

amr

authority monitoring report

2012-2013

planning and
public protection



Brighton & Hove
City Council



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1. Introduction

This Authority Monitoring Report (AMR) 2012/13 was 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 2012 to March 2013, and has been published no longer than twelve months since the 2011/12 AMR. 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.

This report continues to measure performance against policies in the Local Plan, adopted 21st July 2005. The report also assesses progress in the preparation of the Brighton and Hove City Council Local Development Framework including indicators from the Draft City Plan Part One Sustainability Appraisal which will act as a baseline to assess policy performance once the emerging City Plan has been adopted. In addition, the performance of Supplementary Planning Documents (SPDs), measured through indicators in their Sustainability Appraisals, are included. Data from these indicators are spread throughout the chapters in this report and are summarised in the Appendix. Measurement against the council's policies will help to judge whether current policies are useful, need revision or comprehensive review and will advise the council's work as new legislation continues to revise the planning system.

The report contains additional information not stipulated in the relevant indicators where it helps to describe progress of development in the city. As this document develops alongside the production of the emerging City Plan, the data presented in these reports will evolve to best reflect Brighton & Hove's own circumstances. This, and future Authority Monitoring Reports, will continue to measure the effects the recession has had upon the progress of development in the city. The council welcomes comments on the information set out in this report and how it is presented; Comments can be sent to **ldf@brighton-hove.gov.uk**

2. Brighton & Hove in Context

Location

The City of Brighton and Hove is nestled between the South Downs and the sea extending from the 11 kilometres of English Channel coastline, stretching over the rolling hills and into the dry valleys on the lee of the South Downs. This constraining location has resulted in a compact city which covers 8,267 hectares and over 40 percent of Brighton & Hove is within the South Downs National Park. 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. Brighton station is the busiest station in the South East (outside of London), with 16 million entries and exits to the station in 2011/12 – up from 14.5 million in 2010/11 (Office of Rail Regulation 2013)¹. There are regular train services between London and Brighton, with journey times now under an hour, and important lines run east to Kent and west to Hampshire and beyond. The city is served well by air links with two airports; Shoreham and Gatwick, within easy reach. Ferry services operate to Dieppe from nearby Newhaven.

Demography

The population of the City is continuing to grow and 2012 Mid Year Population Estimates published by the Office for National Statistics measured the population as 275,800². According to these figures, Brighton and Hove has a higher proportion of 15 to 44 year olds than the South East and England. This age group make up almost 50 percent of the population in Brighton & Hove compared to around 40 percent in England and the South East³.

The city has a particularly high proportion of 20 to 24 year olds who make up 11 percent of the population. This is largely due to the student population in the city with 32,294⁴ students aged 16 and over, spread across two universities and 5 colleges.

Chart 1 describes the population pyramid for Brighton & Hove after the 2011 Census (Office for National Statistics 2012). The 2011 Census estimated that there are 121,500 households in Brighton and Hove with at least one usual resident in the city. Based on 2011 Census data, there is an average of 2.2 people per household in Brighton and Hove, compared to 2.4 for England as a whole. Brighton & Hove has a much higher proportion of single households than at both the regional and national level; in Brighton and Hove, 36% of all households consist of one person living alone compared to 30% in England as a whole. There are 33 residents per hectare and the city is the sixth most densely populated area in the South East⁵. The majority of the population live within the built up area which comprises approximately half of the extent of the city.

1 - See table at <http://www.rail-reg.gov.uk/server/show/nav.1529> for more information.

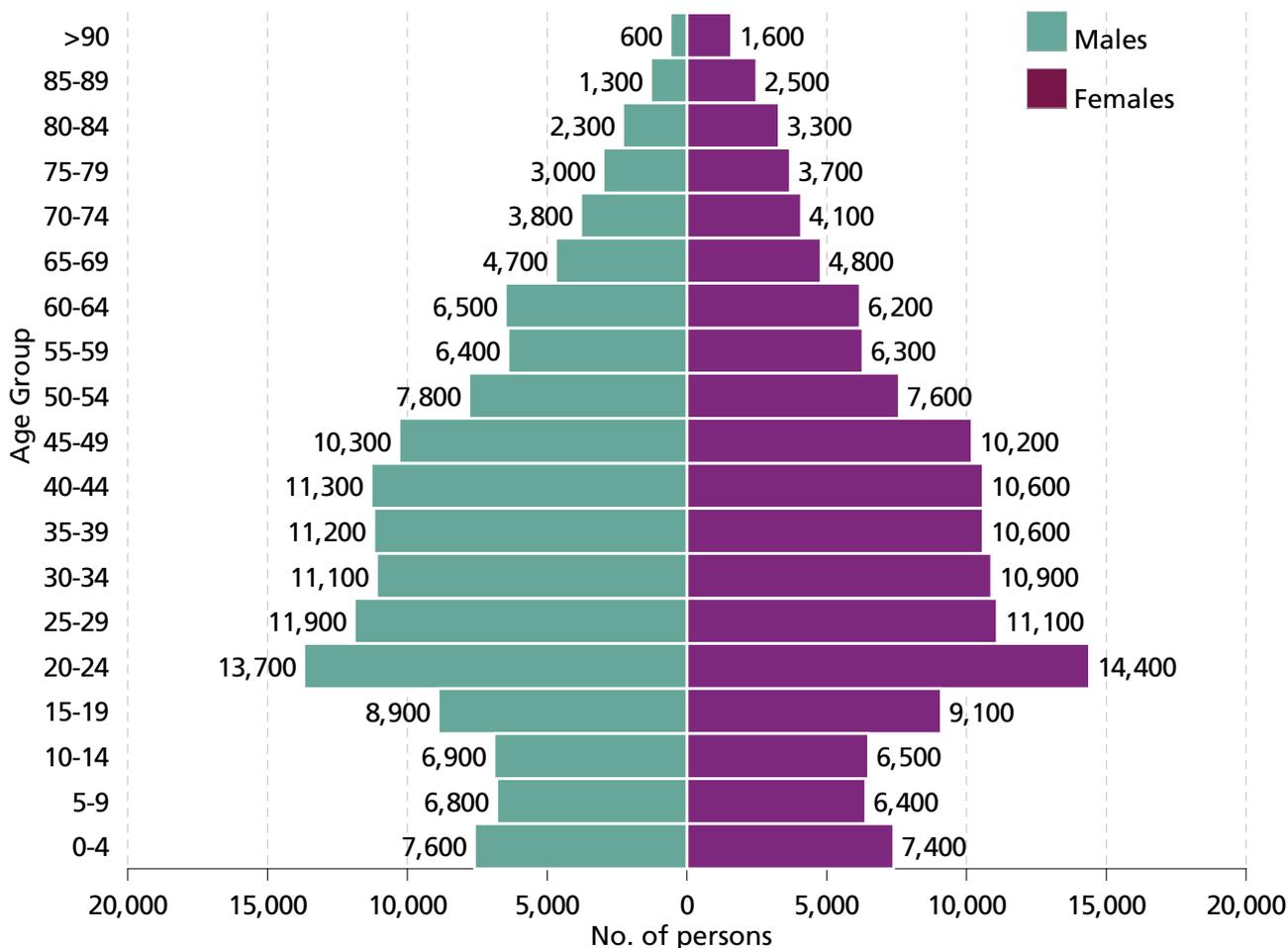
2 - Data taken from NOMIS Official Labour Market Statistics website: <http://www.nomisweb.co.uk/>

3 - See NOMIS as above.

4 - Census 2011.

5 - See <http://www.neighbourhood.statistics.gov.uk/dissemination/>

Chart 1: Population of Brighton & Hove after 2011 Census (Age groups)



Source: ONS 2012

It's estimated that at least 15 percent (40,000) of Brighton & Hove's adult residents are lesbian, gay, bisexual or transgender (BHLIS 2013). One percent of all usual residents aged 16 and over is in a registered same-sex civil partnership, the highest proportion of any local authority in England. The 2011 Census estimated that over 50 percent of the population are neither married nor in a civil partnership.

The city has a relatively high population of people with a mixed ethnic background (3.8% of the population in Brighton and Hove compared to 1.9% of the population in the South East). Although the city has a lower proportion of Asian and Black populations compared to England and the South East, Brighton and Hove contains a higher proportion from other ethnic groups including a relatively large Arab population.

Table 1: Ethnic groups in Brighton and Hove

	White	Mixed Ethnic Groups	Asian and Asian British	Black and Black British	All Other Ethnic groups
England	85.5	2.2	7.7	3.4	1
South East	90.7	2	5.2	1.6	0.6
Brighton and Hove	89.1	3.7	4.1	1.6	1.5

Source: ONS 2011 Census data

There are comparatively large Buddhist and Jewish communities in the city with two percent of the population comprising each of these religions, respectively; proportions for the South East and England do not reach one percent in either case. There is also a higher proportion of Muslims in the South East as a whole. The city has a relatively high proportion of the population stating they have no religion; 42 percent of the city's population compared to 25 percent in England.

Table 2: Religion in Brighton and Hove

	Brighton and Hove	South East	England
Christian	42.9%	59.8%	59.4%
Buddhist	1.0%	0.5%	0.5%
Hindu	0.7%	1.1%	1.5%
Jewish	1.0%	0.2%	0.5%
Muslim	2.2%	2.3%	5.0%
Sikh	0.1%	0.6%	0.8%
Other Religion	0.9%	0.5%	0.4%
No Religion	42.4%	27.7%	24.7%

Source: Source: ONS 2011 Census data

Life expectancy at birth for males and females in the city has continued to rise; for 2008-2010, estimated male life expectancy at birth was 78.7 years compared to 79.7 for the South East and 79.2 for England. Female life expectancy at birth for the same period was 83.0 years compared to 83.5 for the South East and 83.0 for England (ONS 2013)⁶.

Life expectancy varies across the City with areas of higher deprivation tending to have lower life expectancy. A male living in the most deprived ten percent of areas can expect to live ten years and five weeks less than a male living in the least deprived ten percent of areas. A female living in the most deprived ten percent of areas can expect to live nearly six years less than a female living in the least deprived ten percent of areas (B&H State of the City Report 2011).

Birth Rates were relatively low in the city in 2012 and were below both the national and regional average. In 2012 the number of live births per 1,000 women of all ages for Brighton & Hove was 47.8. This is the third lowest rate for a Local Authority in England in 2012, with only Cambridge and Canterbury having a lower rate (ONS 2013⁷), and compares to rates of 64.9 for England and 64.5 for the South East.

In 2011 the conception rate for women under the age of 18 was 29.4 per 1000 in that age group, slightly higher than the rate for the South East (26.1) but below the rate for England as a whole (30.7). This is decrease from 2010 when the rate for Brighton and Hove was 36.9⁸.

Brighton & Hove is a member of the World Health Organisation's Healthy Cities Network, whose healthy urban environment principles include: human health as a key element of

6 - For data see: <http://www.ons.gov.uk/ons/rel/subnational-health4/life-expectancy-at-birth-and-at-age-65-by-local-areas-in-england-and-wales/2010-12/stb-life-expectancy-at-birth-2010-12.html>

7 - See <http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Live+Births+and+Stillbirths#tab-data-tables>

8 - See <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-294336>

sustainable development, co-operation between planning and health agencies, integrating health considerations into plans, strategies and policies. The aim is to improve health by encouraging healthy lifestyles and providing infrastructure to assist with this. The following base line indicators will provide a future comparison with health indicators in the future and the progress towards these aims.

The latest data on sport participation indicates that 23.7 percent of adults in Brighton and Hove participate in sport once a week⁹ compared to a national average of 21.82% (2012) In 2012/13, 17.4 percent of children in Year 6 were obese, compared to 15.5 percent in 2011/12¹⁰. The new figure is still below the national average of 19.2 according to data as presented by Public Health England¹¹.

The number of alcohol related hospital admissions, while still high, decreased by 10% during 2012/13 where there were 2,047 alcohol-harm related hospital admissions per 100,000 populations. It is deemed to be 'significantly' worse than the England average according to data as presented by Public Health England. The data on stopping smoking is also encouraging and in-line with the target. In 2012/13, there have been 2,005 people who have stopped for more than four weeks¹².

Social Characteristics

Over half of the City's population (55%) lived in some of the forty percent most deprived areas of England in 2010 and 22.8 percent lived in the 20% most deprived. Brighton & Hove is ranked the 66th most deprived authority out of the 326 in England; using the 2010 Indices of Deprivation. 19 of the 164 areas ranked in the city are in the ten per cent most deprived in England and tend to have a high proportion of social housing and a higher than average number of working age people on Incapacity Benefit. Two of these areas, within the East Brighton and Queen's Park wards, are in the most deprived one percent of areas in England. A further two of the City's areas, both within the Hollingdean and Stanmer ward, are in the twenty percent most deprived in England, for all seven domains which constitute the Index of Deprivation. The Local Super Output Area (LSOA) Brighton and Hove 027C which covers the London Road Area of Brighton ranks within the 5.3% most deprived LSOA in the UK (overall domain), and is within the New England Quarter and London Road Development Area of the Draft City Plan Part 1. Table 3 describes the deprivation in selected domains from the Index of Deprivation 2010, for the area, this will provide a comparison to reflect any progress in the future.

Table 3: Deprivation in selected domains for area 027C

Domain	Score (2010)	Rank (2010)
Outdoors (Living Environment)	67.7	474
Income Deprivation Affecting Older People	0.51	1129
Employment	0.2	2790
Health Deprivation and Disability	1.75	767
Crime and Disorder	1.65	611

Source: BHLIS 2012

9 - See City Performance Plan 2012-2013

10 - See City Performance Plan 2012-2013

11 - See <http://www.apho.org.uk/default.aspx>

12 - See City Performance Plan 2012-2013

Map of Brighton and Hove 027C area



Source: Map data ©2013 Google

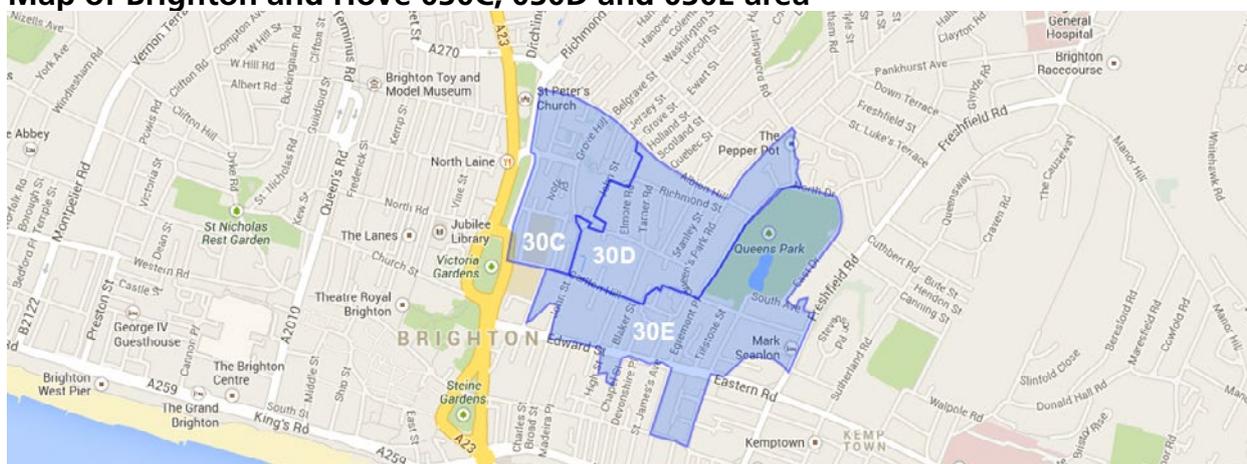
Queens Park Ward has three of the highest employment based deprivation in the city. Table 4 describes the employment based deprivation in these LSOAs from the Index of Deprivation 2010 to provide a comparison to reflect any progress in the future.

Table 4: Deprivation in Employment Based Domain for Local Super Output Area 030C,D,E Score Rank

LSOA codes	Score	National Rank (where 1 is most deprived out of 32482 areas)	Brighton Rank
B&H 030C - E01016942	0.39	67	1
B&H 030D - E01016947	0.37	100	2
B&H 030E - E01016949	0.27	768	4

BHLIS 2012

Map of Brighton and Hove 030C, 030D and 030E area



Source: Map data ©2013 Google

23.0% percent of the Brighton & Hove population aged over 60 live in households that are income deprived. In 2011 19.6 percent of children in the City were in families in receipt of income support, job seekers allowance or whose income is <60 percent of median income. This represents an improvement since 2009 which put the city within the national average (20.1%), but still higher than the regional average (14.6%).



Crime

There were 23,602 police recorded crimes in the city in 2012/13¹³. There was a drop in recorded crime in most offences except for three categories (Other theft and handling, burglary of a dwelling, and sexual offences). The level of burglary of a dwelling has increased by 44.1% with 1143 offences.

Table 5 describes the total number of Police Recorded Crimes in Brighton & Hove in 2012/13. Because the categories have slightly changed since the previous monitoring year, the updated 2011/12 figures have been included for comparison purposes.

98 percent of residents surveyed by the City Tracker survey Sep/Oct 2012 said they feel 'fairly safe' or 'very safe' outside in their area during the day and 81 percent feel 'fairly safe' or 'very safe' after dark.

Table 5: Total Number of Police Recorded Crimes 2012/13

Crime Subgroup	2011/12	2012/13	Change
Theft to and from motor vehicle	1937	1739	-10.2%
Other theft & handling*	9226	9825	6.5%
Burglary of a dwelling	793	1143	44.1%
Other burglary	1066	908	-14.8%
Criminal damage	3398	3005	-11.6%
Fraud & forgery**	798	641	-19.7%
Robbery	268	257	-4.1%
Sexual offences	323	373	15.5%
Violence against the person	4275	4150	-2.9%
Drug offences	1248	1231	-1.4%
Other offences	336	330	-1.8%
Total	23668	23602	-0.3%

* (Vehicle interference and tampering is now included in theft and handling)

** (from Nov 2012 a large proportion of these offences were no longer reportable to the police)

Source: BHCC 2013

Economy

The City's economy is dominated by a strong services sector which also provides the most employment in the city. Widespread employment is also 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. 2013 NOMIS labour market statistics suggest that the proportion of the working age population in the city (aged between 16 and 64), that are in employment fell between 2011/12 and 2012/13, from 71 percent to 70.5% (although this is not a statistically significant change). The unemployment rate increased from 7.9% to 8.6% over the same time period. The number people estimated to be self employed increased from 22,500 in 2011/12 to 25,100 in 2012/13.

In February 2013 (the most recent date for which figures are available) there were 21,120 people of working age (aged between 16 and 64) claiming out of work benefits; 10.9% of the working age population. This is a decrease of 1400 claimants since February 2012. Brighton and Hove's working age claimant rate of 10.9% compares to 8.2% across the South East, and 11.3% nationally for the same time period¹⁴. In 2012, 6.7 percent of 16-18 year olds were classed as 'NEET' (not in employment, education or training), compared to 5.4% in the South East region. This is a decrease from 2011 when the figure was 7.9%¹⁵.

Average gross weekly pay for full time workers in the city increased slightly between 2011 and 2012, and increased in both the South East region and England as a whole. Average gross weekly pay for workers in Brighton was £472.30 in 2012, compared to £536.60 for the South East and £512.10 for England. 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 frontline support services workers in areas such as care work, hospitality and retail.

Gross value added (GVA) is a measure in value of an economy in 2011 the Level of GVA per head in the city was £20,914, rising from £20,703 in 2010 (ONS 2013). It's estimated that Brighton & Hove welcomes over eight million tourists to the city over the course of a year which generates significant income for the city. Brighton & Hove is blessed with numerous attractions to entice visitors to the City including its seafront, its easy access to the South Downs, open spaces and history.

According to the latest Land Registry House Price Index published in September 2013, the average house price in Brighton and Hove rose to a high of £230,487 in September 2013, up from £221,221 in March 2012. This compares to the average house price for the South East of £214,518 also in September 2013. House prices showed an annual increase of 0.8% in Brighton and Hove compared to an annual increase of 1.8% across the South East¹⁶.

