urban Design and other design policies in the City Plan. It takes forward the background evidence of the Urban Characterisation Study into strategic policy and set out priorities for future intervention.	Autumn 2020	2021
Hove Station Area Masterplan	The Masterplan/SPD will provide further detail to help guide future development in the Hove Station Area (Policy DA6 in City Plan Part One) in order to secure the long-term regeneration of the area as an attractive and sustainable mixed-use neighbourhood.	Winter 2020/2021	Spring 2021
Nature Conservation	To provide further detail on the interpretation and application of planning policies relating to nature conservation and biodiversity.	Autumn 2021	Spring 2022
Eastern Seafront Masterplan	The preparation of a masterplan for the Eastern Seafront will help support high-quality, innovative regeneration through improving access, activation of the seafront, coherent place-making, environmental enhancement and protection of the world class heritage assets	Autumn 2021	Winter 2021/22

Neighbourhood Planning

20. Neighbourhood planning allows parish councils and neighbourhood forums to draw up a Neighbourhood Development Plan (NDP) for their area; once adopted, these plans become Development Plan Documents and guide decision-taking for the areas covered. Neighbourhood planning is community-led, with support provided by the Local Planning Authority. The timetable for preparing neighbourhood plans, and the primary resources for doing so, are the responsibility of the Parish Council or Neighbourhood Forum.

21. Five areas of the city are working towards the preparation of neighbourhood plans. These are summarised below:

- **Hove Station** - Hove Station Neighbourhood Forum undertook their regulation 14 consultation between March and May 2019 and are currently working towards submitting the plan to the council for publication under regulation 16 in late 2020 or early 2021.
- **Rottingdean Parish Council** – are preparing a draft plan ready for consultation with the local community in the latter part of 2020 or early 2021.
- **Brighton Marina** – a draft plan is being prepared for regulation 14 consultation and consultation with the local community is likely in the latter part of 2020/early 2021.
- **Hangleton and Knoll** – evidence gathering underway to inform a draft plan.
- **Hove Park** - evidence gathering underway to inform a draft plan.

22. Further details can be found on the council’s website¹, where the progress of these plans is recorded and updated.

Supplementary Planning Guidance

23. A number of Supplementary Planning Guidance documents linked to the adopted Brighton & Hove Local Plan are saved and remain material considerations in the determination of planning applications. The saved SPGs are listed in the table below.

	Supplementary Planning Guidance Note and date	Saved Policy in the Brighton & Hove Local Plan
SPG02	External Paint Finishes and Colours – October 1998	HE1 Listed Buildings HE6 Development within or affecting the setting of conservation areas
SPG10	King Alfred/RNR Site: Planning Brief	HO1 Housing sites and mixed-use sites with an element of housing It was SR24 which has been replaced by SA1
SPG11	Listed building interiors – September 2003	HE1 Listed Buildings
SPG15	Tall Buildings – January 2004	QD1-QD4 Design policies
SPG19	Fire Precaution Works to Historic Buildings – May 2004	HE1 Listed Buildings
SPG20	Brighton Marina – An Urban Design Analysis	SR5 - Town and district shopping centres

¹ www.brighton-hove.gov.uk/content/planning/neighbourhood-planning

	Supplementary Planning Guidance Note and date	Saved Policy in the Brighton & Hove Local Plan
SPG21	Sustainability Checklist – May 2004	SU2 Efficiency of development

Community Infrastructure Levy

24. The Community Infrastructure Levy (CIL) allows local authorities in England and Wales to raise funds from certain types of new development for strategic infrastructure to support growth. The council published its adopted CIL Charging Schedule in May 2020 and implemented CIL charges from 5 October 2020. Further information is available on the Council’s website².

3. Monitoring and Review

25. The performance of the council against the LDS timetable is monitored in the Authority Monitoring Report (AMR), published annually. on the council’s website.

26. The AMR provides information on the following:

- performance against the timetable as set out in the LDS;
- the effectiveness of saved policies;
- the effectiveness of new policies (in the future it may determine the timetable for review of local development documents);
- an up to date list of superseded and ‘saved’ policies;
- the effectiveness of the Statement of Community Involvement; and
- the amount of new housing currently being delivered and likely to be delivered in the future.

27. The information in the AMR is used to identify work priorities. The LDS will be reviewed as the need for further documents emerges and to ensure that a three-year programme is maintained.

² www.brighton-hove.gov.uk/content/planning/planning-applications/community-infrastructure-levy-cil

Glossary

Term	Definition
Authority Monitoring Report (AMR)	An assessment of the progress against the LDS Includes a commentary on the performance of policies. Published annually.
Area Action Plans (AAPs)	These provide a planning framework to cover key areas of change or conservation.
Background Documents	Technical documents that inform the production of LDDs, for example an Urban Capacity Study.
City Plan	The City Plan is in two parts. Part One sets out the vision and spatial strategy for the area and addresses important spatial matters including housing, the economy, retail, community safety, tourism, transport issues, areas of regeneration and social infrastructure. A map illustrates the spatial vision for the city. Part Two of the City Plan will contain the remaining site allocations and detailed development management policies.
Development Plan Documents (DPDs)	The principal Local Development Documents. These are subject to statutory requirements, including submission to the Secretary of State, formal testing through an independent examination and a binding Inspector's report.
Independent Examination	All DPDs are subject to independent examination by a planning inspector. The inspector carries out an assessment of the soundness of the document.
Local Development Documents (LDDs)	The collective term for all DPDs, SPDs and the SCI.
Local Development Scheme (LDS)	The document you're reading now. This sets out a three-year rolling project plan for the preparation and delivery of the various LDDs. The purpose of the LDS is to inform the public about the production and function of Local Development Documents and the timescales they can expect for the preparation and review of these documents.

Term	Definition
Local Plan	For clarity, used only to refer to the Brighton & Hove Local Plan 2005 (however, the NPPF glossary sets out the legal definition).
Policies Map	This shows existing and revised designations of areas of land such as conservation areas and development areas. It also defines the specific sites for particular future land uses or developments, and the areas to which policies apply.
Site Allocations	Particular sites in the city are allocated specifically for certain uses in development plan documents including housing, affordable housing, employment land, retail, leisure, social, health and education. They are shown on the policies map.
Saved Plan	Certain existing plans will be “saved”, that is they remain a material consideration as part of the development plan and are Local Development Documents, until replaced by policies in a new development plan document.
Statement of Community Involvement (SCI)	Sets out how the community is to be engaged in the process of producing Local Development Documents and sets standards for involving the community in the preparation, alteration and continuing review of all local development documents.
Supplementary Planning Documents (SPDs)	These are consistent with parent DPDs and provide additional guidance on how policies and/or specific site allocations are to be implemented. They are a material consideration in the determination of planning applications.
Sustainability Appraisal	Sustainability Appraisal is a systematic process to appraise the social, economic and environmental effects of the strategies and policies of a planning policy document. It must be applied to Development Plan Documents and should incorporate the requirements of the Strategic Environmental Assessment Directive.



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