

amr

authority monitoring report

2018-2019

Introduction and Context



Brighton & Hove
City Council

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1. Introduction

- 1.0.1. This Authority Monitoring Report (AMR) 2018/19 is written to meet the requirement of section 35 of the Planning and Compulsory Purchase Act 2004 and Localism Act 2011 amendments, to prepare a report for a period no longer than twelve months, which sets out progress since the last report. This report covers the most recent 'monitoring year', from April 2018 to March 2019. The report contains information regarding the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved.
- 1.0.2. The report assesses progress in the preparation of the Brighton and Hove City Council Local Development Framework (LDF) and assesses policy performance through indicators designed to monitor the performance of LDF documents through the sustainability appraisal process. The AMR includes indicators from Annex 1 (Implementation & Monitoring) of the City Plan Part One¹, The Sustainability Appraisal of the emerging City Plan Part Two² and Supplementary Planning Documents (SPDs). In addition, indicators relating to retained policies from the Local Plan, adopted 21st July 2005 are also included and were derived from the council's Sustainability Strategy (2002); the original Sustainability Strategy has since been updated.
- 1.0.3. The data has primarily been compiled from the annual monitoring undertaken by the Planning Policy Team. The team monitors all residential, commercial and industrial permissions for each financial year. The information is collated and mapped using information from planning applications registered with the planning authority. Site visits are carried out on an annual basis to assess the progress of development on each site with planning approval. Other areas monitored by the team include appeals, housing land, retail and sustainability. Further data is gathered from other sources within the council. Monitoring is constantly being improved as indicators evolve, and new ones are created, in response to new planning legislation and the council's own monitoring need.
- 1.0.4. Data from these indicators are included in the text of the report, where necessary, and all are summarised in the Appendices. The report also contains additional information; where it helps to describe progress of development in the city. Measurement against the council's policies will help to inform whether current policies are effective and need revision or comprehensive review. Findings will inform the council's work priorities as new planning legislation is published.
- 1.0.5. Brighton & Hove City Council undertakes Waste and Minerals Planning in cooperation with East Sussex County Council (ESCC) and the South Downs National Park Authority (SDNPA). Further data regarding waste and minerals can be found on the 'East Sussex Minerals and Waste Authority Monitoring Reports' page of the ESCC website³.

¹ [Brighton & Hove City Plan Part One, Brighton & Hove City Council \(March 2016\)](#)

² [City Plan Part Two Sustainability Appraisal](#)

³ [East Sussex waste and minerals monitoring reports](#)

1.0.6. The AMR will be amended in line with the City Plan (Parts One and Two) and will be reviewed to reflect the city's circumstances and priorities. The council welcomes comments on the information set out in this report and how it is presented. Comments can be sent to planningpolicy@brighton-hove.gov.uk



2. Brighton & Hove in Context

- 2.0.1. The City of Brighton and Hove lies between the South Downs and the sea, As a consequence it is a constrained and compact city which covers 8,267 hectares. Over 40 percent of Brighton & Hove is within the South Downs National Park. The population of the city is continuing to grow and was estimated to have reached 290,395⁴ in 2018. The city has a particularly high proportion of 20 to 25 year olds who comprise 14 percent of the population. Brighton & Hove's two universities supported a student population of 39,355 in 2017/18 of which 33,495 were full time students⁵. It is estimated that 11 to 15 percent of Brighton & Hove's adult population are lesbian, gay and bisexual⁶. The Black & Minority Ethnic (BME) population is increasing; comprising 20 percent of the population in 2011 compared to 12 percent in 2001. Male and female life expectancy is slightly below the south east averages⁷. The General Fertility Rate (TFR)⁸ of 36.8, in 2018, is the second lowest rate for a Local Authority in England and the lowest outside of the City of London; this is in comparison to rates of 59.2 for England and 58.7 for the South East.
- 2.0.2. There are 3,508 residents per square kilometre and the city is the fifth most densely populated local authority in the South East⁹. Within the centre of the city, residential densities of between 60-200 dwellings per hectare are commonplace. The majority of the population live within the built up area which comprises approximately half of the geographical extent of the local authority area. The local authority is ranked 86 out of 318 local authorities in terms of the proportion of Lower Super Output Areas (LSOAs) in most deprived 10%; fifteen LSOAs with one in the top 300 most deprived LSOAs in the country. Eighteen percent of the City's LSOAs are within the most deprived 20%, nationally while 16% are in within the least deprived 20%, nationally¹⁰. There were 26,940 police recorded crimes in the city in 2018/19¹¹, a further increase on the 25,902 in 2016/17 and the 26,142 in 2017/18.
- 2.0.3. The city's economy is dominated by a strong services sector which also provides the most employment in the city. Widespread employment is provided by public services, education and health, financial and business services. In addition the growing media and creative sectors have assisted in strengthening the city's economy. International Education and Languages are also increasingly important. The city has developed a dual economy with, on one hand; a large number of highly skilled jobs in knowledge based occupations, and on the other; a growing number of lower paid and lower skilled