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. According to the 2011 Census, Brighton and Hove is ranked the 13th Local Authority in England in terms of the proportion of the population living in private rented accommodation – 29.6 percent of the city's population live in privately rented accommodation compared to 16.3 percent in the South East and 16.8 in England as a whole. Excluding London, Brighton and Hove is ranked third for the proportion of the population living in privately rented accommodation after Bournemouth and the Isles of Scilly. In Brighton and Hove, 53.3 percent of homes are owner-occupied compared to 67.6 percent in the South East and 63.3 percent in England as a whole.

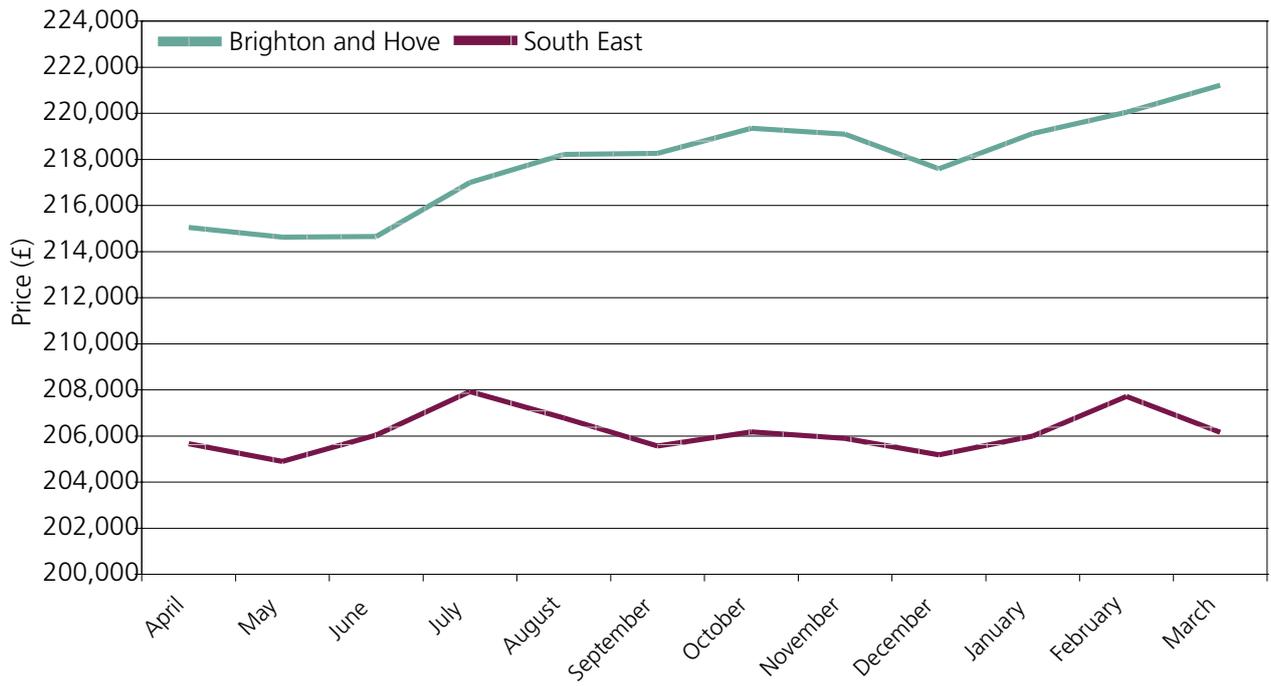
Private rents are high which makes it harder for residents to save the deposits needed for a mortgage, particularly with the current circumstances affecting the mortgage market. In addition to this; the highest price increases have been on smaller properties that would traditionally attract first time buyers. These problems are exacerbated by the relatively small size of the social housing sector.

14 - Data taken from the DWP Longitudinal Survey via NOMIS.

15 - Data taken from DoE website.

16 - Data produced by Land Registry © Crown copyright 2013. This data covers the transactions received at Land Registry in the period [first working day of the month] to [last working day of the month].

Chart 2: Tenure in Brighton and Hove compared to Regional and National levels



Source: Census 2011 ONS 2012



3. Data Collection

The data for this AMR has primarily been compiled from the annual monitoring undertaken by the Strategic Planning & Monitoring Team within City Planning. The Strategic Planning & Monitoring Team monitors all residential and commercial/industrial permissions for each financial year. The information is collated from planning applications registered with the planning authority which is taken from the information entered into the MVM planning database and directly from the planning applications and related documents. All new permissions are mapped using the ESRI ArcView GIS package. 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 and a broad range of sustainability issues. Data is also gathered from the new online sustainability checklist which went live in July 2011 which is expected to become an increasingly useful resource as more information is submitted to the checklist each year. The Local Output indicators relate to policies in the Local Plan and were derived from the council's Sustainability Strategy (2002) which sets out the council's commitment to sustainable development; the original Sustainability Strategy has since been updated. The City Plan Part One and Supplementary Planning Document (SPD) indicators are products of the sustainability appraisal process and have been designed to monitor the performance of each of these LDF documents. In addition to the data collected by the Strategic Planning & Monitoring Team for the Local Output and SPD indicators; further data is collected from other sources within the council.

The monitoring for each of these areas is constantly evolving and improved upon during each monitoring year and this will continue to be the case as indicators evolve, and new ones are created, in response to new planning legislation and the council's own monitoring need.

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 in the ESCC AMR 2012/13 which is published on the 'East Sussex Minerals and Waste Authority Monitoring Report's page of the ESCC website;

www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/amr1

4. Local Development Scheme Implementation

This section of the Annual Monitoring Report provides a progress report against the timetable and milestones for the preparation of documents set out in the agreed Brighton & Hove Local Development Scheme. The Local Development Scheme (LDS) is the three-year work programme to prepare the local development documents that will make up the Local Development Framework (LDF).

The LDS identifies the main Local Development Documents to be prepared over a three year period including their coverage and status. It also explains the status of policies and plans in the transitional period from local plan to local development documents and the status of supplementary planning guidance notes.

The most recently approved version of the Brighton & Hove LDS is September 2011 and covered the period until 2014. The LDS will be reviewed in 2014.

Updating the programme

The following documents were completed during 2012/13:

- Annual Monitoring Report submitted in December 2012

Background/ Evidence Documents:

- 2012 and 2013 Updates to the Strategic Housing Land Availability Assessment
- Affordable Housing Viability Study Update 2012
- Employment Land Study Review 2012 and Employment Land Supply Trajectory 2013
- Brighton & Hove City Plan Strategic Transport Assessment May 2013
- Energy Study 2012
- Brighton & Hove Combined Policy Viability Study October 2013
- Brighton & Hove Strategic Flood Risk Assessment Update January 2012
- Costs of Building to the Code for Sustainable Homes 2013

Local Development Documents

- Waste and Minerals Core Strategy adopted February 2013
- Submission City Plan Part 1
- Aldrington Basin and South Portslade Development Briefs
- Design Guide for Extensions and Alterations SPD

Changes to the Timetable

The City Plan Part 1 timetable it is still broadly compliant with the 2011 LDS with only three months slippage. The City Plan Part 1 was submitted for examination in June 2013 and hearings were held over 6 days in October 2013. It is still currently at examination stage. The City Plan Part 1 timetable has been kept up to date on the council's website with a current estimated adoption date of early to mid 2014. The LDS will be reviewed in 2014 to take account of a post-hearing timetable of work required to address the Inspector's concerns (published in a post hearing note December 2013) which may affect the date of adoption. The City Plan Policies Map DPD will be adopted at the time the City Plan Part 1 and will be updated as each new DPD is adopted.

The timetable for the City Plan, Part 2 DPD, which will contain the remaining development management policies and, site allocations, has not progressed as indicated in the 2011 LDS. Resources have been focussed on the completion of Part 1 of the City Plan. A revised LDS will allow the timetable for Part 2 to be updated.

Following the adoption of the Waste & Minerals Plan (WMP) produced jointly with East Sussex County Council and the South Downs National Park Authority in February 2013, work has begun on the Waste and Minerals Sites Plan following the timetable set out in the 2011 LDS.

The Shoreham Harbour Joint Area Action Plan (JAAP) is to be produced by the City Council in partnership with Adur District Council and West Sussex County Council. Preparation of the JAAP commenced in summer 2011. There will be a period of public consultation on the Issues and Proposals for the JAAP during 2014 which will inform the Proposed Submission Draft of the JAAP. A Sustainability Appraisal Scoping Report was produced in February 2012, following public consultation, which is informing the preparation of the SA Report which will accompany the emerging JAAP during public consultation in 2014.

A timetable for developing a Community Infrastructure Levy (CIL) charging schedule was added to the 2011 Local Development Scheme for information. The CIL is a new levy that local authorities can choose to charge on new development to assist with the funding of infrastructure improvements and new community facilities. The council has still to make a decision as to whether to proceed with CIL. A study has been commissioned to assess options for setting a CIL charging schedule for Brighton & Hove with a view to going to committee in Spring 2014.

DPD Document	Preparation Stage	2011 LDS Targets	Progress Update
City Plan Part 1	Consulting Statutory Bodies on the Scope of the Sustainability Appraisal	Completed	Complete
	Publication of the DPD	November 2012	Consultation of the Policy Options Paper took place October-November 2011 and consultation on the Draft City Plan Part 1 took place May-July 2012. City Plan Part 1 was submitted for public consultation in June 2013. Public hearings were held in October 2013.

DPD Document	Preparation Stage	2011 LDS Targets	Progress Update
City Plan Part 1	Submission to the Secretary of State	March 2013	Submitted June 2013
	Proposed date for Adoption	November 2013	Additional work required by Planning Inspector -Autumn 2014
LDF Proposals Map	Consulting Statutory Bodies on the Scope of the Sustainability Appraisal	As part of City Plan preparation	As City Plan Part 1
	Publication of the DPD	As part of City Plan preparation	As City Plan Part 1
	Submission to the Secretary of State	As part of City Plan preparation	As City Plan Part 1
	Proposed date for Adoption	November 2013	As City Plan Part 1
Waste and Minerals Plan	Publication of the DPD	February 2012	Publication of Proposed Submission Document February 2012
	Submission to the Secretary of State	June 2012	Submitted June 2012, Examination public hearings September 2012. Consultation on Main Modification October – November 2012
	Adoption	January 2013	Adopted February 2013
Shoreham Harbour Joint Area Action Plan	Consulting Statutory Bodies on the Scope of the Sustainability Appraisal	November 2011	Following public consultation a Sustainability Appraisal Scoping Report was produced in February 2012
	Publication of the DPD	December 2013	Public Consultation to take early place 2014
	Submission to the Secretary of State	March 2014	
	Proposed date for Adoption	October 2014	
Waste and Minerals Sites	Call for Sites and consulting Statutory Bodies on the Scope of the Sustainability Appraisal	Summer 2013	Complete
	Reg. 18 Consultation on a shortlist of sites	Spring 2014	
	Publication of the DPD	August 2015	
	Submission to the Secretary of State	November 2015	
	Proposed date for Adoption	June 2016	
DPD Document	Preparation Stage	2011 LDS Targets	Progress Update

DPD Document	Preparation Stage	2011 LDS Targets	Progress Update
City Plan Part 2	Consulting Statutory Bodies on the Scope of the Sustainability Appraisal	July 2013	Timetable to be reviewed when LDS revised.
	Publication of the DPD	December 2014	
	Submission to the Secretary of State	March 2015	
	Proposed date for Adoption	December 2015	
Householder Extensions SPD	Public Consultation	November- December 2011	December 2011 – January 2012, March – April 2013
	Date SPD due to be adopted	March 2012	March 2013
Urban Design Framework SPD	Public Consultation	October –November 2012	June / July 2014
	Date SPD due to be adopted	March 2013	December 2014
Parking SPD	Public Consultation	To Be Confirmed	Feb 2014
	Date SPD due to be adopted	To Be Confirmed	December 2014
Community Infrastructure Levy (CIL) – Charging Schedule	Public Consultation	January 2013	The Council still to make a decision as to whether to proceed with CIL. Study commissioned and report to committee in March 2014

Duty to Co-operate

The Localism Act and the National Planning Policy Framework (NPPF) place a duty on local planning authorities and other prescribed bodies to cooperate with each other to address strategic planning issues relevant to their areas. The City Council has been engaged in ongoing collaborative working with neighbouring planning authorities and other bodies in order to address relevant strategic planning issues and comply with the Duty. The key areas of engagement are summarised below.

City Plan Part 1

Brighton & Hove's housing requirements (both housing demand and housing need) have been assessed as falling within a range of 16,000 - 20,000 new homes over the plan period to 2030. The city is unable to meet this level of housing provision, however, the City Plan housing target of 11,300 new homes reflects the:

- the capacity and availability of land/sites in the city;
- the need to provide for a mix of homes to support the growth and maintenance of sustainable communities,
- the need to provide land in the city for other essential uses (such as employment, retail, transport, health and education facilities and other community and leisure facilities); and
- the need to respect the historic, built and natural environment of the city.

The Planning Inspector published her initial conclusions on the City Plan following the Examination Hearing on 13th December 2013. The Inspector concluded that the city needs to be rigorous in assessing opportunities (particularly in the urban fringe) to close the gap between the city's objectively assessed housing need and the City Plan housing provision target. Further work will be undertaken to address these points.

As the city's Strategic Housing Market Area (SHMA) extends outside the City's boundaries, the unmet demand could theoretically be met elsewhere. The Council has engaged with a comprehensive list of stakeholders in a variety of ways from inception of the City Plan Part 1 continuously through to submission. This engagement is still ongoing. The City Council has been actively involved on an ongoing basis in a number of cross-boundary and joint partnership groups which have informed the preparation of the City Plan from its inception, at both officer and member level. The City Council proactively convened a series of meetings to discuss cross-boundary issues to which all authorities that comprise a wide Strategic Housing Market Area were invited, including neighbouring County Councils. These meetings enabled engagement with other planning authorities to go beyond mere consultation or meetings with other authorities on an individual basis. They enabled ongoing discussions on a range of strategic issues with the intention of reaching agreement. The City Council's Duty to Cooperate work has produced a number of outcomes:

A joint Coastal West Sussex DtC Housing Study has been produced by all the authorities in the Coastal West Sussex Strategic Planning Board together with Lewes District Council.

A draft Local Strategic Statement (LSS) has been produced by the Coastal West Sussex Strategic Planning Board (SPB). The LSS will guide strategic planning and investment priorities to deliver long term sustainable growth, and provide evidence to support constituent authorities' compliance with the Duty to Cooperate.

A formal request, agreed at the City Council's Economic Development Committee on 20th September 2012, was sent to all other LPAs within a wide Strategic Housing Market area centred on the City, requesting that they consider the extent to which they are able to assist in accommodating the unmet demand from Brighton & Hove.

At the same time the City Council drafted a Statement of Common Ground (SOCG) in order to set out what steps have been taken to comply with the Duty with regard to housing provision, and where there are areas of agreement. Eleven local planning authorities have indicated they will sign the SOCG.

A draft Memorandum of Understanding (MoU) has been produced by Adur, Brighton & Hove, Lewes and Worthing concerning future work on Duty to Co-operate between the four authorities and adjoining areas. A draft MoU is also in preparation concerning co-operation between Coastal West Sussex and North West Sussex (Crawley, Horsham and Mid Sussex).

The Planning Inspector, in her initial conclusions on the City Plan following the Examination Hearing, considers that the legal requirement for Duty to Cooperate has been met.

Shoreham Harbour

Joint working has been ongoing for a number of years between the City Council, Adur District Council, West Sussex County Council, the Environment Agency and Shoreham Port Authority, to progress a Joint Area Action Plan for the Harbour. Work has continued during the monitoring period and regular meetings are held.

Development Briefs have been prepared for the proposed areas of change in Shoreham Harbour. The Briefs provide detailed guidance for these areas (Aldrington Basin and South Portslade Industrial Estate in Brighton & Hove and the Western Harbour Arm in Adur District) and will also inform the preparation of the JAAP. Together, the JAAP and Development Briefs will play a key role in contributing to the wider regeneration of Shoreham Harbour. Consultation on a draft JAAP is expected in early 2014.

Waste & Minerals

The City Council is a Waste and Minerals Planning Authority and a Waste & Minerals Plan (WMP) has been produced jointly with East Sussex County Council and the South Downs National Park Authority, and adopted in February 2013. The three authorities are continuing this joint working to produce a Waste and Minerals Sites Plan.

Compliance with the Duty to Cooperate was considered by the appointed Inspector during the public examination of the WMP in September 2012. Cooperation occurred with West Sussex County Council (WSCC) regarding mineral wharves at Shoreham Harbour during the preparation of the WMP, and this remains ongoing as WSCC's own waste and minerals plans are prepared. This issue links to the ongoing work on the Shoreham Harbour JAAP, discussed in more detail above.



Neighbourhood Planning

Neighbourhood planning enables town and parish councils or designated 'neighbourhood forums' to prepare and agree a plan, with the council, for their neighbourhood area. Once a neighbourhood plan is agreed and meets all the requirements it will form part of the overall development plan for that area. The neighbourhood plan can then be used in the determination of planning applications. Neighbourhood planning was introduced by the Localism Act 2011 and the provisions came into force on 6 April 2012. As the local planning authority, the council now has a duty to support and consider;

- Applications made by a local body, capable of being a forum, for the designation of a neighbourhood area
- Applications made by local groups to become the recognised neighbourhood forum for a designated area
- Neighbourhood plans and orders made by town and parish councils or recognised neighbourhood forums

Rottingdean Parish Council submitted the first application in the city, to become a designated Neighbourhood Area, in November 2012 and approved in March 2013. No other applications have been received by the council as at December 2013 though an application for a neighbourhood forum and area for Hove Station is expected in early 2014.

Saving policies

Policies from the Brighton & Hove Local Plan, Waste Local Plan and Minerals Local Plan policies have been 'saved' under the Planning & Compulsory Purchase Act 2004 until replaced by Local Development Framework and Waste & Minerals Development Framework documents.

All but nine Local Plan policies have been saved; the nine deleted policies are listed in Brighton & Hove City Council's Annual Monitoring Report (AMR) 2007/08. The 'saved' policies in the Waste Local Plan and Minerals Local Plan are outlined in the Brighton & Hove AMR 2007/08 and East Sussex AMR 2005/06.

5. Implementing the Statement of Community Involvement (SCI)

The council has had an adopted SCI in place since September 2005. Due to resources being focused on the preparation and submission of the City Plan Part 1 the LDS timetable to revise the SCI in 2013 has not been met. However, there is the intention to revise the Statement of Community Involvement in 2014. The SCI will be updated to reflect the current Town and Country Planning (Local Development) (England) Amendments Regulations and the National Planning Policy Framework; and to take into account the current council approach to community engagement in policy making (the Community Engagement Framework). Although current regulations differ from those in place at the time the SCI was prepared, the SCI is satisfactory in terms of setting the standards for consultation. Following consultation undertaken on the draft City Plan Part 1 May - July 2012, formal consultation on the published 'submission version' on the City Plan took place 25th February - 12th April 2013. The consultations were undertaken in accordance with the requirements of the SCI and detailed in published statements of consultation.

The SCI was also used to guide consultation on the development briefs recently adopted for Shoreham Harbour (Aldrington Basin and South Portslade) and A Design Guide for Extensions and Alterations SPD.

6. Policy Performance

Introduction

This section is designed to describe changes that have happened in the City over the monitoring year and the performance of policy. It will show, where relevant, where a situation has improved, stayed the same, or become worse, compared to the previous year and whether or not targets are being met or exceeded. This is achieved through a range of monitoring indicators which have been designed to assess the performance of the Local Plan and Supplementary Planning Documents within the LDF. In addition emerging indicators relating to the Draft City Plan Part 1 have been included which are taken from the Sustainability Appraisal of the Draft City Plan, which tests the extent to which the Draft City Plan, meets identified sustainable development principles. These indicators include those originally designed for the Local Plan and SPDs and previous Core Output indicators which are included as they are relevant to policies in the Draft City Plan. A table outlining the provenance of each indicator is presented in the appendices.



6.1 Residential Development

Housing Targets

The minimum housing target set by the Submission City Plan Part 1¹⁷ is for 11,300 new homes to be built over the plan period 2010-2030. This equates to an average rate of provision of 565 dwellings per year. The City's objectively assessed housing need is 16,000 – 20,000 new homes on the plan period. There are very significant constraints on the capacity of the city to physically accommodate this amount of development, and the housing target above does not fully match the assessed housing requirements of the City in full. Under the Localism Act 2011, the City has a 'duty to cooperate' with neighbouring local authorities on strategic planning matters including the provision for housing over the sub-regional area.

Brighton & Hove's housing market and travel to work areas extend westwards incorporating Adur District and parts of Worthing District; eastwards incorporating parts of Lewes District and northwards to Mid Sussex and Crawley. It is acknowledged that many of these areas also face similar challenges in meeting housing requirements. In accordance with government requirements, the council will continue to engage constructively, actively and on an ongoing basis with neighbouring authorities and public bodies with regard to strategic planning matters including the provision for housing over sub-regional areas (City Plan, page 108). More details on the 'duty to co-operate' are outlined in section four of this report (page 16).

Table 6: City Plan Housing Target

	City Plan Target	Per Annum
Plan Period 2010-2030	11,300	565
Remaining Period 2013-2030	10,334	6082

Source: BHCC 2013

Table 6 sets out the Housing Target from the City Plan and also the residual target at the end of the monitoring year, taking account of completions from 2010 to 2013. This illustrates that the housing delivery annual average requirement has increased. It is forecast that delivery will increase to meet the target over the plan period, as described in the 'Future Residential Provision' section of the report on page 26. The adequacy of housing land supply will be assessed regularly in accordance with the Housing Implementation Strategy (HIS) and through annual reviews of the Strategic Housing Land Availability Assessment (SHLAA), which are also referred to in the 'Future Housing' section of the report.

Completions

There were 374 net housing completions in 2012/13. This figure is an increase on the number of completed units in 2011/12 (309 completions), which was in turn an increase on the year before that, which saw the lowest completion figure recorded in the last twenty years). It is likely that the effect of the national recession and the subsequent economic uncertainty is continuing to affect housing development in the city.

¹⁷ - At the time of writing, the City Plan has now been subjected to examination by the Planning Inspectorate, and the Inspector's preliminary letter and thoughts were received on 13th December 2013.

Table 7 describes net housing completions in 2012/13 by type of development in comparison to the previous five monitoring years. This shows that in 2012/13, the number of new build completions was greater than for the previous two consecutive years. This can partly be accounted for by the completion of a large development on the site of the former nurses' accommodation at Brighton General Hospital, which resulted in 95 new apartments. New builds comprised the majority of housing delivery in the city in 2012/13 (also in line with previous monitoring years). There was a decrease in change of use completions in 2012/13, compared to previous years. The figure for 2012/13 reflects the change of use of two residential care homes to residential flats.

Table 7: Net Completions by Development type 2007-2013

	New Build	Conversions	Change of Use	Total
2012/13	281	52	41	374
2011/12	164	42	103	309
2010/11	125	106	52	283
2009/10	302	44	34	380
2008/09	527	111	83	721
2007/08	413	97	57	567

Source: BHCC 2013

Due to the lower than average residential completion figures over the last three monitoring years the average number of completions over the past ten years is lower than that of the City Plan Housing Target. All but one of the seven years previous to that, however, had completion figures higher than the current yearly target with five of the last ten years achieving over 600 net completions including two above 700 net completions.

Chart 3: Source of Housing Delivery 2005-2013

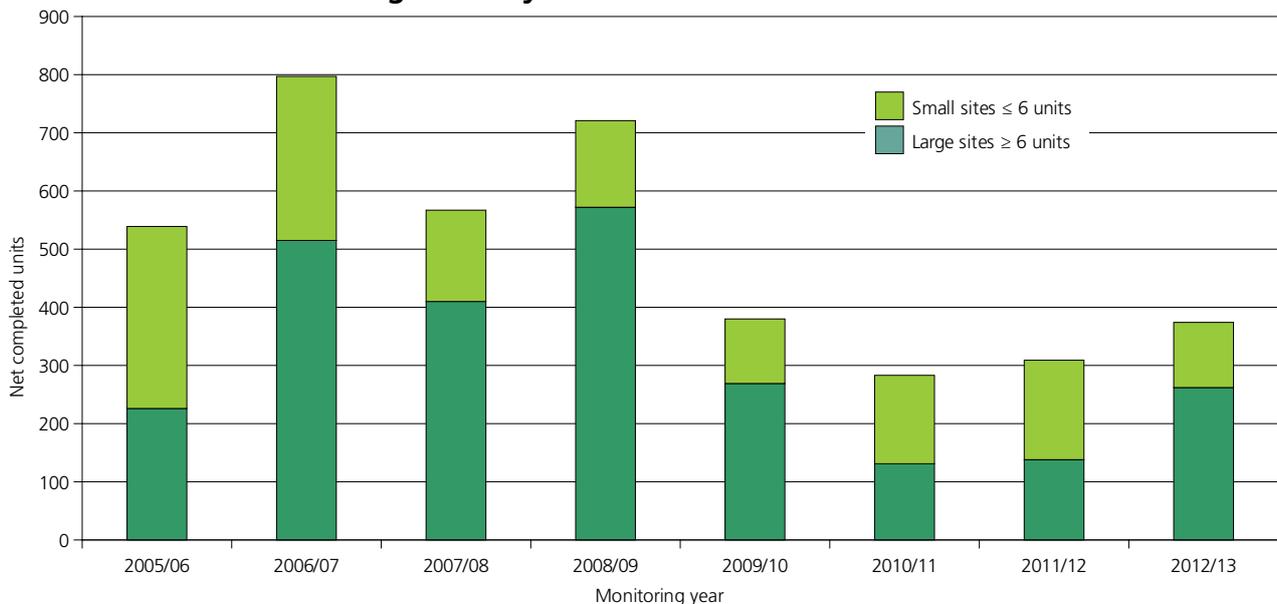


Chart 3 describes the source of housing delivery over the past eight years. In 2010/11 and 2011/12, the overall net completion rate on small windfall sites (below six units) has been higher than through large sites (six units or over). This was in contrast to the preceding years. In 2012/13, the ratio between developments on large and small sites was comparable to

most previous year, with about two thirds of completed units coming from large sites. The figures from 2012/13 are in fact very similar to 2009/10. This shows an encouraging recovery to reach levels preceding the 2008 financial crisis which had reduced funding for developments on large sites.

It is hoped that figures for housing delivery will continue to return to previous levels once there is a return to the implementation of larger schemes. This will be achieved both through identified sites in the City Plan and Strategic Housing Land Availability Assessment (SHLAA) with the expectation of a continued supply through unidentified windfall sites. There have been no completions on Local Plan allocated sites since 2007/08 (not showed on the chart) and all housing since then has been delivered on windfall sites. The expected delivery of City Plan identified sites is reported in the Housing Implementation Strategy (HIS) and the SHLAA.

Table 8 below shows the four largest residential developments completed in 2012/13. These provided a net total of 198 new residential units in this monitoring year and were all either new builds or redevelopments. The development of Ainsworth House has created 19 new units with a mix of three houses and twelve apartments, but because it resulted in a net loss of 4 units, this development is not included in table 8.

Table 8: Major Developments, Completed 2012/13

Application Number	Address	Net units completed
BH2010/01054	Former Nurses Accommodation, Brighton General Hospital, Elm Grove	95
BH2011/00227	331, Kingsway, Hove	40
BH2009/00655	Covers Yard, Melbourne Street, Brighton	39
BH2010/00498	Former Esso Petrol Filling Station	24

Source: BHCC 2013

Table 9 below shows the number of planning applications which have contributed completed residential units over the past five years. As in 2011/12, in 2012/13, the number of planning applications completed increased from the previous monitoring year as did the number of residential units completed.

Table 9: Number of planning applications contributing to completed units 2008/09 to 2012/13

	2008/09	2009/10	2010/11	2011/12	2012/13
Small	134	86	107	124	143
Large (major)	17 (6)	9 (3)	13 (1)	12 (4)	9 (5)
Total Applications	151	95	120	136	157
Net units completed	721	380	283	309	374

Source: BHCC 2013

Table 10: New and converted dwellings - on previously developed land 2012/13

	Total
Gross	409
Gross on PDL	390
Percentage on PDL	95.4

Source: BHCC 2013

Table 10 above displays the number of new and converted dwellings completed on previously developed land (PDL or 'Brownfield' land). There were 390 new and converted dwellings built on PDL in Brighton and Hove over the 2012/13 monitoring year, which is 118 more than in 2011/12. The constrained nature of Brighton and Hove's geography means that the majority of new residential units are built on PDL. In 2012/13, the percentage of residential units completed on PDL was 95.4% compared to 89.2% in 2011/12 and 99.7% in 2010/11. This jump in the percentage of completions that are located on greenfield sites may reflect the redefinition of PDL in Planning Policy Statement 3 as of June 2010, which reclassified private residential gardens as Greenfield land.

Table 11: All net housing delivery on PDL and Greenfield land 2012/13

	Net Completion	Percentage (%)
Greenfield	19	5.1
PDL	355	94.9
TOTAL	374	100

Source: BHCC 2013

Table 11 above shows PDL and Greenfield net housing delivery in 2012/13.

Table 12 describes the housing mix of dwellings completed in the monitoring year. This illustrates that two thirds of the dwellings were delivered through the completion of one and two bed units, the majority of which were flats. Of the remaining completions, 18% were three bedroom units and 12% were four bedroom units.

Table 12: Completions by development type and number of bedrooms (Gross)¹⁸

		One Bed	Two Bed	Three Bed	Four Bed or more
New Build	Flat	86	120	30	0
	House	1	23	35	33
Change of Use	Flat	15	12	4	1
	House	0	7	0	8
Conversion	Flat	36	21	7	1
	House	2	5	10	11
Total	Flat	137	153	41	2
	House	3	35	45	52
	All	140	188	86	54

Source: BHCC 2013

¹⁸ - NB I have not included any extra bedrooms related to certificates of lawfulness for existing properties.

This continues the trend for smaller dwelling types. This is largely due to land available for development restricting the provision of larger properties. Policy CP19 in the emerging City Plan looks to improve housing choice and to ensure that an appropriate mix of housing (in terms of housing type, size and tenure) is achieved across the city.

Future Residential Provision

The expected rate of housing delivery over the period 2010-2030 is illustrated through a 'housing trajectory'. The housing trajectory is based upon reasonable assumptions about the deliverability of housing over the period of the City Plan and is illustrated in the council's Housing Implementation Strategy (HIS) (Annex 3 to the City Plan). The trajectory is monitored and updated on an annual basis through the AMR and SHLAA. The SHLAA identifies and assesses the housing potential of sites in the city and estimates when suitable sites are likely to be developed. The SHLAA specifically identifies sites large enough to provide at least six units. Smaller sites which have gained planning permission are also included. The SHLAA was updated in September 2013 and reflects the timetable for the adoption of the emerging City Plan. Estimates for the likely delivery of small sites (up to 5 units) over the plan period (small windfall sites) are not included. This is because the role of the SHLAA is to specifically identify sites where possible.

The 2013 SHLAA update can be accessed on the SHLAA page of the Council website; <http://www.brighton-hove.gov.uk/index.cfm?request=c1177314>

The trajectory anticipates that housing delivery will increase over the next 15 years. It is anticipated that the supply of housing in the pre-plan adoption period (up to 2014), will be approximately 1,405 units including completions from 2010 to 2013. This is slightly less than predicted in the 2012 trajectory. Due to the low level of completions recorded to 2013, delivery has been lower than the annual average target of 565 dwellings per annum implied by the City Plan. Housing delivery is expected to then increase in the first five years following plan adoption in which 2,397 dwellings have been forecast, 1,613 of this is expected to be delivered from the development areas identified in the City Plan.

Between 2019 and 2024 delivery is currently anticipated to be approximately 3,544 dwellings, a further increase in supply. Housing delivery over the remainder of the plan period is anticipated to further increase with an overall supply of 4,144 units anticipated for this period.

If the trajectory is realised it will mean the overall supply of housing over the period of the City Plan is likely to exceed the minimum housing delivery target. Housing supply could be further boosted through additional delivery from small unidentified sites throughout the plan period.

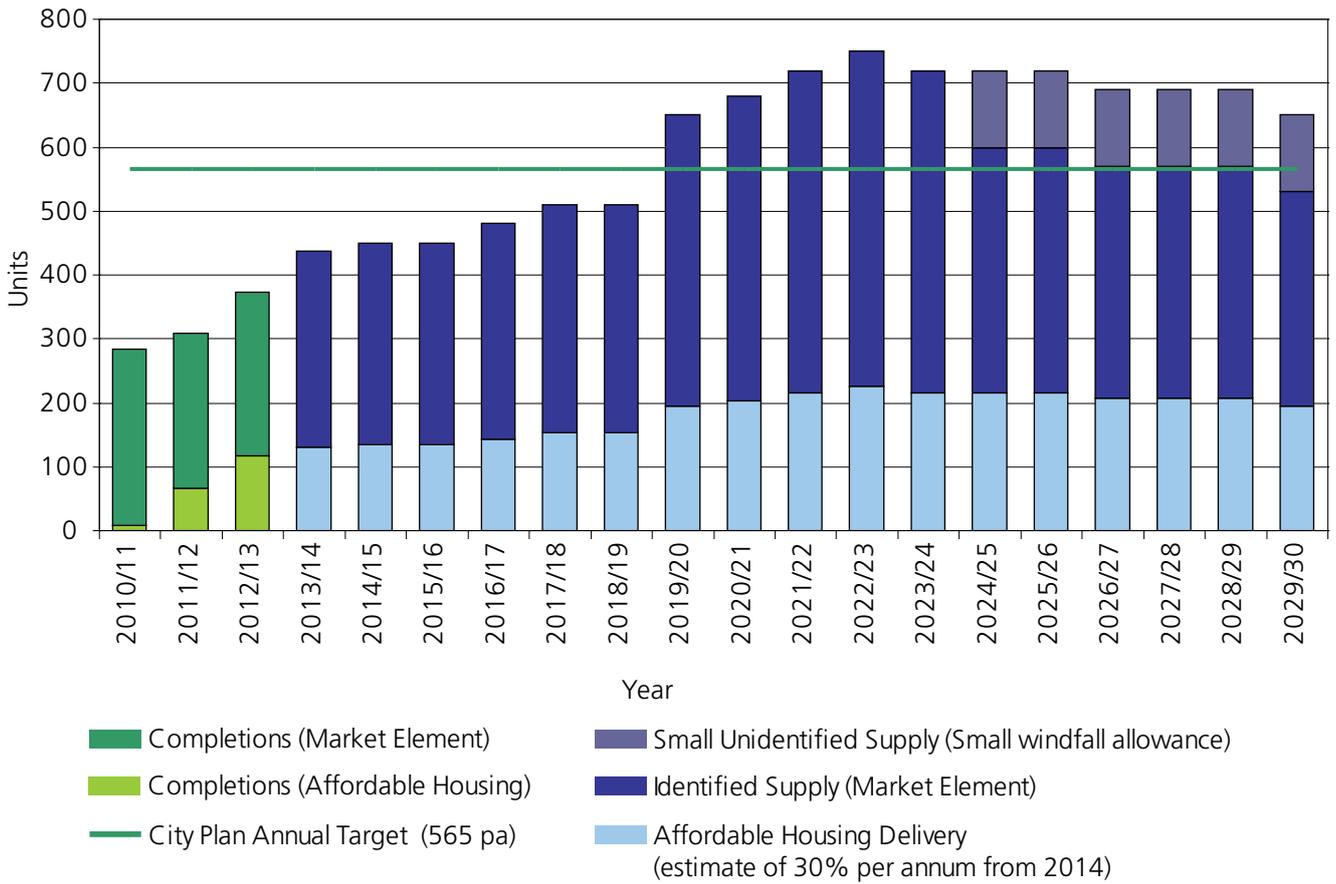
Department for Communities and Local Government performance indicator HSD07 requires a percentage figure for the supply of 'ready to develop' housing sites over the next five years (2013-2018). Data from the 2013 SHLAA indicates that currently identified housing sites which are ready for development in this period will meet 91 percent of planned housing provision (nb. this figure does not include any allowance for small windfall).

Table 13: Supply of Ready to Develop Housing 2014-2019

Performance Indicator		
HSD07	Supply of ready to develop housing sites	91%

Source: BHCC 2013

Chart 4: Brighton & Hove Housing Trajectory 2013



Source: BHCC 2013

Commenced

661 net housing units will be provided when the developments which were under construction at the end of the monitoring year are completed. This figure is slightly under the 2011/12 figure, but carries on the trend with 200 units more than 2010/11 and 300 units more than in 2009/10. This is encouraging for the delivery of housing in the City and suggests that the market is improving and developments are starting to be delivered.

Table 14: Major Developments, Under Commencement 2012/13

Application Number:	Address	Net:	Year Commenced:
BH2010/03999	Site J Land East of Brighton Station, New England Quarter, Brighton	147	2012/13
BH2010/03379	Royal Alexandra Hospital, 57 Dyke Road, Brighton	119	2011/12
BH2010/03744	The Open Market, Marshalls Row and Francis Street, Brighton	87	2011/12
BH2012/00114	Park House, Old Shoreham Road, Hove	71	2012/13
BH2009/03154	Gala Bingo Hall & Adjacent Car Park, 193 Portland road, Hove	35	2012/13

Source: BHCC 2013

459 units will be provided through major developments which are under construction, 206 of which were commenced 2011/12. The largest development which commenced in the monitoring year was the Site J Land, East of Brighton station, where the site is being developed as mixed use with office floor space (2973sqm), 94 hotel rooms and 147 residential units.

Work at Park House on Old Shoreham Road has started with the demolition of the former residential language school and erection of 5 storey block of 71 flats. The demolition of the Gala Bingo Hall on Portland Road in Hove has also started and will provide 35 new units as well as a new GP surgery on the ground floor. The major developments (10 units or above) which are currently under construction are outlined in table 14.

The remaining 106 units will come through 14 large developments of six to nine units and 96 small developments of five units or below. There are also 4 developments which will result in a small loss of residential.

Decisions

The number of housing units permitted for development in the monitoring year, although lower than in the two previous years, continues to give cause for optimism for the future housing delivery in the city. After a dip in the number of housing units permitted in 2008/09 and 2009/10 the number rose dramatically between 2010 and 2012, and in 2012/13 there were 505 units approved through 147 applications (Table 15).

Table 15: Number of Residential Planning Permissions with total number of permitted units 2007-2013

Year	Residential Applications	Units
2012/13	147	505
2011/12	173	674
2010/11	203	759
2009/10	147	424
2008/09	196	443
2007/08	173	1337

Source: BHCC 2013

Of the applications given permission in 2012/13; 67 have been completed providing 50 units to the housing supply. 29 were commenced in the monitoring year and will provide 148 units, once complete. There were three major projects permitted of 10 or more units, which when complete will provide 187 units. The most notable being 92 units at the Sackville Trading Estate, Sackville Road, Hove. In addition to the major developments; 24 developments of between six to nine units were given permission which, together, would provide 183 units. 120 small developments of five units or below were permitted, they will provide 135 units.

Overall there are 868 net units in extant permissions which had not started on site, in the monitoring year. 306 of these units are from major applications which are yet to be commenced; these are listed in Table 16.

Table 16: Major Extant Permissions but Not Started on Site 2012/13

Application Number:	Address	Net:	Year Approved
BH2012/03734	Sackville Road Trading Estate Sackville Road, Hove	92	2013
BH2011/03796	18 Wellington Road Brighton,	24	2012
BH2010/03791	Saunders Glassworks Sussex Place, Brighton	49	2011
BH2010/03128	19-27 Carlton Terrace, Portslade	15	2012
BH2010/02012	25-28 St James's Street, Brighton	33	2011
BH2010/00692	Land West Of Redhill Close, Westdene Brighton	31	2011
BH2008/00535	27-33 Ditchling Road, Brighton	28	2008
BH2004/02185/FP	4-7 & 15-20 Kensington Street, Brighton	10	2010

Source: BHCC 2013

Affordable Residential

Completed

Affordable housing delivery is composed of social rented and affordable rented housing, which includes housing at rents lower than those of the market provided through a registered social landlord, and intermediate housing, which include housing at prices and rents above those of social rent, but below market price or rents. Intermediate housing products consist of new build Homebuy and shared ownership, First Time Buyers Initiative, intermediate market rent, equity share and key worker provision dwellings.