⁴ [Office for National Statistics Mid-2018 Population Estimates \(2019\)](#)

⁵ [HE student enrolments by HE provider, domicile, level of study, mode of study, first year marker, sex and academic year, HESA \(2019\)](#)

⁶ [Brighton & Hove City Snapshot Report of Statistics 2014](#)

⁷ [ONS Life Expectancy at Birth and at Age 65, by Local Areas in England and Wales, 2001–2003 to 2015–17](#)

⁸ General Fertility Rates 2018, NOMIS (2019)

⁹ [Office for National Statistics UK Population Density 2018](#)

¹⁰ [English Indices of Deprivation MHCLG \(2019\)](#)

¹¹ BHCC - Community Safety Team

frontline support services workers in areas such as care work, hospitality and retail. The unemployment rate was 5.1 percent in 2018/19 with 79.4 percent of the working age population in the city in employment including 13.4 percent in self-employment¹². There were 15,185 enterprises in 2019; an increase on the 13,950 in 2018. At the end of 2017; 4.5 percent of 16-17 year olds were classed as 'NEET'¹³ compared to 6.8 percent in the South East region.

- 2.0.4. Average gross weekly pay continued to increase in 2019 although for residents it remains below the South East average and for workers within the city; below the South East and Great Britain average. The average house price in Brighton & Hove rose from £352,698 to £356,242 over the course of the monitoring year¹⁴. Higher than average house prices and lower than average pay means a lower proportion of households in the city own their own home, when compared to England and the South East. Private rents are high which makes it harder for residents to save the deposits needed for a mortgage. At the end of March 2019 a household renting an average one bed flat would be paying £942 per month in rent, and an average three bed house would cost £1,662 per month¹⁵. The 2011 Census identified 43 percent of the city's population live in social or private rented accommodation compared to 29 percent in the South East and 33 percent in England¹⁶.
- 2.0.5. Brighton & Hove welcomed 11.04 million tourist trips in 2018 and has numerous attractions to encourage visitors; including the seafront, easy access to the South Downs, historic townscape, events and festivals. This generates significant income for the city and 15.7 percent of jobs in the city are supported by the turnover generated through tourism, spread across travel and transport, hospitality, leisure and retail sectors¹⁷. Brighton & Hove is a regional transport hub. The A23, via the M23, links the city to London and the M25, and the A27 provides transport links to the east and west. Eight stations serve the rail network within the city boundary with regular train services between London and Brighton and important lines east to Kent and west to Hampshire and beyond. Brighton station is the second busiest station in the South East (outside London), with almost 17 million entries and exits estimated through the station in 2017/18 plus there were a further 6.2 million entries and exits estimated at the seven other stations in the city¹⁸. The city is served well by air links with two airports; Shoreham and Gatwick, within easy reach. Car ownership is low in the city with 81 percent of households either owning one (43 percent) or no cars or vans (38 percent) compared to 60 percent in the South East¹⁹. Bus patronage is high and Brighton & Hove

¹² [NOMIS Labour Market Profile - Brighton And Hove](#)

¹³ [Not in education or training March 2019, Department for Education \(2019\)](#)

¹⁴ [UK House Price Index 2018/19](#)

¹⁵ [Brighton & Hove Housing Market Report 2019 Q1 Jan-Mar; BHCC 2019](#)

¹⁶ [Census 2011- Tenure -People; Office for National Statistics 2013](#)

¹⁷ [The Economic Impact of Tourism on Brighton & Hove 2018; Tourism South East \(2019\)](#)

¹⁸ [Office of Rail and Road; Estimates of Station Usage 2017/18](#)

¹⁹ [2011 Census: Car or van availability; ONS 2012](#)

records the highest number of passenger journeys per head of population in England, outside London²⁰. The number of bicycles on roads in Brighton & Hove has doubled since 2000²¹.



²⁰ [Passenger journeys on local bus services per head by local authority; Department for Transport 2018](#)

²¹ [Traffic Counts 2000-2017 Department for Transport 2017](#)



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