Table 17: Social, Intermediate and Total Gross Affordable Completions 07/2013

	Social and affordable rented	Intermediate	Affordable homes provided
2012/13	69	44	113
2011/12	66	0	66
2010/11	5	3	8
2009/10	43	57	100
2008/09	195	60	255
2007/08	98	79	177
2007-12 Provision	476	243	719

Source: BHCC 2013

There were 113 affordable homes provided in the city in 2012/13 which constitutes 30 percent of all completed units. This is a large improvement on the two previous monitoring years which had affordable housing completion below the target. 69 of the completions in the monitoring year were for socially rented unit and 44 for intermediate housing. Half of the eight affordable developments have been delivered through the completion of solely affordable developments, but three of them were small developments. 38 units have been provided at the Brighton General Hospital where the previous nurses accommodation building has been demolished and replaced by two residential apartment blocks. The Covers Yard building on Melbourne Street has been replaced by a multiple storey buildings providing 21 affordable units. The development of Ainsworth House on Wellington road saw a net loss of 4 units, but provided 15 socially rented units.

Eight developments with affordable housing have been completed in 2012/13 (Table 18). The larger scale of the developments has allowed this monitoring year to meet the target with 30 percent of total units completed as affordable.

Affordable housing comprised 50 percent of completed developments with an affordable element. 100 of the affordable units completed in the monitoring year were delivered through the five completed developments with 10 units or above (88 percent of all affordable developments). 56 percent of the affordable units on major developments were socially rented with the others providing intermediate housing in addition. The scale of these major developments is larger than in the previous year, however it needs to be put in perspective with the low rates of the previous two years.

Table 18: Number and Proportion of Developments with Affordable Element 2007/12

Year	Number of Developments with Affordable Element	Affordable housing - percentage of all developments	Affordable housing - percentage of developments with affordable element
2012/13	8	30	50
2011/12	8	21	78
2010/11	3*	3	15
2009/10	3*	26	67
2008/09	7*	35	51
2007/08	7	31	55
2007-2012	28	23	53

*Ocean Hotel Development counted three times, once in each year between 2008/09 and 2010/11 as completion was staggered

Source: BHCC 2013

Table 19: Affordable Housing on major developments with ≥10 units 2007/08-2012/13

Year	Number of developments	Number of developments with affordable	Total number of units (net)	Number of affordable units (gross)	Percentage of affordable
2012/13	5	5	198	100	54
2011/12	4	4	78	58	74
2010/11	2	1	58	3	5
2009/10	4	4	224	100	45
2008/09	6	6	492	254	52
2007/08	6	4	338	145	43
2007-2013	27	24	1388	749	54

BHCC 2013

The completion of developments of 10 units and above is significant because policy HO2 of the Local Plan requires a 40 percent element of affordable housing on developments of that size. Despite not every development above this threshold providing affordable housing provision since 2006/07, the proportion of affordable housing on all major developments has remained above 40 percent, with the exception of 2010/11. In this monitoring year all of the major developments provided affordable housing. Over the past five years, 54 percent of the housing delivered on these sites has been affordable (Table 19). Affordable housing provision continues to be an important issue in the city. Through the emerging City Plan policy CP20, the council will require the provision of affordable housing on all sites of five or more dwellings and will look to achieve the provision of 40 percent on sites of 15 or more dwellings, 30 percent on sites of between 10 and 14 units and a financial contribution equivalent to a lower target quota of 20 percent on smaller development sites of between 5 and 9 units.

Table 20: Potential affordable housing through extant planning permissions

	Number of Units (Net)	Number of Affordable (Gross)	Percentage affordable
Commenced	662	194	29.3
Not Started	664	130	19.6
All Extant Applications	1326	312	23.5

(BH2011/00227, Marina development 853 sites not included) BHCC 2013

Source: BHCC 2013

If all of the potential affordable units through extant planning permissions were completed they would provide a further 312 affordable units to the city which would be 23.5 percent of all units provided and is consistent with or in excess of the proportional provision in the recent past. Almost a third of the units on sites which have commenced are affordable units, which is encouraging for affordable housing provision in the near future.

Gypsy and Traveller Provision

A need for residential accommodation for Gypsies and Travellers has been established in Brighton and Hove. No new Gypsy and Traveller pitches were developed 2012/13. A transit site, the Horsdean Traveller Site, has been open since 1999 and provides 23 pitches for the large numbers of Travellers visiting the city. A site search for a permanent traveller's site has been undertaken and, on 5 March 2012, cabinet agreed the council should submit a planning application for a permanent Traveller site at Horsdean with pitches to house 16 families, with an expected opening in late 2014. An application has been made for 12 permanent pitches adjacent to the transit site. This is under consideration by South Downs National Park Authority (SDNPA).

A Traveller Commissioning Strategy was published in 2012, the document is available on the Travellers page of the Council website;

<http://www.brighton-hove.gov.uk/content/housing/travellers>



Student Accommodation and Halls of Residence

Student halls of residence are not included in the figures for new residential dwellings as they are classed under use class C1. The capacity of halls of residence can have an affect on the amount of people living in the City but can also relieve the pressure on market housing by offering much needed accommodation to the growing student population in the City.

Table 21: Status of Student Accommodation Development 2012/13

	Net Student Bedrooms
Completed	744
Commenced	0
Not Started	561

Source: BHCC 2013



Former Co-operative department store

In 2012/13 there were 744 new student bedrooms created. The completion of Varley Park (Coldean) for the University of Brighton contributed to 564 bedrooms. Phase 2 of the development of Northfield at the University of Sussex contributed to 180 bedrooms. Although there were no student bedrooms under construction in the monitoring year, 561 bedrooms are planned to be built. The majority of these will be delivered through the redevelopment of the former Co-operative department store on London Road. This development will add 351 bedrooms and is due to be completed by the end of the academic year 2013/14. Phase 3 of the Northfield site at University of Sussex will add another 150 bedrooms to the site. Once completed, two other developments in the Round Hill and Lewes Road area will bring 21 and 39 bedrooms respectively.

The supply of purpose-built student accommodation by universities has not matched the expansion of the student population which has placed pressure on market housing and local communities close to the universities. There is no policy in the Local Plan to address the development of student accommodation but this is planned to be addressed by policy CP21 of the emerging City Plan where the council will support the provision of additional purpose built accommodation and actively manage the location of new Houses in Multiple Occupation (HMO); an important and affordable type of accommodation needed by many city residents, including students. An Article 4 direction is also proposed to remove existing permitted development rights to change the use of a house to a small HMO in the Hanover and Elm Grove, Hollingdean and Stanmer, Moulsecomb and Bevendean, Queens Park and St Peter's and North Laine wards. This will mean a planning application would be required for this change of use and will ensure that the concerns of some residents about the impact of having large amounts of HMOs in certain areas of the city will be taken into account while still providing this type of accommodation.

Summary and Actions

- Housing delivery has improved in 2012/13 compared to the two previous monitoring years, and has benefited from a healthy contribution from large developments. Five major developments were completed, and over 600 units are currently under construction which is an encouraging trend for housing delivery in the city. Affordable housing completion has made a good recovery too at 30 percent of all completed units.

The City Council will:

- Continue to consult with local communities regarding their housing aspirations and needs.
- Continue to implement policies to secure further housing growth on suitable sites.
- Proactively encourage and promote the development of smaller sites
- Continue to negotiate 40 percent affordable housing on sites of 10 or more dwellings in line with Local Plan policy HO2.
- Address the development of student accommodation through the City Plan
- Identify additional Gypsy and Traveller sites in accordance with further assessments of need.
- Continue to closely monitor housing delivery performance in the city.
- Produce detailed Planning Briefs and/or area based Supplementary Planning Documents to increase certainty to developers of sites progressing through the planning process;
- Develop Part 2 of the City Plan (Site Allocations and Development Management Policies) to give greater certainty to sites and enable additional development sites to be put forward



6.2 Non-Residential Development

Business Development

The following section summarises the development of employment floorspace in the city in 2012/13. Employment floorspace includes the use class orders B1a (Office), B1b (Research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage or Distribution). The protection of employment sites and premises and the development of new high quality employment space are fundamental to the economic wellbeing of the city to allow businesses to prosper and grow. The supply of employment land and premises is limited in the City and the Submission City Plan Part 1 through policy CP3 Employment Land sets out a framework to safeguard and upgrade current employment sites in the City and create new employment floorspace through the regeneration of key sites.

The AMR will continue to monitor the changes in business floorspace and will be able to assess the performance of the emerging policies, once adopted. An indicative Employment Land Supply Trajectory has been prepared which will guide the monitoring of new employment floorspace delivery over the City Plan period to 2030.

Completions

There was a net loss of 8,364 m² employment floorspace in 2012/13.

The loss in floorspace was primarily due to a net loss of 10,159 m² of B1a office floorspace, a large proportion of which is attributable to two changes of use:

7,920m² of B1a were transformed to C2 use as a Clinical Diagnostic and Treatment Centre, Montefiore Road in Hove.

The other sizeable loss of B1 is at Cavendish House, Dorset Place Brighton where 1,102m² was changed from B1 to D1 (education/training).

A significant loss in B8 storage/ distribution floorspace was due to the change of use of Unit 7B & C on Victoria Road Trading Estate, from B8 to a climbing wall centre (D2).

The only major increase in B use floorspace was the development of the Travis Perkin site in Portslade which brought 2372m² of mixed B use.

In 2012/13, there was no gain of B1b, B1c or B2 use and only a limited gain of 50m² of B8. Table 22 describes the amount, and type of completed employment floorspace between April 2012 and March 2013.

Table 22: Total additional employment floorspace – by type (B1, B2, B8)

	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross	1338	0	0	0	50	2372	3,760
Loss	-10159	0	0	-528	-1437	0	-12,124
Net	-8821	0	0	-528	-1387	2372	-8,364

The 3,760 m² of completed employment floorspace in 2012/13 was all on previously developed land (PDL). This figure is 100 percent of all employment floorspace completed in the City, in the monitoring year, which is consistent with completions on PDL in the majority of previous monitoring years.

Table 23: Total employment floorspace on previously developed land – by type (B1, B2, B8)

	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross	1,338	0	0	0	50	2371.64	3,760
% Gross on PDL	100%	100%	100%	100%	100%	100%	100%

Chart 5: Employment Floorspace change, by type 2007/08-2012/13

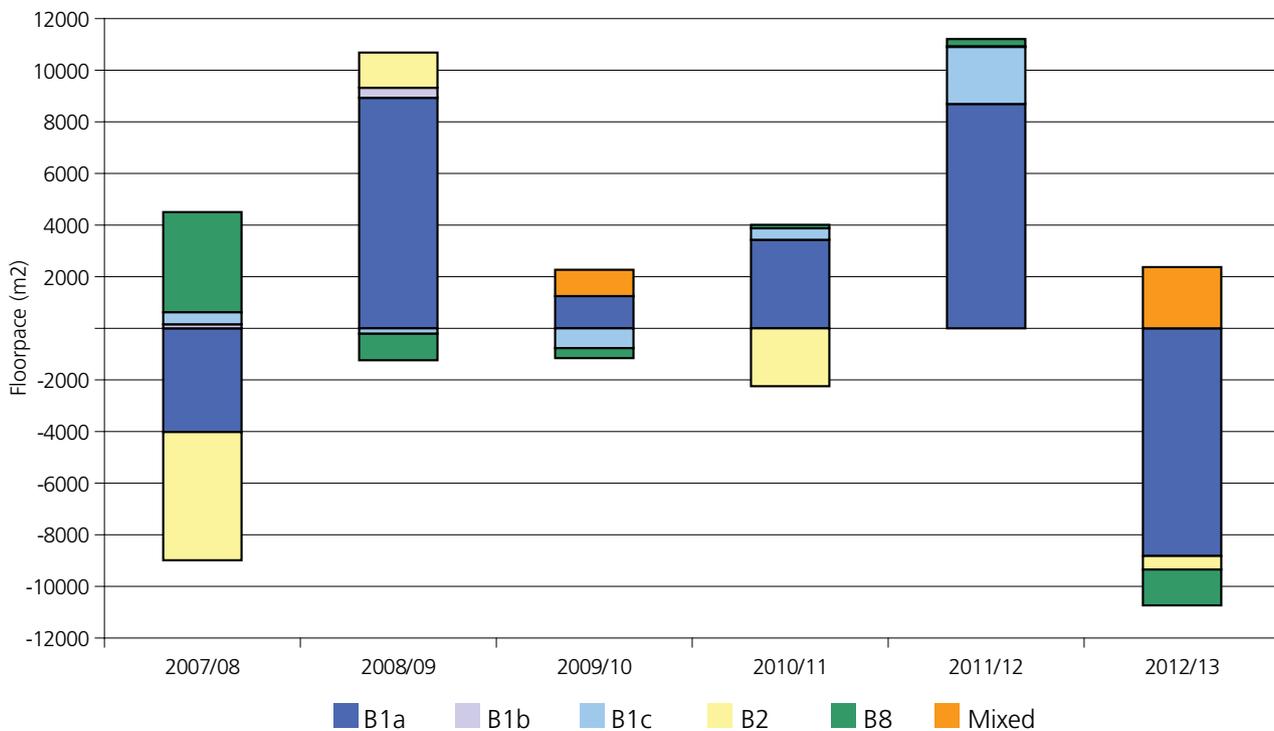


Chart 5 and Table 23 describes the change in employment floorspace, by type, since 2007/08¹⁹. Whilst there have been overall net gains in the periods 2008/09-2011/12, the period 2012/13 shows a loss similar to 2007/08. However, the larger picture illustrated by the Land Employment Study Review 2012 is quite encouraging. For the 2000/01-2011/12 period and with this year's figures added, the average net development rate per annum was 5875m² of employment floorspace completed²⁰.

19 - Figures for 2007/08 have been modified since previous AMR's after a review identified some erroneous data which has led to some of the floorspace totals being recalculated, the loss in B1a has decreased and the gain in B8 floorspace has decreased significantly, although still shows a marked loss in office and industrial floorspace in that year.

20 - Employment Land Study Review 2012

Table 24: Employment Floorspace change, by type 2007/08-2012/13

Net	B1a	B1b	B1c	B2	B8	Mixed	Total
2007/08	-4,019	155	470	-4,969	3,878	0	-4,484
2008/09	8,930	389	-209	1365	-1029	0	9,447
2009/10	1,248	0	-768	0	-385	1020	1,115
2010/11	3,431	0	447	-2244	134	0	1,767
2011/12	8,691	0	2,211	27	279	0	11,209
2012/13	-8,821	0	0	-528	-1387	2371.64	-8,364
Total	9,460	544	2,151	-6,349	1,490	3,392	10,690

Note: The 2011/12 figures have been amended to take into account the upcoming demolition of the original Amex building.

Since 2007/08 the city has gained over one hectare in employment floorspace. The majority of this gain has come through the completion of new B1a office space which has experienced gains four years in a row between 2007 and 2012. There have also been strong contributions of over 2,000m² in both B1c and mixed use floorspace and a more conservative increase in B8 and B1b floorspace. The only use class which has lost floorspace is B2, with a loss of 6,349 m².

Commencements

Once completed, the business developments which were under construction but not completed in the monitoring year will lead to a net gain in 6,353 m² of employment floorspace. This significant gain will come from two major developments and will add 8582m² gross of B1a to the city. 2973m² will come from Site J of Brighton Station at the New England quarter and 5168m² from St Mary's hall on Eastern Road which is being converted from D1. Although the open market on London road is adding 281m² of B1c floorspace to the city, the development of St Peters Community Infant School will turn 581m² of B1c into D1 (education) floorspace. Therefore, there will be a net loss of 525m² of B1c floorspace. Other B uses classes will not add or remove any significant floorspace to the city.

Decisions

Once all of the floorspace permitted in 2012/13 is aggregated a net loss of 2818 m² in employment floorspace was permitted. Much of this loss if implemented results from a permitted change of use of the ground floors of Princes House on Queens Road, from offices to a language school. Another loss of 486m² of office floorspace has been permitted for residential conversion.

There has not been any gain or loss of B1b or B2 permitted in this monitoring year. A small net loss of B8 was permitted in 2012/13 despite the planned development of a new warehouse in Woodingdean Business Park which will bring 1411m² of B8. Losses of B8 mainly come from the new climbing wall centre Boulder Brighton, which has converted 1086m² of B8 into D2 floorspace. Table 25 below summarise all permitted floorspace changes in 2012/13.

Table 25: Net employment Floorspace permitted in 2012/13

	B1a:	B1b:	B1c:	B2:	B8:	Total
Not Started net	-1563.1	0	-15	0	1428	-150.1
gross	35	0	0	0	1428	1463
loss	-1598.1	0	-15	0	0	-1613.1
Commenced net	-491	0	-645	0	0	-1136
gross	0	0	0	0	0	0
loss	-491	0	-645	0	0	-1136
Complete net	-146.4	0	0	0	-1386	-1532.4
gross	118.6	0	0	0	0	118.6
loss	-265	0	0	0	-1386	-1651
Total	-2200.5	0	-660	0	42	-2818.5

Permitted Development Rights - Offices to Residential

The government introduced changes to the permitted development rights in 30 May 2013 which allows for offices to be converted to residential use without the need for planning permission²¹. The new permitted development right is temporary and will expire on 30 May 2016. The AMR 2013/2014 will monitor the impact of this permitted development right change on office floorspace.

Retail Development

The following section will summarise the development of A1 retail and nonretail A use classes floorspace in the city in 2012/13. The use class for retail floorspace is A1 (Shops) and non-retail A use classes include the use class orders; A2 (Financial and professional services), A3 (Restaurants and cafés), A4 (Drinking establishments) and A5 (Hot food takeaways). In terms of A1 floorspace it has been estimated that 58,313 m² of comparison and 2,967 m² of convenience retail will be needed over the period of the emerging City Plan to 2030 (Table 26). The City Plan will maintain Brighton & Hove's hierarchy of shopping centres and direct new retail development to these retail centres; in particular to the centre of Brighton to consolidate and enhance its role as a regional shopping centre.

Table 26: Estimated Retail Need 2011-2030

	2011	2016	2021	2026	2030
Comparison Floorspace (m² net)	-4,476	25,259	36,283	47,689	58,313
Convenience Floorspace (m² net)	-1,325	-2,281	-534	1,260	2,967

Retail Study Update 2011: Capacity identified 2011-2030

²¹ - In May 2013, the Town and Country Planning (General Permitted Development) Order 1995 (as amended) was amended to introduce a temporary permitted development right allowing the change of use of a building from offices (B1a) to residential (C3 use) without the need to submit a planning application subject to certain conditions and limitations.

Completions

There was a net increase of 292 m² of all A use classes in 2012/13. There was a gross gain of 876 m² in retail floorspace but this was tempered by a 2642 m² loss leading to an overall net loss in retail floorspace. The most substantial gain was for A3 uses with a net gain of 2812m². There was only one A3 development above 1,000 m², a change of use of Units 1–5 at the Marina, contributing to a gain of 1557m². However this development has also contributed a loss of 1095m² of A1.

There were no single A1 developments with a gain over 1,000m² of floorspace. The overall gross and loss figures were comprised by the completed floorspace of a number of smaller developments. The largest gain was through the change of use from a car showroom on Preston Road into two retail units (852m²) by Sainsbury's Local.

Apart from the development at the Marina previously mentioned there was no non-retail A use class developments with a gain or loss of over 1,000m² in 2012/13. The most substantial was a change of use from Amusement Arcade into a spa and fitness studio with ancillary cafe/restaurant providing 715m² of A3 on Madeira Drive.

Table 27: Change in floorspace of A1 retail and non-retail A use classes

	A1:	A2:	A3:	A4:	A5:	A Mixed	Total
Gross	876	0	2812	0	40	180	3908
Loss	-2642	-332	0	-462	0	-180	-3616
Net	-1766	-332	2812	-462	40	0	292

Commencements

Once completed, the retail developments which were under construction, but not completed, in the monitoring year, would lead to a gain of 859m² of retail floorspace. A few developments will provide A1 floorspace, 327m² from the Open Market, 255m² from the Site J of Brighton Station and 350m² from the development of Sovereign House on Church Street.

Of the other A use classes only the A3 and A5 use would see a net gain which will add 758m² of café/restaurant space and 99m² of hot food takeaways. A2 and A4 uses will see losses of 556m² and 350m² respectively.

Decisions

A net gain in 2649m² of retail and non-retail floorspace was permitted in 2012/13, with gains in every A class use except for a net loss of 121m² of A2. The most significant gain of A1 will be provided by the redevelopment of the Cooperative building on London Road with 2023m² shared between three A1 units. There will be a gain in 1557m² of A3 from the development at the Marina previously mentioned as well as a 850m² gain of A4 from the change of use of a nightclub on Gloucester Place. Table 28 below summarises the change in retail and non retail floorspace permitted in 2012/13

Table 28: Net retail and non-retail floorspace permitted in 2012/13

	A1:	A2:	A3:	A4:	A5:	total
Not Started net	1957	-121	43	850	0	2729
gross	2097	20	140	850	0	3107
loss	-140	-141	-97	0	0	-378
Commenced net	-84	0	0	0	99	16
gross	0	0	0	0	99	99
loss	-84	0	0	0	0	-84
Complete net	-1191	0	1557	-462	0	-96
gross	0	0	1557	0	0	1557
loss	-1191	0	0	-462	0	-1653
Total	683	-121	1600	388	99	2649

Note: The time extension for the development of the Sackville Trading Estate has been excluded as it has already been accounted as a permission for the previous AMR

Retail Health Check

To safeguard the vitality and viability of Local, District, Town and Regional centres a retail centre health check is carried out annually. This monitoring informs the application decision process to keep the correct balance of uses in each centre.

At the time of publishing the AMR, the 2012/13 health check is still being compiled for publication. The retail health check is an important part of the AMR and it will be published in early 2014 as an annex to this AMR. Please check the Brighton and Hove City Council AMR webpage for further detail about the Retail Health Check.

<http://www.brighton-hove.gov.uk/content/planning/local-development-framework/authority-monitoring-report-amr>

In the interim, the council is guided by statistics published by the Brighton Business Improvement District (BID); a group of over 500 businesses who work together to improve their trading environment.

Latest end of year 2013 statistics released by them highlight that the city centre's footfall is 9.8% down on 2012 figures and that the number of vacant units in the BID area has increased from 5.10% to 5.42%. However when compared to the national averages Brighton's city centre is still outperforming much of the country, such as Cambridge (vacancies at 7%) and Blackburn (26% vacancies)

Leisure and Cultural Developments

This monitoring year saw the completion of several leisure developments such as the new climbing wall centre in Portslade and the new sport pavilion in Brighton East Park. There have also been a few cultural developments, such as a change of use of offices into a new language school on Queens Road.

Permission was given in 2012/13 for the redevelopment and extension of the Portslade Aldridge Community Academy contributing 3,356m² of D1 floorspace. Another significant permitted development is the extension of the Withdean Sports Complex.

Hotel Development

After its demolition in 2011/12, the development of the Casino at 88-92 Queens Road and 4 Frederick Place Brighton has commenced in 2012/13 and will bring 140 bedrooms over eleven floors.

The work on Block J of the Brighton Station Site at the New England Quarter which was permitted in the last monitoring year has started and will provide 94 hotel bedrooms.

Summary

Development of non-residential uses in 2012/13 has not been as encouraging as 2012/11. Employment floorspace has been reduced by a few significant changes of uses from office space to leisure and residential institution. The only gain of employment floorspace completed this year was from Mixed B use.

Although there was a loss in completed retail floorspace, there were healthy gains in completed A3 floorspace leading to an overall net gain of A use classes. There was a small gain in retail floorspace permitted in the monitoring year as well as substantial A3 floorspace permitted. The majority of non residential development was completed on previously developed land.

Action

Continue to safeguard employment floorspace that is not genuinely redundant through the application of planning policies in the Chapter 5 (employment) of the Adopted Local Plan and through policies in the emerging City Plan.

6.3 Design and Safety

The 'design, safety and the quality of development' chapter in the Local Plan outlines the importance of design through new development, including crime prevention measures and public art. 100 percent of large scale developments permitted in 2012/13 included a design statement addressing criteria in Local Plan policies QD3 - QD5. Five schemes were successful in receiving public art funding through a Section 106 agreement (£212,000 in total).

Table 29: Total crime in Regency Ward, with further breakdowns into types of crime

Crime Subgroup	Total
Theft to and from motor vehicle	95
Other theft & handling*	3193
Burglary of a dwelling	73
Other burglary	145
Criminal damage	262
Fraud & forgery**	101
Robbery	42
Sexual offences	59
Violence against the person	911
Drug offences	195
Other offences	35
Total	5111

* (Vehicle interference and tampering is now included in theft and handling)

** (from Nov 2012 a large proportion of these offences were no longer reportable to the police)

Source: BHCC 2013

100 percent of large scale development proposals demonstrated how crime prevention measures had been incorporated in 2012/13. Emerging City Plan policy DA1 for the Brighton Centre and Churchill Square area recognises that the West Street area experiences higher incidences of violent crime. A priority will be to improve community and public safety including West Street improvements to ensure a balanced range of complementary evening and night-time economy uses and initiatives to reduce public place violence. The total crime in Regency ward will be used to monitor the impact of this policy. Table 29 outlines the crime in Regency ward in 2012/13.

Even though the subgroups have changed slightly from 2011/12, Regency ward shows a slight reduction of crime in 2012/13. All subgroups have had their crime numbers reduced at the exception of "Other theft and handling" and "Burglary of a dwelling". Overall, crime was reduced by 2.35% from the previous year in Regency ward.

6.4 Heritage

Local Plan policies HE1, HE2, HE4 aim to preserve and enhance listed buildings. In addition to the local plan policies the council has also produced a Conservation Strategy and Architectural Features Supplementary Planning Document (SPD09). The City's historic environment will continue to be conserved and enhanced through emerging policy CP15 of the City Plan.

There are 34 conservation areas in Brighton & Hove and the target is to ensure that all conservation areas have character appraisal in place within the next 5 years. In 2012/13 no conservation areas were de-designated, or parts of conservation areas de-designated, as a result of the loss of historic and architectural detail. There are five conservation areas on the English Heritage At Risk register for the city;

- Benfield Barn
- East Cliff
- Queens Park
- Sackville Gardens
- Valley Gardens

Special Area policy SA3 in the emerging City Plan seeks to lead to improvements in historic buildings within the area and the Valley Gardens 'At Risk' status will be monitored.

There are 479 listed buildings graded 1 and 2* in the City. There are six buildings on the current English Heritage 'At Risk' register, which is roughly one percent of the total compared to the national average of three percent. The council's register of listed Buildings at Risk (BAR) was updated in 2012/13 and three buildings were removed from the register as being no longer 'at risk'. Six buildings were added to the register.

Work commenced on a review of locally listed heritage assets, with a total of around 400 nominations received from local groups and individual members of the public. Information about conservation areas and listed buildings can be accessed via the Heritage page of the council website;

<http://www.brighton-hove.gov.uk/index.cfm?request=b1000077>



6.5 Environment

Flooding and Water Quality

There are no rivers or watercourses within Brighton & Hove, although the majority of the City is built on chalk bedrock, which means there is a risk of flooding from groundwater. There is also a risk from surface water run off in the City. The Environment Agency did not comment on any planning applications in 2012/13 and as a consequence no planning permissions were granted contrary to the advice of the Environment Agency on flood risk and water quality grounds. The lack of comments suggests that no developments were permitted where they would be at risk from flooding, increase the risk of flooding elsewhere or adversely affect water quality. The Brighton & Hove Strategic Flood Risk Assessment (SFRA) was first published in 2008 and was updated in 2011 and states that the risk of groundwater and surface water flooding needs to be considered when preparing a planning application within Brighton & Hove. If it is a potential issue, the planning application should be accompanied by a site specific flood risk assessment considering appropriate mitigation measures. In addition to the SFRA the council is producing a Surface Water Management Plan to manage surface water flood risk. The SFRA is a supporting document for the Local Development Framework (LDF) and the full report can be accessed via the LDF Background Studies page on the council website;
<http://www.brighton-hove.gov.uk/index.cfm?request=c1187994>

Emerging City Plan policy CP11 'Managing Flood Risk' seeks to manage and reduce flood risk and any potential adverse effects on people or property in Brighton & Hove, in accordance with the findings of the SFRA. Development proposals in locations that have been subject to previous localised flooding events will need to demonstrate that the issue has been taken into account. Mitigation measures in developments should include appropriate sustainable drainage systems (SUDS). Progress will be monitored by the percentage of new major development incorporating SUDS through a new monitoring system coming in place in April 2014.

Emerging City Plan policy CP8 'Sustainable Buildings' requires all development proposals to demonstrate how the development will meet high water efficiency standards. This will be monitored by the percentage of new development incorporating measures to reduce water consumption. In 2012/13, average household water consumption per person in Brighton & Hove was at 147 litres for metered customers and 161 litres for unmetered customers. Table 30 outlines the percentage of approved applications in 2012/13, with a submission to the new sustainability checklist, indicating that they would incorporate measures to reduce water consumption, and how this would be achieved.



Table 30: Percentage of new development incorporating measures to reduce water consumption

	New Build	Conversions	All
Measures to reduce water consumption (%)	66	25	45
Incorporate rainwater butts (%)	52	25	45
Incorporate rainwater harvesting system (%)	7	0	7
Incorporate grey water recycling system (%)	4	0	7

(Percentage of approved applications with a submission to the new sustainability checklist in 2012/13 indicating that they would incorporate measures to reduce water consumption and how this would be achieved)

Source: BHCC Sustainability Checklist 2013

For those approved applications submitting a new sustainability checklist; 45 percent of approved applications in 2012/13 indicated that they would incorporate measures to reduce water consumption. This is comprised of 66 percent of new build and 25 percent of conversion applications. 50 percent of completed developments had indicated they would incorporate measures to reduce water consumption including 90 percent of new build completions.

Emerging City Plan policy SA1 'The Seafront' recognises the importance of conserving coastal habitats and improving the marine environment including sea water quality. In 2013, all beaches in Brighton & Hove had a 'higher' water quality level, which means the bathing water meets the criteria for the stricter UK guideline standards of the European Bathing Water Directive.

Table 31: Water Quality on Beaches in Brighton & Hove 2010-2011

Beach	Water Quality			
	2010	2011	2012	2013
Brighton Kempdown	Minimum	Higher	Higher	Higher
Brighton Central	Minimum	Higher	Higher	Higher
Hove	Minimum	Higher	Higher	Higher
Saltdean	Higher	Minimum	Higher	Higher

Source: Environment Agency 2013

The City's groundwater system provides 100 percent of the City's water supply. The Brighton & Hove State of the Local Environment report 2011, reports that the 'overall' status for the groundwater of the Brighton chalk block aquifer in 2011 was 'poor' and below its target under the Water Framework Directive. This is due to the poor 'quantitative status' of the groundwater due to the amount of water abstracted from the aquifer, its 'chemical status' is good; although it is at risk of deterioration through contamination.

Biodiversity

All local authorities have a duty under the Natural Environment and Rural Communities Act 2006 to have regard to the conservation of biodiversity in exercising all of their functions. The duty aims to make biodiversity conservation an integral part of policy and decision making. Policies in the Local Plan require the protection of designated nature conservation sites and animal and plant species from any harmful impacts of development. The Nature Conservation and Development SPD was adopted in March 2010 to ensure key nature conservation principles are met in the City. Emerging City Plan policy CP10 aims to conserve, restore and enhance biodiversity and promote improved access to it.

When developments, with a submission to the new sustainability checklist and approved in 2012/13, are complete they will provide an extra 1030m² of Chalk Grassland and 560m² of sedum roof, with no net loss of habitat. In total, a net area of 1591m² of green roof has been created, which represents a tenfold increase from the previous monitoring year.

There are 74 designated sites in the administrative area of Brighton & Hove, the number and area within the city is described by Table 32.

Table 32: Number and area of designated sites in Brighton and Hove

Designated Site	Number	Percentage of Brighton & Hove Administrative area
National Park	1	40
LNR	8	7.4
SNCIs	62	7.2
SSSIs	2	2
SAC	1	
RIGS	4	-

Source: Natural England 2012

100 percent of SSSI land in Brighton & Hove is regarded in a favourable condition (Natural England 2012). This includes the 73.84 hectares at the Brighton to Newhaven Cliffs SSSI and the 114.52 hectares at the Castle Hill SSSI. Both had their latest assessment in 2009.



Sustainability

The council has a commitment towards achieving excellence in sustainable building design and pioneering the delivery of zero carbon development in particular. Emerging City Plan policy CP8 aims to ensure development in Brighton & Hove fulfils this commitment whilst helping deliver European, national and Sustainable Community Strategy targets. The Sustainability Checklist and the AMR will be used to assess planning applications, monitor the effectiveness of the policy and inform the council of revised standards over the period of the plan, once adopted. Local Plan Policy SU2 seeks a high standard of efficiency in the use of energy, water and materials.

100 percent of all major applications approved in 2012/13 either provided a sustainability statement or checklist in which sustainability measures have been considered with a regard to alternative/renewable sources of energy and energy efficiency measures. One planning brief was adopted in the monitoring year: The Park House Planning Brief (March 2012) included a sustainability section.

Data from the City Performance Plan can assist in monitoring the aim of the emerging City Plan to maximise sustainable energy use, in particular the average annual consumption of gas and electricity. In 2011²², domestic consumption of gas and electricity was respectively 12,422kwh and 3,749kwh, a slight decrease from the 2010 figure (-7.7% and -1.7%). The average annual commercial and industrial consumption of gas and electricity has also decreased, at 388,277kwh and 41,246kwh respectively in 2011 (-13.8% and -3.4%). The City Performance Plan also reports that in 2011, 438Kt of CO2 was emitted from domestic sources for energy provision (1.8tons per capita). The last Home Energy Conservation Association (HECA) report, in 2008, measured the percentage increase in home energy efficiency over the previous twelve years; it had increased by 23.29 percent²³.



Monitoring levels of renewable energy installation is difficult as the majority of renewable energy installations are permitted development. We can, however, give an indication of additional renewable energy capacity in the city through those entering the planning system. Of the 114 planning applications, approved in 2012/13, indicating they propose low and zero carbon (LZC) technologies through the new sustainability checklist, 73 disclosed installed capacity. Table 33 describes the proposed permitted installed capacity which the low and zero carbon technologies are estimated to provide from these applications²⁴.

22 - (latest year available)

23 - No new data in 2013

24 - Some development have indicated an LZC but haven't necessarily specified the installed capacity.

Table 33: Permitted Installed capacity of low and zero carbon technologies 2012/13*

Low and zero carbon technologies	Permitted installed capacity in KW
Solar hot water	2944
Air source heat pumps	10
Ground source heat pump	9
Biomass or biodiesel boiler	25
Biodiesel Combined Heat and Power (CHP)	0
Biomass CHP	0
Efficient gas boiler	9,818
Gas Micro CHP	24
Gas CHP	0
Solar photovoltaics	19,303
Wind turbine(s)	0
Other	0

*From those applications submitting data to the Sustainability Checklist and approved in 2012/13

Source: BHCC Sustainability Checklist 2013

There is not enough data to make comparisons with previous years as not all developments approved in the monitoring year made a submission to the new sustainability checklist. The Building Research Establishment Environmental Assessment Method (BREEAM) and the Code for Sustainable Homes (CSH) are widely recognised, accredited, independent methods for assessing environmental performance of non-residential and residential buildings, respectively. SPD 08 Sustainable Building Design recommends standards for residential and non-residential developments. Of the 54 new residential developments with a submission to the new sustainability checklist and approved in 2012/13, 46 will meet the standard sought as per the minimum recommended in SPD08, once built, and seven will exceed the recommendation. Of the eight non-residential developments with a submission to the new sustainability checklist and approved in 2012/13, seven will meet the standard sought as per the minimum recommended in SPD08, once built, and one will exceed the recommendation²⁵. 20(37%) new developments with a submission to the new sustainability checklist and approved in 2012/13 included a green roof or a green wall.

Sustainable Transport and Air Quality

Sustainable transport is a key principle in the City Council's approach to sustainability, and forms one of the five outcomes of the City Council's Climate Change Strategy (December 2011). Emerging City Plan policy CP9 'Sustainable Transport' aims to provide an integrated, safe and sustainable transport system that will accommodate new development; support the city's role as a sub-regional service and employment hub; and improve accessibility. All developments which meet the appropriate government advisory transport planning thresholds require a transport assessment and travel plans are required for all developments that are likely to have significant transport implications. All of the approved applications, in the last monitoring year, requiring a travel plan and a transport assessment submitted one, except for the Withdean Sports Complex (BH2012/02675) as transport issues were covered briefly in the Planning Statement.

²⁵ -All of the non-residential developments with a submission to the sustainability checklist were conversions.

Car ownership in the city is one of the lowest nationally and bus patronage and cycling and pedestrian movements in and out of the city centre have continued to increase since 2000. At the time of the 2011 census car and van ownership in Brighton & Hove was relatively low with almost two out of five households (38.2%) not owning a car or van. The total number of cars and vans was 104,397 in 2011, which is an increase of 4,348 cars compared to the 2001 census figure. However, due to an increase in the number of households, the average car ownership per household has decreased to 0.86 cars compared to 0.87 in 2001. 160 people were killed or seriously injured in road traffic accidents in 2012. Daily traffic flow is an indication of the amount of traffic in the city. Table 34 outlines the average daily flow at sites inside and outside the City centre (outer cordon). Figures will be compared with future traffic flows to monitor the effectiveness of the City Plan, once adopted. A comparison to the data in Table 35, for cycle flows, can also be made.

Table 34: Annual average daily traffic flow

Area	Counter Site	Average Monthly Traffic Flow	Year Recorded
Outer Cordon	5	28,449	2012
	22	19,784	2012
	608	23,125	2012
	620	15,654	2012
City Centre	74	15,071	2012
	800	31,629	2012
	809	11,428	2012
	813	21,512	2012

Source: BHCC 2013

Table 35: Annual average daily cycle flow at Brighton and Hove counter sites

Counter Site	Average Monthly Cycle Flow
957	1,087 (2011)
966	1,762 (2011)
960	962 (2012)
961	1,313 (2012)

Source: BHCC 2013



There has been no major “car-free” development in 2012/13 whereas in the previous monitoring year, three developments were subject to a section 106 agreement to control the impact of car parking. It is also important that residents of new developments are provided with facilities for sustainable transport and have good access to services.

For approved applications with a submission to the new sustainability checklist, 78 percent will provide cycle parking, among which including 89 percent of new build and 90 percent of completed new build in 2012/13. 95 percent of completed developments also allow good safe and direct access between the development and local schools, employment, shops, GP surgeries and leisure facilities.

Transport is the main cause of poor air quality in certain parts of the city. In 2008 an extended Air Quality Management Area (AQMA) was designated covering a significant area of the centre of the City. The council declared a new AQMA on 30 August 2013. The new AQMA is a quarter the size of the previous one. The council is developing a renewed 2014 air quality action plan targeting this area.

There were 54 sites monitoring levels of nitrogen dioxide (NO₂) in Brighton & Hove in 2012/13, a slight decrease due to the change of AQMA. In 2012, 43 (77%) of the sites exceeded the Air Quality Objectives, although 32 (57%) had lower levels of NO₂ than in 2011. Table 36 describes the level of NO₂ at selected sites throughout the City. It also describes whether any improvements in air quality have taken place.

Table 36: NO₂ Levels at selected sites in Brighton & Hove 2010-2011

Site	City Plan DA	Site Description	NO ₂ (µg/m ³)			Increase/Reduction
			2010	2011	2012	
C04		Lower North Street near East Street	69.5	65.9	53.1	-12.8
C09		Marlborough Place	62.6	61.5	57.6	-3.9
C11		Middle North Street	73.4	79	83	4
C15		Gloucester Place	51.1	49.4	n/a	
C17		Cheapside nr London Road Junction	53	N/A	62.9	
C18	4	Oxford Street near London Road	76.6	65.4	65	-0.4
C19		Oxford Street near Ditchling Rd	58.5	49.3	53.3	4
C21	4	Viaduct Terrace	72.8	70.9	62.4	-8.5
C23	4	London Road near Preston Circus	58.3	53.6	50.9	-2.7
C25	4	New England Road near Argyle Rd	63.6	58	55.5	-2.5
E08	3	Lewes Road South of Vogue Gyratory	74	65.5	63.9	-1.6
E09	3	Lewes Road south of Vogue Gyratory	53.4	48.9	45	-3.9
E16		Grand Parade North	54.8	49.2	46	-3.2
E17		Grand Parade South	56.6	51.4	51.7	0.3
W10	1	Western Road (West of Churchill Sq)	65.8	57.7	57	-0.7
W16	8	Wellington Rd - Basin Road junction	53	45	47.9	2.9
W17	3	Wellington Rd, Portslade	57.8	47.5	41.8	-5.7
W19	8	Trafalgar Road, Portslade	59.2	51.3	52.1	0.8
W21	6	Sackville Road near Neville Rd junction	56.2	46.4	n/a	
W22	1	Kingsway Grand Hotel	43.9	46.2	n/a	

Open Space

Through emerging City Plan policy CP16 'Open Space' the council will work collaboratively to safeguard, improve, expand and promote access to Brighton & Hove's open spaces (public and private) and the diverse range of experiences offered by these spaces. The amount of open space that is created and lost, as measured through sustainability checklist submissions, will gauge the performance of this policy, once the City Plan has been adopted.

18 percent of approved applications with the submission of a new sustainability checklist indicated there would be a change in outdoor space, which remains unchanged compared to 2011/12. 26 percent of new builds indicated a change.

Compared to the previous monitoring year, there has been a much wider variety and area of outdoor space created. In total there's been a net total of 3,461 square meters of open space created, which is illustrated by Table 37.

In addition; 41 percent of new build applications and 13 percent of conversion applications approved in 2012/13, which submitted a new sustainability checklist, indicated that a percentage of the development incorporated provision for food-growing. This shows an increase from the previous monitoring year and demonstrates the positive contribution the Planning Advisory Note on Food Growing²⁶ has had on food growing provision.

Table 37: The amount of open space created, lost and net product as a result of development, by type.

	New Build	Conversions	All
Percentage approved applications in 2012/13 indicating whether there would be a change in Outdoor space	26.0%	11.7%	18.4%
Residential garden LOST (sqm)	556	69	625
Residential garden CREATED (sqm)	2451	111	2562
Children's informal playspace CREATED (sqm)	120	2	122
Allotments/community food growing CREATED (sqm)	65	1	66
Natural semi natural CREATED (sqm)	720	13	733
(Public) Amenity greenspace CREATED (sqm)	450	8	458
Other CREATED (sqm)	124	2	126
Specify (other)	18	0	18
Total Created	3948	139	4086
Total Lost	556	69	625
Net	3392	70	3461

Source: BHCC 2013

26 - <http://www.brighton-hove.gov.uk/content/planning/local-development-framework/planning-advice-notes-pans>

Contaminated Land

Policy SU11 of the Local Plan addresses contaminated land and states that planning permission will not be granted for the development of land where contamination cannot be remediated, putting the proposed development, people, animals and/or surrounding environment at risk. Where the suspected contamination is not felt to be significant or not of a high risk, permission may be granted subject to conditions requiring site investigation and any necessary remedial measures. When contaminated land is identified through development proposals remediation measures need to be taken in 100 percent of circumstances before development. Contaminated land memoranda are generally sent to the planning department from Environmental Health regarding the development of brown field sites which have had a previous industrial/commercial use. Several contaminated land memoranda might apply to one planning application because the development condition is phased. Therefore the number of contaminated land memos will not relate directly to the number of brown field sites developed.

125 Contaminated Land Memoranda were sent to the planning department in 2012/13 following consultation on planning applications (not all of which would have been 2012/13 approvals). Six Contaminated Land Conditions were successfully discharged. To improve the monitoring of sites with contaminated land a new indicator measuring 'The number of sites of previously developed land that have been identified as having potential for contamination under part 2A of the Environmental Protection Act' will be used with the first full year of data available from 2013/14.

6.6 Minerals and Waste

The Council, working in partnership with East Sussex County Council and the South Downs National Park Authority, has prepared a Waste and Minerals Plan that will provide planning policies to guide the management of waste and production of minerals in the plan area until 2026.

The Waste and Minerals Plan was found sound by an independent Government Planning Inspector, subject to the inclusion of one main modification relating to the inclusion of a policy that reflects the presumption in favour of sustainable development. Since then East Sussex County Council, the South Downs National Park Authority and Brighton & Hove City Council have all agreed the main modification and, in February 2013 the Plan was adopted as planning policy for waste management and minerals production for the plan area to 2026. The Plan is now part of the statutory development plan for the area and will be used as such in determining planning applications for waste and minerals related development in East Sussex and Brighton & Hove.

The Plan replaces the majority of waste and minerals planning policies contained in the Waste Local Plan (2006) and the Minerals Local Plan (1999). However, further work is now needed on site allocations.

The Authorities have now commenced work on preparing a Waste and Minerals Sites Plan which will allocate land for waste and minerals development. The Waste and Minerals Sites Plan will identify sites and provide detailed policies to meet the future need for waste recycling and recovery infrastructure. The allocation of sites is important as this provides communities and the waste and minerals industry with certainty about where waste and minerals development can take place.

Waste

The main types of waste are:

- Local Authority Collected Waste (LACW)²⁷ – Household waste comprises approximately 95% of local authority collected waste, the remainder coming from sources such as street sweepings and public parks and gardens.
- Commercial and Industrial Waste (C&I) - This is produced from shops, food outlets, businesses, and manufacturing activities and comprises about 27% of wastes in the Plan Area as a whole.
- Construction, Demolition and Excavation Waste (CDEW) - Produced from building activity, with a considerable proportion of it is considered to be inert. CDEW comprises an estimated 51% of all waste arisings.
- Other wastes - This includes hazardous waste, liquid waste (other than wastewater), and wastes arising from the agricultural sector.

The City Council monitors the quantity of local authority collected waste (LACW) but it does not directly monitor the quantity of commercial and industrial waste or construction, demolition and excavation waste arisings. The best estimate for arisings of these waste streams remains 475,000 tonnes of C&I and 906,000 tonnes of CDEW over both East Sussex

²⁷ - Previously recorded as Municipal Solid Waste.

and Brighton & Hove in 2011/12. Data for LACW arising in Brighton and Hove is presented in this AMR. Further detail on the other waste streams and commentary on the Plan Area as a whole can be found in the East Sussex AMR.

There were no planning permissions granted for new waste management facilities in Brighton & Hove in the monitoring year. There were 104,418 tonnes of LACW arising in Brighton & Hove in 2012/13, a small increase from 103,771 tonnes in the previous monitoring year, however the longer term trend remains one of decreasing waste arisings.

Table 38: Amount of municipal waste arising, and managed by management type

	Landfill	Recycled	Composted	Energy Recovery	Reused	Total Waste Arising
Amount of waste arisings in tonnes	5,461	23,138	3,660	69,348	2,811	104,418

Source: East Sussex CC 2013

Due to the opening of the new Energy Recovery Facility in Newhaven in 2012, just 5,461 tonnes of waste was landfilled in 2012/13 compared to 22,673 tonnes in 2011/12. 28 percent was recycled, reused or composted, broadly similar to 2011/12. Table 39 describes the change in waste arisings compared to previous years. Landfill has continued to decline, and now represents only 5 percent of the total waste managed. Recycling and composting have slightly reduced, however, re-use has increased. The City Performance Plan stated that there was 589kg of residual waste per household in 2012/13 (provisional figure).

Table 39: Municipal waste arising change over previous years

	2008/09	2009/10	2010/11	2011/12	2012/13	% change over previous year
Landfill	52,350	47,444	35,611	22,673	5,461	-75.9
Energy Recovery	22,668	30,240	41,562	51,944	69,348	33.5
Dry Recycling	27,070	25,447	25,062	23,706	23,138	-2.4
Composting	3,889	4,312	3,717	3,801	3,660	-3.7
Reuse	2,628	2,697	1,081	1,647	2,811	70.7

Source: East Sussex CC 2013

There was a further increase in the amount of waste being diverted to energy recovery in 2012/13 due to the Newhaven Energy Recovery Facility (ERF) reaching full capacity. This facility also allows waste previously exported to ERFs and landfills in neighbouring areas to be treated much closer to Brighton & Hove and reduce the considerable distance it has previously travelled by road. Of those applications with a submission including a sustainability checklist and subsequently approved in 2012/13; 93 percent of new build developments were designed with space for storage of recyclable materials and 78 percent of conversions. Of those completed in the monitoring year 93 percent of new builds were designed with space for storage of recyclable materials.

Table 40: Percentage of developments that provide facilities for recycling*

	New Build	Conversion
Units will be designed with space for storage of recyclable materials	50	46
Units will be designed with space for separate storage of food waste for collection	30	20
Onsite composting facilities will be provided (either communal or individual)	18	6

**From those applications submitting data to the Sustainability Checklist and approved in 2012/13*

Source: BHCC 2013

The Local Authority will continue to take steps to encourage waste minimisation and the movement of waste management up the waste hierarchy.



Minerals

Brighton & Hove does not have any active mineral sites and the level of production in East Sussex is very low by regional standards. Actual production figures are bound by confidentiality constraints, caused by particular commercial sensitivities due to the small number of operators in place. National policy is to increase the use of secondary and recycled aggregates as an alternative to reducing reserves of primary aggregates and this is reflected in Waste and Minerals Plan Policy WMP3. Background work undertaken to support the production of the draft Minerals and Waste Plan indicates that capacity in the plan area for secondary and recycled aggregates is currently around 310,000 tonnes per annum. Current secondary/recycled aggregates facilities in the plan area and further explanation and detailed figures for East Sussex and Brighton & Hove can be found in the East Sussex AMR 2012/13.

The National Planning Policy Framework requires MPAs to produce an annual Local Aggregate Assessment (LAA) to assess the demand for and supply of aggregates in their area. A LAA has been produced jointly with East Sussex County Council and the South Downs National Park Authority to reflect the Plan Area for the Waste and Minerals Plan.

The LAA contains an assessment of the balance between demand and supply of aggregates over the Plan Area. It concludes that existing planning permissions and marine reserves should be sufficient to main an adequate supply of aggregates to support development in East Sussex and Brighton & Hove until 2026. The LAA is available to view on the City Council's website²⁸ and will be updated annually to ensure that supply of aggregates remains sufficient to meet demand on an ongoing basis.

²⁸ - www.brighton-hove.gov.uk/content/planning/waste-and-minerals

6.7 Developer Contributions

Developer contributions are currently sought through Section 106 agreements where they are directly related to the proposed development in accordance with Local Plan Policy QD28 'Planning obligations'. This approach will continue and the Council is also investigating producing a Community Infrastructure Levy (CIL) that may be spent on all types of infrastructure and services that may be affected by development in accordance with emerging City Plan policy CP7 'Infrastructure and Developer Contributions' and the Infrastructure Delivery Plan (IDP) Annexe document to the emerging City Plan.

In 2012/13, a total of £1,663,699 of site specific contributions were secured through planning obligations, among which £103,900 was secured for training for local residents, through the Local Employment Scheme. Local plan policy QD6 Public requires all relevant major development provides public art through planning obligations and in 2012/13 five schemes received £212,000 through a Section 106 agreement.



6.8 Supplementary Planning Documents

This section contains indicators which measure the performance of policies in Supplementary Planning Documents (SPD). The indicators attached to each SPD are a product of the sustainability appraisal process as significant effects indicators. They enable a comparison to be made between the predicted effects of the policies on society, the environment and the economy and the actual effects measured during implementation of the policies. All of the SPDs can be accessed through the Supplementary Planning Documents page of the council website;

<http://www.brighton-hove.gov.uk/index.cfm?request=c1147827>

SPD02 Shop Front Design SPD (Adopted September 2005)

The Shop Front Design SPD gives detailed policy guidance on the replacement of existing and the installation of new shop fronts throughout the City, in order to raise the standard of design quality and to enhance the attractiveness and local distinctiveness of the City's shopping centres and contribute towards maintaining their long-term economic vitality. It also outlines sustainability measures such as utilising energy efficiency measures, where appropriate, natural light and ventilation and the sustainability of materials that are used. There are three agreed monitoring indicators for the Shop Front Design SPD which will be outlined below.

a) How many traditional shop fronts exist in Brighton & Hove?

The most recent survey of traditional shop fronts in Local, District, Town and Regional shopping centres, undertaken in 2007/08, indicated that there were an estimated 531 traditional shop fronts existing in designated shopping centres in Brighton & Hove. From shop front applications, since then, it is calculated that there has been a gain of seven traditional shop fronts, including three in the monitoring year, and a loss of one which suggests there are 538 traditional shop fronts in 2012/13.

b) What are features of importance?

Features of importance on traditional shop fronts are: the pilasters, the fascia, the stall riser, the shop window and the entrance. These five elements are monitored under indicator SPD02a annually.

c) What percentage of shop front applications, per year, are granted permission out of the total number received?

Table 41 shows the amount of shop front applications submitted in 2010/11 by type and decision.

Table 41: Percentage of shop front applications granted permission in 2012/13

2012/13	Approvals	Refused	Total of all applications submitted
Alterations to shop fronts	11	14	35
New shop fronts	26	11	37
Replacement shop fronts	6	2	8
Loss of shop front	1	0	1
Total	44	27	71
% of total shop front applications	62	38	100

Source: BHCC 2013

The table describes the full planning applications which have been granted and refused for new or replacement shop fronts or alterations to existing shop fronts. The data is extracted by filtering where such works are explicitly included within the application description. As a consequence it cannot be guaranteed that these figures include every single application relating to shop front works but they are considered to be as comprehensive as possible and give a good indicator as to the nature of the work being carried out. Where an application has been refused, the reasons for refusal may not relate solely to the design of the shop front in every case. The overall approval rate of all front shop planning applications for Brighton & Hove has decreased in the last two monitoring year from 83 percent of applications gaining approval in 2010/11 to 62 percent in 2012/13.

SPD03 Construction & Demolition Waste SPD (Adopted March 2006)

The Construction & Demolition waste SPD regulations were superseded by the Site Waste Management Plan Regulations in April 2008. Despite this, the SPD requires that, with regards to Policy SU13 in the Brighton & Hove Local Plan and Waste Local Plan Policy WLP11, all developments in Brighton & Hove, over five units (housing) or 500m² built development area (for offices/ industrial/business/retail), should submit a Site Waste Management Plan (SWMP). The council has an indicator to monitor SWMP through the online sustainability checklist tool. Table 42 describes the number of developments which submitted a new sustainability checklist stating a SWMP had been submitted as part of the application and were subsequently approved in the monitoring year. Of the developments which made a submission to the new Sustainability Checklist in 2012/13; 27 percent of the developments submitted a SWMP.

Table 42: Number of SWMP submitted as part of planning application 2012/13

	New Build	Conversion
Yes, SWMP will be submitted as part of planning application	21	10
No, development is below £300k threshold, so Site Waste Minimisation Statement will be submitted instead	24	40
Other	8	8
Percent that submitted SWMP?	39%	17%

Source: BHCC 2013

SPD04 Edward Street Quarter SPD (Adopted March 2006)

The Edward Street Quarter SPD supplements existing local plan policies and provides guidance to help ensure the future physical, social, and environmental regeneration of the Edward Street site. Monitoring of new development is to be undertaken when developments are at application and completion stage. The one planning application on the site, BH2009/01477 for a new five to nine storey office building for American Express, was completed in 2011/12. The application stage indicators for the development were published in the 2010/11 AMR, data for crime indicators is also unchanged since 2010/11. The relevant completion stage indicators for the development are outlined in Table 43.

Table 43: Application and Completion Stage Indicators for application BH2009/01477

Indicator	
Percentage of new developments at Edward St that incorporated water efficiency measures? And were targets met that were set out in the SPD?	A number of measures will be incorporated in order to help reduce the demand for mains water, including high water efficiency appliances, taps and showers, and water meters. Rainwater harvesting collection and re-use system to further reduce mains water consumption will be also implemented. A reduction of at least 40% water use has been demonstrated exceeding the planning requirement's target of 25%. A low water irrigation strategy will be implemented for external planting areas.
Percentage of new developments at Edward St? That enhance biodiversity, i.e. 'green roofs' open space, greenways, and green corridors.	~1000sqm area of green roofs were proposed for levels 4, 5 and 6 of the New Amex House
Is Edward St within an air quality management area?	It is within the Brighton AQMA
Has a green/staff travel plan been submitted or is it a condition of development?	A travel plan was submitted
Have all new developments at Edward St incorporated a reduction in CO2 emissions and reached targets set in SPD?	The energy strategy will reduce the total predicted carbon emissions from American Express by a minimum of 14% below the emissions of a scheme built to comply with Part L 2006 minimum requirements. Those reductions will be achieved through passive design and energy efficient measures plus further 25.7% through CCHP and 0.3% from photovoltaics; meeting the minimum SU2 40% target in the reduction of carbon emissions

Indicator	
Is a % of power generated on site through renewables as per targets set in SPD?	25.7% through CCHP (300kW) and a minimum contribution of 200sqm of photovoltaic panels (36kW) will be installed.
% Of new developments at with Sustainable Urban Drainage Systems (SUDs) installed?	SUDS techniques will be used to achieve a reduced discharge rate. The techniques selected as the most appropriate for the development are: <ul style="list-style-type: none"> · Green and Brown Roofs. · Rainwater Harvesting · Oversized pipes.
What is Business start up rates on the sites? And % Of floor space occupied annually on sites and % of vacant floor space annually?	No new start ups; as it is just a replacement for Amex house, all floorspace occupied by American Express.

SPD05 Circus Street Municipal Market Site SPD (Adopted March 2006)

The Circus Street Municipal Market Site SPD supplements existing local plan policies. It ensures the future physical, social, and environmental regeneration of the Circus Street site and establishes the principles and parameters to guide and control future development and enable an overall vision for Circus Street to be realised, against which future proposals can be assessed. The only applications on the site, since the adoption of the SPD, were two temporary consents; no new applications were approved on the site in 2011/12 and 2012/13.

SPD06 Trees and Development Sites SPD (Adopted March 2006)

The Trees and Development Sites SPD was produced to provide practical advice and examples of best practice, and to assist applicants in the identification and successful retention of appropriate trees within development sites of all sizes. It also sets out the information required by the City Council to effectively assess and determine planning applications for development on sites that contain trees. This is because the council has a duty to consider the effect of proposed development on existing trees, and to ensure that adequate provision is made for the planting of new trees. There are three agreed monitoring indicators for the Trees and Development Sites SPD, the data for two of these is outlined in Table 44. Data for indicator SPD06c, which relates to the number of TPO's issued yearly on trees that contain bat colonies, has not been available since the adoption of the SPD.

Table 44: Trees and Development Sites SPD Monitoring Indicators 2007-2013

Year	a) Number of Tree Preservation Orders (TPO's) Issued	b) Number of applications to fell trees	
2012/13	13	Preserved	48
		Conservation Area	87
		Total	135
2011/12	2	Preserved	16
		Conservation Area	93
		Total	109
2010/11	21	Preserved	10
		Conservation Area	86
		Total	96
2009/10	14	Preserved	10
		Conservation Area	93
		Total	103
2008/09	12	Preserved	14
		Conservation Area	79
		Total	93
2007/08	8	Preserved	23
		Conservation Area	97
		Total	120

Source: BHCC 2013

The number of applications to fell trees increased in 2012/13 to 135 which is the highest in five years. However, applications to fell trees in a conservation area have decreased compared to the previous year. The number of Tree Preservation Orders had increased to a high of 21 in 2010/11, but there were only 13 in the monitoring year.

SPD07 Advertisements SPD (Adopted June 2007)

The Advertisements SPD gives detailed policy guidance on the erection, fixing or replacement of advertisements and signs throughout the City and aims to raise the standard of design quality and enhance the attractiveness and local distinctiveness of the City's shopping centres and commercial areas, whilst at the same time protecting residential areas with particular attention to the City's historic built environment.

There are four agreed monitoring indicators for the Advertisements SPD, the data for three of these is outlined in Table 45. Data for the remaining indicator, indicator SPD07c, which relates to whether advertisement boards/bus shelters and other illuminated signs use renewable energy, has not yet been held since the adoption of the SPD

Table 45: Advertisements SPD Monitoring Indicators 2007/13

SPD07 Indicator	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
a) How many planning applications have been received annually for advertisements?	194	136	134	115	113	160
b) How many applications are approved annually?	104	69 Plus 13 Split Decisions	91	88 Plus 2 Split Decisions	75 Plus 13 Split Decisions	77 Plus 7 Split Decisions
d) How many complaints does Brighton & Hove City Council receive about advertisements each year?	36	49	25	135	93	46

Source: BHCC 2013

From the adoption of the SPD in 2007 to 2011/12, the proportion of advertisement applications that have been approved has constantly increased to about 76 percent in 2011/12. However, in 2012/13, the proportion of approved advertisement applications has dropped to 2007/08 levels at about 52 percent. The number of complaints rose in 2010/11, mainly due to the heightened awareness of the regulation 7 direction concerning estate agent boards. Complaints have reduced significantly since 2010/11 with only 46 complaints in the monitoring year. Details of regulation 7 are located in the Heritage pages of the council website; <http://www.brighton-hove.gov.uk/index.cfm?request=c1001600>

SPD08 Sustainable Building Design (Adopted June 2008)

The Sustainable Building Design SPD was adopted in June 2008. It sets minimum recommended standards of building design according to development type and size and provides guidance regarding instances when meeting standards may not be possible. Compliance with SPD08 standards are monitored via the online Sustainability Checklist which enables developers to assess and demonstrate the sustainability of developments at the design stage. A new online Sustainability Checklist tool was launched in July 2011 and can be accessed at:

<http://wam.brighton-hove.gov.uk/forms/sustainability.form>

Submission of a completed Checklist will become a Validation requirement for most residential developments in the City. Since the adoption of the Sustainable Building Design SPD in 2008, monitoring has consistently shown high levels of compliance with recommended standards when it comes to approved applications. Relevant data from the new Sustainability Checklist is used throughout this AMR (See 'Sustainability' in Chapter 6.5 - Environment for SPD08 compliance figures)

SPD09 Architectural Features (adopted December 2009)

The aim of this SPD is to provide detailed policy guidance on the repair, restoration and enhancement of historic buildings. It applies to statutorily listed buildings, historic buildings within conservation areas and locally listed buildings. It focuses on those original external architectural features of buildings that give them their historic character and which cumulatively contribute to the attractiveness of the street scene, from roofs and walls to doors and windows.

There are two monitoring indicators; the first records the number of conservation areas de-designated, or parts of conservation areas de-designated, as a result of the loss of historic and architectural detail; of which there were none in the monitoring year.

The second indicator is due be monitored every five years and records the percentage of conservation areas where the loss of historic or architectural detail is considered to be a 'significant' or 'very significant' problem. The first data for this indicator is due in 2013/14, although there is an interim figure for 2010/11 of 12 percent. The starting baseline was 33 percent when the SPD was adopted.

SPD10 London Road Central Masterplan (Adopted December 2009)

The London Road Central Masterplan proposes a series of enhancements for the London Road Central area, it seeks to provide an economically and environmentally healthy town centre that meets the needs of its users by providing opportunities for new inward investment to improve the area's retail and commercial provision and an attractive, vibrant and safe environment to encourages social engagement and enjoyment of the area. In March 2010 the council managed to secure four-year funding from the INTERREG IVB programme to improve the public realm in the Ann Street /Providence Place Gardens area.

The significance of the London Road Central Masterplan is monitored on an annual basis. The data from this year can be compared to the first full years data, published in the 2010/11 and 2011/12 AMR as well as the baseline data which was published in the 2009/10 AMR.

Table 46: Quantum of Development in London Road Masterplan Area

Quantums of development		2009/10	2010/11	2011/12	2012/13
Net residential units.		0	9	7	1
Net affordable units.		0	0	0	0
Total amount of additional floorspace by type (m ²)	A1:	-33	-534	-119	0
	A3:	51	35	53	0
	B1a:	16	84	36.7	0
Total amount of employment floorspace on previously developed land (m ²)		16	-30	-63.5	0

Source: BHCC 2013

Only one residential unit was completed in the masterplan area in the monitoring year; there was no gain or loss of retail floorspace or any other A and B use classes. There was only a gain of 27m² of D1 in the monitoring year that was within the masterplan area.

Table 47: Number of vacant retail units, as recorded by retail study updates 2010-2012

All	2010	2011	2012
In Use	241	238	241
Vacant	35	30	37
Total	276	268	278
Percentage of total that are vacant	13	11	13

Source: BHCC 2012

The SPD covers areas of the London Road retail centre and the Regional Centre. The number of vacant units recorded in these centres, within the masterplan area, increased back up to 13 percent in 2012 after it had reduced by two percent between 2010 and 2011.

Number of long term privately owned empty properties brought back in to residential use

The council, through the Empty Property team have played an active role in bringing four empty residential units brought back into use in the SPD area, three flats at 91 Ditchling Road, which had been empty for a 18 months and one flat at 30a Rose Hill Terrace which had been empty for 20 months.

Annual mean concentrations of NO₂ at monitoring sites C17, C18, C19, C21 and C23 (µg/m³)

Monitoring sites C17, C18, C19, C21 and C23 replaced sites DT12, DT13 and DT14 in 2009 in collecting annual mean concentrations of NO₂, which are outlined in Table 36.

Average monthly traffic flow at counter sites: 74, 809, 810, and average monthly cycle flow at counter site 959

The average monthly traffic and cycle flows at sites within in the London Road Masterplan area, over the period of a year, are outlined in Table 48.

Table 48: Monthly traffic and cycle flow in London Road Masterplan Area 2012

Site No	Site Location	Monthly average	Collection Period
74	A270 New England Road between rail bridges & Argyle Road	15,071	2012
809	A23 Preston Road between Argyle Road & Springfield Road	11,428	2012
810	Beaconsfield Road between Ditchling Road & Springfield Road	14,443	2012
959	Preston Road just north of Argyle Road	863	2012

<http://www.brighton-hove.gov.uk/content/parking-and-travel/travel-transport-and-road-safety/counting-traffic-brighton-and-hove>

Source: BHCC 2013

Total number of “All Crimes” recorded per annum – St Peters and North Laine Ward

In 2012/13 there were 3,600 crimes recorded in the St Peters and North Laine Ward. This is a small increase on the number of crimes since 2011/12. 49.3 percent of these crimes were ‘other theft and handling’, an increase on those in 2011/12. And ‘violence against the other person’ and ‘criminal damage’ continued to be significant in the ward (633, 17.6%).

Number of listed buildings within the area (grade 1 and 2*) and number on the ‘At Risk’ register

There are 26 listed buildings of which two are grade I or II* in the London Road masterplan area. Church of St Peter on St Peters Place is no longer ‘At Risk’.

Percentage of Super Output Areas in the St Peters & North Laine ward identified as being within the 20% most deprived SOA in the UK

The Index for Multiple Deprivation (2010) records 22 percent (two out of nine) of lower super output areas in the St Peter’s and North Laine ward within the 20 per cent most deprived in the UK (overall deprivation domain).

Major new build development and Section 106 indicators

Three indicators for the London Road Central Masterplan SPD monitor the activity of major developments in the masterplan area these are; major new developments achieving recommended Code for Sustainable Homes or BREEAM Standards, the contribution towards a reduction in urban heat island effect and infrastructure and service improvements achieved through Section 106. There were no new major developments completed in the masterplan area in the monitoring year.

SPD11 Nature Conservation and Development

The Nature Conservation and Development SPD was published to ensure that the key principles of national planning guidance on biodiversity and nature conservation are fully met locally and specifically that local planning decisions maintain, enhance, restore or add to biodiversity in Brighton & Hove. The indicators for the SPD are outlined below;

Percentage area of SSSI land in: a favourable condition, an unfavourable no change condition, an unfavourable declining condition or area part destroyed/ destroyed.

Data from Natural England (2012) describes that in 2009; 100 percent of the Brighton-Newhaven Cliffs SSSI was in a favourable condition and in 2009; 100 percent of the Castle Hill SSI was in a favourable condition. These describe no change to the data published in the 2010/11 and 2011/12 AMR.

Amount and type of open space as classified in the Open Space, Sports and Recreation Study 2009 and amount of semi-natural green space per 1000 population

Because the data is taken from the Open Space Sports and Recreation Study 2009, there is no change from the data published in the 2009/10, 2010/11 and 2011/12 AMRs. The Sustainability Checklist records the change in open space. Data for open space from approved applications with a submission to the new Sustainability Checklist is presented in section 6.5 of this report.

Table 49 Describes the area of land within the City boundaries covered by each type of environmental stewardship scheme in 2013. There has been a slight loss of 8.5 hectares since the previous monitoring year (0.3%).

Table 49: Area of land under Entry level and High Level environmental stewardship schemes in 2013

Scheme Type	Hectares 2011/12	Hectares At Aug 2013
Entry Level plus Higher Level Stewardship	2085.2	2,080.1
Entry Level Stewardship	98.3	95.0
Higher Level Stewardship	367.3	367.3
Organic Entry Level plus Higher Level Stewardship	126.9	126.9
Organic Entry Level Stewardship	0.1	0.0
Total	2677.8	2669.3

Source: Natural England 2013

Percentage of new developments increasing important or sensitive habitats identified in local Biodiversity Action Plan (BAP)

Approvals in 2012/13 including a Sustainability checklist proposed an increase of 1030 m² Chalk Grassland and 560m² in Sedum Roofs. This represents a tenfold increase in green roof developments compared to the previous monitoring year.

Achievement of specified BAP targets

Brighton & Hove City Council has developed a Local Biodiversity Action Plan (LBAP). The LBAP has been adopted as council policy at the Council's Environment and Sustainability Committee on 6th February 2013. The LBAP identify all the species and habitats of particular importance to the city and set out the action needed to ensure they are conserved for future generations. Five principles have been defined to ensure the vision for biodiversity is achieved and the action taken to conserve it is successful.

Brighton and Hove Local Biodiversity Action Plan principles:

- Principle 1: Mainstream biodiversity in society
- Principle 2: Integrate the conservation of biodiversity across other land uses
- Principle 3: Conserve Important habitats and species on a landscape scale
- Principle 4: Share the benefits of biodiversity and ecosystem services
- Principle 5: Establish a strong evidence base

In total, there are action plans for 15 habitats (Table 50) and 115 species²⁹, mostly of national importance but with the addition of some habitats and species of particular value locally.

Table 50: Adopted LBAP habitat of importance

Coastal Vegetated Shingle	Fragile Sponge and Anthozoan Communities on Subtidal Rocky Habitats
	Intertidal Underboulder Communities
	Intertidal chalk
	Maritime cliff and slopes
	Sheltered Muddy Gravels – subtidal sediments
	Subtidal chalk
	Subtidal sands and gravels
The Urban Area	Parks and gardens
	Urban Commons (incorporating Open Mosaic Habitats on Previously Developed Land national HAP)
	The Brighton & Hove Local Biodiversity Action Plan
Downland	Farmlands [incorporating Arable Field Margins national HAP]
	Hedgerows
	Lowland calcareous grassland (including chalk scrub and waxcap colonies)
	Lowland Mixed Deciduous Woodland
	Ponds

Source: Brighton and Hove CityWildlife

Change in populations of LBAP species

The LBAP identifies all the species of particular importance to the city and set out the action needed to ensure they are conserved for future generations.

The majority of the 115 species (listed in Table 2 of the LBAP) do not have their own Brighton and Hove action plans. This is because their needs can be addressed through the habitat

²⁹ - The full list of the UK BAP species in Brighton and Hove can be accessed via Table 2 of the LBAP <http://www.citywildlife.org.uk/forum/viewtopic.php?f=5&t=37>

action plans illustrated in Table 50. Some UK BAP priority species remain common and are included in the list for research purposes because of large population declines (mostly a group of declining moths). The following species (and groups of species) are considered to have specialist requirements which can be addressed locally and which cannot be adequately addressed through habitat action plans alone. The adopted LBAP priority species with a dedicated action plan are outlined in Table 51, with some of them illustrated below.

Table 51: Adopted LBAP priority species with a dedicated action plan

Group	LBAP priority species
Plants	Arable Annual Group (11 species)
	Hoary Stock (<i>Matthiola incana</i>) (E)
	Red Star-thistle (<i>Centaurea calcitrapa</i>) (H)
	Sea Heath (<i>Frankenia laevis</i>) (F)
	White Helleborine (<i>Cephalanthera damasonium</i>) (D)
Invertebrates	Brown-banded Carder Bee (<i>Bombus humilis</i>)
	Dingy Skipper (<i>Erynnis tages</i>) (B)
	Hornet Robberfly (<i>Asilus crabroniformis</i>)
	White-letter Hairstreak (<i>Satyrrium w-album</i>)
Fish	Short-snouted Seahorse (<i>Hippocampus hippocampus</i>) (A)
Reptiles	Adder (<i>Vipera berus</i>)
Birds	Herring Gull (<i>Larus argentatus</i>)
	Peregrine (<i>Falco peregrinus</i>)
	Starling (<i>Sturnus vulgaris</i>)
	Swift, Swallow and House Martin (G)
Mammals	Bats Group (2 species)
	Hazel Dormouse (<i>Muscardinus avellanarius</i>) (C)
Other	Lichen (<i>Physcia clementei</i>)

Source: Brighton and Hove City Wildlife



Number and area of designated sites (SAC, SSSI, AONB, SNCI, LNR, RIGS) presented as a percentage of the total administrative area of Brighton & Hove.

The data for this indicator is presented in section 6.5 of this report

Percentage of new developments with a green roof

37 percent of new developments with a submission to the new sustainability checklist and approved in 2012/13 included a green roof or a green wall.

Percentage of new developments creating wildlife corridors to link habitats situated within or outside the site

The sustainability checklist question relating to this indicator was not carried over to the new sustainability checklist and as a consequence data for this indicator is no longer available.

What parts of the coast are protected in Brighton & Hove

The coastline of the city is protected through SSSIs, SNCIs and RIGs, the areas which are protected are listed in the 2010/11 AMR.

What percentage of new development has provided on-site public green space?

Among the developments which submitted a sustainability checklist, the development of Park House in Hove was the only new build to have on-site public green space designed into the development (450sqm).

Other Forthcoming Supplementary Planning Documents'

Following consultation that took place in early 2012, SPD12 Design Guide for Extensions and Alterations was revised and approved for a final period of consultation that took place from 11th March 2013 to 19th April 2013. The general purpose of the SPD will be to provide detailed design guidance for extensions and alterations to residential buildings, be it houses, flats or maisonettes. It will also be used as a design guide for extensions and alterations to commercial buildings of a traditional domestic appearance. Actual Adoption Dates for the SPD are included within Section 4 of this report. Monitoring indicators will be included in future AMRs.

7. Development Control Performance

Table 52: Development Control Performance 2012/13

Objective	Delivery	Targets/Indicators	Progress
Meet the targets prescribed by Best Value Performance Indicators	BV109a	Percentage of Major Applications decided within 13 weeks (Target 60%)	44.83%
	BV109b	Minor planning applications decided within 8 weeks (Target 65%)	64.22%
	BV109c	Other planning applications processed within 8 weeks (Target 80%)	76.80%
	BV204	Keep percentage of appeals allowed against the Authority's decision to refuse fewer than 35%	25.00%

Source: Development Control Statistics, BHCC 2013³⁰

³⁰ -<http://www.brighton-hove.gov.uk/content/planning/planning-applications/development-control-statistics>

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Appendix

Indicators within the Authority Monitoring Report 2012/13

Policy/Theme	Chapter	Indicator	Data	Source
13) To improve the health of all communities	2 - City in Context	Life expectancy at birth for (a) males (b) females (years)	78.7 (b) 83.0 (2010-2012)	South East Public Health Observatory (SEPHO)
13) To improve the health of all communities	2 - City in Context	Obesity among primary school in year 6 (percentage)	17.4% (2012/13)	City Performance Plan
13) To improve the health of all communities	2 - City in Context	Adult participation in sport (percentage)	23.7% (12/13)	City Performance Plan
13) To improve the health of all communities	2 - City in Context	Under 18 conception rate (Conception rate per 1,000 women in age group)	29.4 (2011)	City Performance Plan
13) To improve the health of all communities	2 - City in Context	Hospital stays for alcohol-related harm (directly age sex standardised rate per 100,000 population)	2047.3 (12/13)	City Performance Plan
13) To improve the health of all communities	2 - City in Context	Stopping smoking (4 week smoking quitters)	2,005 (12/13)	City Performance Plan
DA4	2 - City in Context	The Lower Super Output Area (027C) situated within the Development Area ranks within the 5.3% most deprived LSOAs in the UK (overall domain) and has significant levels of deprivation in some domains, including income deprivation affecting older people, employment, health, crime and living environment. The result for living environment (outdoors) is the worst in the city. It is recommended that these are monitored to ascertain the impact of the policy on local levels of deprivation.	ID 2010 Outdoors (Living Environment) Sub domain, score (Score) 67.7 (rank) 474; ID 2010 Income Deprivation Affecting Older People Index IDAOPI, score (Score) 0.51 (rank) 1129; ID 2010 Employment Domain, score (Score) 0.2 (rank) 2790; ID 2010 Health Deprivation and Disability Domain, rank (Score) 1.75 (rank) 767; ID 2010 Crime and Disorder Domain, rank (Score) 1.65 (Rank) 611	Index for Multiple Deprivation

Policy/Theme	Chapter	Indicator	Data	Source
DA5	2 - City in Context	Various Lower Super Output Areas situated within the Development Area have significant levels of deprivation in some domains. Employment based deprivation in the following three Queens Park LSOAs is 1st, 2nd and 3rd highest in the city: Brighton and Hove 031C, 030C and 030D. It is recommended that the level of employment deprivation is monitored to ascertain whether the potential increase in employment or training opportunities that may arise in this area has any impact on local levels of employment deprivation.	ID 2010 Employment Domain, score (Score) 0.39 (031C), 0.37 (030C), 0.15 (030D); (Rank) 67 (031C), 100 (030C), 6445 (030D).	Index for Multiple Deprivation
SA6	2 - City in Context	Percentage of children living in poverty	% of children (aged under 16) in families in receipt of IS/JSA or whose income is <60% of median income B&H 19.6%; SE 14.6%; Eng 20.1% (2011)	City Performance Plan
15) To narrow the gap between the most deprived areas and the rest of the city	2 - City in Context	Percentage of population living in the 20% most deprived super output areas in the country	20.0% (Based on Mid-2012 Population Estimates and calculated as sum of all individuals living in 20% most deprived SOAs in the country)	Index for Multiple Deprivation
15) To narrow the gap between the most deprived areas and the rest of the city	2 - City in Context	Percentage of population over 60 who live in households that are income deprived	23.0% (Based on Mid-2012 Population Estimates and IMD2010 data)	Index for Multiple Deprivation
15) To narrow the gap between the most deprived areas and the rest of the city	2 - City in Context	Reduction in the number of people living in fuel poverty: % of households who are 'fuel poor' in the city	12.2% (2010/11)	City Performance Plan
14) To integrate health and safety considerations	2 - City in Context	Number of total police recorded crimes.	2012/13: 23,602	BHCC Community Safety Team
SA6	2 - City in Context	The percentage of residents surveyed who said they feel 'fairly safe' or 'very safe' outside in their area: (a) during the day; and (b) after dark;	98% (b) 81% Tracker survey Sep/Oct 2012	BHCC Community Safety Team

Policy/Theme	Chapter	Indicator	Data	Source
CP2, 12) To support initiatives that combine economic development with environment protection	2 - City in Context	Percentage population that are in employment	70.5% (% of the working age population in employment; period from Apr 2012 to Mar 2013)	NOMIS
15) To narrow the gap between the most deprived areas and the rest of the city SA6	2 - City in Context	Percentage of young people who are not in employment, education or training (NEET)	6.7% 16 - 18 year olds NEET (2012)	Department for Education (DfE)
11) To balance the need for employment creation	2 - City in Context	Level of GVA per head	£20.914 (2011)	Office for National Statistics (ONS)
SA6	2 - City in Context	Number and percentage of working age people on key out of work benefits (job seekers, ESA and incapacity benefits, lone parents and others on income related benefits – each client classified only once according to the main benefit they receive)	21,120; 10.9% (Feb 2013)	NOMIS
SA6	2 - City in Context	Percentage of Pupils attaining 5+ A*-C GCSEs including English & Maths	62% (2012/13)	City Performance Plan
15) To narrow the gap between the most deprived areas and the rest of the city	2 - City in Context	Percentage of non-decent council homes	4.7% (2012/13)	City Performance Plan
CP11	6.1- Residential Development	Net additional homes completed Completions by Development type	374 net housing completions (2012/13)	Planning Strategy BHCC
17) To make the best use of previously developed land	6.1- Residential Development	Percentage of new and converted dwellings on Previously Developed Land	95.4% (2012/13)	Planning Strategy BHCC
17) To make the best use of previously developed land	6.1- Residential Development	Percentage of development situated on Greenfield land.	5.1% Residential (2012/13)	Planning Strategy BHCC
CP11a	6.1- Residential Development	Number of 1, 2 and 3+ bed units completed.	1 Bed; 140, 2 Beds; 188, 3 Bed; 86; 4bed+ 54 (2012/13)	Planning Strategy BHCC

Policy/Theme	Chapter	Indicator	Data	Source
HSD07	6.1- Residential Development	Supply of ready to develop housing sites	91% (2014-2019).	Planning Strategy BHCC
CP12	6.1- Residential Development	Net affordable housing completions.	113 (2012/13)	Planning Strategy BHCC
HO1	6.1- Residential Development	Allocated Affordable Completions	0 (2012/13)	
HO13	6.1- Residential Development	100% of all new dwellings designed to lifetime homes standard	94% (2011/12)	Planning Strategy BHCC
HO13	6.1- Residential Development	A proportion of all new dwellings on larger sites (or more than 10 new dwellings) should be designed to a wheelchair accessible' standard'	100% (2011/12)	Planning Strategy BHCC
CP14	6.1- Residential Development	Number of additional pitches provided.	0 (2012/13)	Planning Strategy BHCC
CP21	6.1- Residential Development	Number of new beds spaces delivered in purpose built student accommodation.	744 (2012/13)	Planning Strategy BHCC
CP3	6.2 Non-Residential Development	Total amount of completed additional employment floorspace – by type (gross and net).	Gross: 3760 -8,364m ² net total loss (2012/13)	Planning Strategy BHCC
CP3	6.2 Non-Residential Development	Percentage of completed employment floorspace on previously developed land.	100% (2012/13)	Planning Strategy BHCC
EM1/EM2	6.2 Non-Residential Development	100% of land in industrial use on allocated industrial sites, suitable for modern needs is retained	No gain/loss in 2012/13 There was a net gain of 39,360m ² of land of industrial use on allocated sites during 2011/12. Once the eventual demolition of Amex House is taken into account the figure is 11,610 m ² (2011/12)	Planning Strategy BHCC
CP15	6.2 Non-Residential Development	Net additional retail floorspace provided city-wide and in designated centres.	Net loss of -1766m ² city-wide and -641m ² regional, town and district centres (2011/12)	Planning Strategy BHCC
17) To make the best use of previously developed land	6.2 Non-Residential Development	Percentage of development situated on Greenfield land.	0% Non-Residential (2012/13)	Planning Strategy BHCC

Policy/Theme	Chapter	Indicator	Data	Source
CP18	6.2 Non-Residential Development	Number of new hotel bedrooms provided.	234, commenced (2012/13)	Planning Strategy BHCC
QD6	6.3 - Design	100% of major development as identified in Policy QD6 provide public art through planning obligations	100% of major developments agreed to provide public art through and Section 106 agreement (2012/13)	Planning Strategy BHCC
QD7	6.3 - Design	100% of large scale development proposals demonstrate how crime prevention measures have been incorporated	100% (2012/13)	Planning Strategy BHCC
SA2	6.3 - Design	Crime is a key issue, particularly around the West Street area of Central Brighton. It is recommended that the total crime in Regency Ward is used to monitor the impact of this policy, with further breakdowns into types of crime, where possible.	Total crime; 5,111 (2012/13)	BHCC Community Safety Team
HE6	6.4 - Heritage	The Conservation Strategy to be reviewed every three years and two conservation area appraisals or re-appraisals to be produced each year.	0	Heritage BHCC
CP17	6.4 - Heritage	Number of conservation areas on the At Risk register	5 (2012/13)	English Heritage
SA3	6.4 - Heritage	Is The Valley Gardens Conservation area currently considered to be "at risk"?	Yes (2012/13)	English Heritage
CP17	6.4 - Heritage	Number of Grade I and II* Listed Buildings on the At Risk register.	6 buildings on the current English Heritage register (2013). This is 1.0% of the total (479) compared to the national average of 3.0% (EH 'At Risk' Register).	English Heritage
HE1	6.4 - Heritage	Bring identified vacant buildings/ sites back into use within three years (75%), five years (90%) Restore outward appearance of open land/ neglected buildings in historic areas, within two years (75%), within four years (90%)	The register of listed Buildings at Risk (BAR) was updated and three buildings were removed from the register as being no longer 'at risk'. Six buildings were added to the register as being 'at risk', giving an overall net increase.	English Heritage
CP10, 10) Manage coastal defences and minimise coastal erosion and flooding	6.5 Environment	Number of developments in a flood risk areas granted contrary to the advice of the Environment Agency (Number of units)	No comments on flood risk by EA (2012/13)	Environment Agency

Policy/Theme	Chapter	Indicator	Data	Source
CP10, 7) Minimise the risk of pollution to water resources	6.5 Environment	Percentage of new development incorporating SUDS within the development or beyond the development area.	For those approved applications with a submission to the new Sustainability checklist; 12 (55%) Sustainable drainage systems to be incorporated into approved new build developments 2011/12. 0 beyond development area. 1 (50%) on completed new build Unavailable new system in april2014	BHCC Sustainability Checklist
8) Minimise water use in all development	6.5 Environment	Per capita domestic consumption of water	2012/13 – 149 litres per household per day (metered customers), 161 (unmetered customers)	Southern Water
8) Minimise water use in all development	6.5 Environment	Percentage of new development incorporating measures to reduce water consumption.	For those approved applications with a submission of the new Sustainability checklist; 45% approved applications in 2012/13 indicated they would incorporate measures to reduce water consumption (66% New Build) and 50% of completed development (90% new Build) -	BHCC Sustainability Checklist
7) Minimise the risk of pollution to water resources	6.5 Environment	Quality of bathing water (2013)	All bathing waters in the Brighton and Hove area (Hove, Brighton Central, Kemp Town and Saltdean) met the higher standard	Environment Agency
7) Minimise the risk of pollution to water resources	6.5 Environment	Status of the groundwater resource as measured by the requirements of the Water Framework Directive.	2013: Overall Status = Poor Chemical Status = Good Quantitative Status = Poor	BHCC Sustainability
1) To prevent harm to and achieve a net gain in biodiversity	6.5 Environment	SQM of habitat or biodiversity features added or lost (citywide)	When developments with a submission to the new sustainability checklist and approved in 2012/13 are complete they will provide an extra 1030 m ² of Chalk Grassland and 560 m ² of Sedum roof.	BHCC Sustainability Checklist

Policy/Theme	Chapter	Indicator	Data	Source
1) To prevent harm to and achieve a net gain in biodiversity	6.5 Environment	Number and area of designated sites (SAC, SSSI, SNCI, LNR, AONB, RIGS). - presented as a percentage of the total administrative area of Brighton & Hove	2 SSSIs* 62 SNCIs (7.2%) (612.3ha) 8 LNR (7.4%) (628.5ha) 1SAC* 1 National Park (approx 40%) 4 RIGS *SSSIs and SAC combined make up makes up 1.6% of total administrative area covering 138.8ha.	Natural England
1) To prevent harm to and achieve a net gain in biodiversity	6.5 Environment	Percentage of area of SSSI land in (a) favourable condition (b) unfavourable recovering condition (c) unfavourable no change condition (d) unfavourable declining condition (e) area part destroyed / destroyed	Brighton-Newhaven Cliffs (2009): 100% in a favourable condition Castle Hill (2009): 100.00% in a favourable condition	Natural England
DA2	6.5 Environment	Percentage of Brighton to Newhaven Cliffs SSSI in (a) favourable condition, (b) unfavourable recovering, (c) unfavourable no change, (d) unfavourable declining or (e) area part destroyed/damaged. http://www.sssi.naturalengland.org.uk/special/sssi/reportAction.cfm?Report=sdrt13&Category=C&Reference=1014	100% Favourable (2009)	Natural England
SU2	6.5 Environment	100% of major developments to provide a Sustainability Statement and 100% have regard to alternative/ renewable sources of energy through a sustainability statement	All new major residential and commercial planning applications achieved this (2013)	BHCC Planning Strategy
SU2	6.5 Environment	100% of development briefs must address Policy SU2 and 100% of development briefs to include a sustainability section	One planning brief was adopted in the monitoring year: The Park House Planning Brief (March 2012) included a sustainability section.	BHCC Planning Strategy
18) To maximise sustainable energy use	6.5 Environment	Average annual domestic consumption of gas and electricity	Gas: 2010 – 13,461kwh 2011 – 12,422kwh Elec: 2010 – 3815kwh 2011- 3749kwh	Department of Energy and Climate Change

Policy/Theme	Chapter	Indicator	Data	Source
18) To maximise sustainable energy use	6.5 Environment	Average annual commercial and industrial consumption of gas and electricity	Gas: 2010 = 388,277kwh 2011 – 334,436kwh Elec: 2010 = 41,246kwh 2011- 39,821kwh	BHCC City Performance Plan
18) To maximise sustainable energy use	6.5 Environment	Kt of CO2 emitted from domestic sources for energy provision per capita	2010: 554.0Kt, 2.1t per capita 2011: 438.1Kt, 1.8t per capita	BHCC City Performance Plan
18) To maximise sustainable energy use	6.5 Environment	Percentage increase in home energy efficiency http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/energy/Brighton__Hove_HECA_report_2013.pdf http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/HECA_Report_12th_2007_to_2008_SUBMIT_VERSION_May_09.DOC	23.29% over first twelve years of fifteen-year programme. (2008 report)	HECA
18) To maximise sustainable energy use	6.5 Environment	Renewable energy generation.	Of the 114 applications, approved in 2012/13, indicating in their sustainability checklist they propose low and zero carbon (LZC) technologies, 73 disclosed installed capacity the low and zero carbon technologies are estimated to provide, by technology; solar hot water 2944kW, Air source heat pumps 10KW, Biomass or Biodiesel Boiler 25KW, Efficient Gas Boiler 9818KW, Gas CHP 24KW, Solar Voltaics 19,303KW	BHCC Sustainability Checklist
20) To encourage new developments to meet Code for Sustainable Homes or BREEAM standards	6.5 Environment	% of new residential development meeting the minimum standards as required by BH.	Of the 54 residential developments with a submission to the new sustainability checklist and approved in 2012/13, 46 will meet the standard sought as per minimum recommended in SPD08 and 7 will exceed the recommendation	BHCC Sustainability Checklist
20) To encourage new developments to meet Code for Sustainable Homes or BREEAM standards	6.5 Environment	% of new non-residential development meeting the minimum standards as required by BH.	No non residential new development with a submission to the sustainability checklist permitted in 2021/13 7 out of 8 non residential conversion with a submission to the sustainability checklist permitted in 2012/13	BHCC Sustainability Checklist

Policy/Theme	Chapter	Indicator	Data	Source
19) To ensure developments have taken into account the changing climate	6.5 Environment	Percentage of new development incorporating green walls/roofs.	20 (37%) new developments with a submission to the new sustainability checklist and approved in 2012/13 included a green roof or a green wall.	BHCC Sustainability Checklist
TR3	6.5 Environment	100% of major commercial developments and those considered to have transport implications have travel plans and /or other measures to maximise the use of sustainable modes of transport	All but one of the applications requiring a travel plan from the last monitoring year were approved	BHCC Transport Planning
TR1	6.5 Environment	100% of developments that have been defined by the Government & Transport Planning as needing a Transport Assessment, to have carried out a Transport Assessment	All but two were approved with transport assessments	BHCC Transport Planning
6) To reduce the amount of private car journeys	6.5 Environment	Car ownership per household	0.86 cars per household	2011 Census
14) To integrate health and safety considerations	6.5 Environment	People killed or seriously injured in road traffic accidents	160 (2012)	BHCC City Performance Plan
6) To reduce the amount of private car journeys	6.5 Environment	Annual average daily traffic flow: (a) Outer cordon sites: 5, 22, 608 and 620 (b) City centre cordon sites: 74, 800, 809, 813	2012 (unless otherwise stated) 5: 28,449 22: 19,784 608: 23,125 620: 15,654 74: 15,071 800: 31,629 809: 11,428 813: 21,512	BHCC Transport Planning
6) To reduce the amount of private car journeys	6.5 Environment	Annual average daily cycle flow: (a) National Cycle Route 2 sites: 957, 966 (b) National Cycle Route 90 sites: 960, 961	2012 (unless otherwise stated) 957: 1087 (2011) 966: 1762 (2011) 960: 962 961: 1313	BHCC Transport Planning
CP8	6.5 Environment	Percentage of residential units delivered that are car-free	0% of major developments agreed car free in S106 (0 of 4) (2012/13)	BHCC Planning Strategy

Policy/Theme	Chapter	Indicator	Data	Source
6) To reduce the amount of private car journeys	6.5 Environment	Percentage of development where parking is provided for bicycles.	For those approved applications with a submission of the new Sustainability checklist; 78% of new approvals will provide cycle parking and 82% of completed developments provided cycle parking. 89% of new build approvals will provide cycle parking 90% of completed new builds provided cycle parking. See Tab Transport table	BHCC Sustainability Checklist
21) To promote and improve integrated transport links and accessibility	6.5 Environment	Percentage of development that allow good safe and direct access between the development and local schools, employment, shops GP surgeries and leisure facilities.	95% completed developments allow good safe and direct access between the development and local schools, employment, shops GP surgeries and leisure facilities.	BHCC Sustainability Checklist
2) To improve air quality	6.5 Environment	Change in extent of AQMA in Brighton & Hove http://www.brighton-hove.gov.uk/content/environment/air-quality-and-pollution/air-quality-management-city	The council declared a new Air Quality Management Area (AQMA) on 30 August 2013	BHCC Environmental Health
2) To improve air quality	6.5 Environment	Percentage of monitoring sites which indicate an improvement in levels of NO2 from previous year	In 2012, 32 sites out of 46 had levels of NO2 which were lower than in 2011 (69.6%). In 2012, 44 sites out of 47 had levels of NO2 which were lower than in 2010 (93.6%).	BHCC Environmental Health
2) To improve air quality	6.5 Environment	Percentage of monitoring sites which indicate that levels of NO2 exceed the National Air Quality Objective (40µg/m3)	In 2012, 43 sites out of 56 sites exceeded the AQO (76.8%). In 2011, 40 sites out of 46 sites exceeded the AQO (86.9%).	BHCC Environmental Health

Policy/Theme	Chapter	Indicator	Data	Source
DA6	6.5 Environment	Air quality at the W21 monitoring location situated at the Sackville Road/Old Shoreham Road junction within the Development Area exceeded the annual air quality objective for NO ₂ in the last monitoring period (2010) and it is recommended that air quality monitoring at this location is used as an indicator to monitor the impact of this policy. http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/2012_DiffusionTubeTable.pdf	46.4 µg/m ³ (2011) W21 unavailable (2012)	BHCC Environmental Health
DA1	6.5 Environment	Air quality at monitoring locations within or near to the Development Area exceeded the annual air quality objective for NO ₂ in the last monitoring period (2010) and it is recommended that air quality monitoring at some of worst case roadside locations is used as an indicator to monitor the impact of this policy, including sites W10 and W22.	W10 57 (2012), W22 46.2 (2011) W22 unavailable (2012)	BHCC Environmental Health
DA3	6.5 Environment	Air quality at various monitoring locations within the Development Area exceeded the annual air quality objective for NO ₂ in the last monitoring period (2010) and it is recommended that air quality monitoring at some of worst case roadside locations are used as an indicator to monitor the impact of this policy, (such as sites E08, E09 and W17).	E08 63.9, E09 45.0, W17 41.8 (2012)	BHCC Environmental Health
DA3	6.5 Environment	Amount of increase/decrease in NO ₂ level at sites E08, E09 and W17 compared to previous monitoring period.	E08 -1.6, E09 -3.9, W17 -5.7 (2011)	BHCC Environmental Health
DA4	6.5 Environment	Air quality at various monitoring locations within the Development Area exceeded the annual air quality objective for NO ₂ in the last monitoring period (2010) and it is recommended that air quality monitoring at some of worst case roadside locations are used as an indicator to monitor the impact of this policy, (such as sites C18, C21, C23 and C25).	C18 65.0, C21 62.4, C23 50.9, C25 55.5 (µg/m ³) (2012)	BHCC Environmental Health
DA4	6.5 Environment	Amount of increase/decrease in NO ₂ level at sites C18, C21, C23 and C25 compared to previous monitoring period.	C18 -0.4, C21 -8.5, C23 -2.7, C25 -2.5 (µg/m ³) (2012)	BHCC Environmental Health

Policy/Theme	Chapter	Indicator	Data	Source
DA8	6.5 Environment	Air quality at various monitoring locations within the Development Area exceeded the annual air quality objective for NO2 in the last monitoring period (2010). It is recommended that air quality monitoring at some of worst case roadside locations are used as an indicator to monitor the impact of creating a new access road as well as monitoring the potential increased capacity of the port on air quality, including W16 and W19.	W16: 47.9, W19: 52.1 (µg/m3) (2012)	BHCC Environmental Health
DA8	6.5 Environment	Amount of increase/decrease in NO2 level at sites W16 and W19 compared to previous monitoring period.	W16: 2.9, W19: 0.8 (µg/m3) (2012)	BHCC Environmental Health
SA1	6.5 Environment	Air quality at the W22 monitoring location exceeded the annual air quality objective for NO2 in the last monitoring period (2010) and it is recommended that the amount increase/decrease in NO2 levels is used compared to the previous monitoring period is used to monitor the impacts of this policy. It is also recommended to monitor NO2 levels at the Hove Street/Kingsway junction to monitor any impacts on air quality associated with re-development of the King Alfred site.	W22 46.2 2.3 increase (µg/m3) (2011) W22 unavailable in 2012	BHCC Environmental Health
SA2	6.5 Environment	Air quality at the two monitoring locations on North Street exceeded the annual air quality objective for NO2 in the last monitoring period (2011) and the amount of increase/decrease is used to monitor the impacts of this policy, (sites C11 and C04).	C11: 83, 4 µg/m3 increase, C04: 53.1 -12.8 (µg/m3) (2012)	BHCC Environmental Health
SA3	6.5 Environment	Air quality at various locations within the special area exceeded the annual air quality objective for NO2 in the last monitoring period (2011) and it is recommended that the amount of increase/decrease in NO2 levels at monitoring sites C09, E16, E17 and C15 is used to monitor the impacts of this policy.	C09: 57.6 -3.9, E16: 46 -3.2, E17: 51.7 0.3,(2012) C15 49.4 -1.7 (µg/m3) (2011) C15 unavailable 2012	BHCC Environmental Health
CP6	6.5 Environment	The amount of open space created as a result of development.	4086 m ² (2012/13)	BHCC Planning Strategy
CP6	6.5 Environment	The amount of open space lost as a result of development.	625 m ² (2012/13)	BHCC Planning Strategy
CP4	6.5 Environment	Percentage of development incorporating provision for food-growing.	41%New Build 13% Conversion (2012/13)	BHCC Planning Strategy
9) Promote the sustainable development of land affected by contamination	6.5 Environment	Number of redevelopment proposals resulting in the investigation / remediation of contaminated sites	125 Contaminated Land Memoranda were sent to the planning department in 2012/13 following consultation on planning applications	BHCC Environmental Health

Policy/Theme	Chapter	Indicator	Data	Source
22) To reduce waste generation	6.6 Minerals and Waste	Tonnes of Local Authority Collected Waste (Municipal Solid Waste, 2011 term) produced per annum	104,418 tonnes total waste arising 2012/13	East Sussex County Council
W2	6.6 Minerals and Waste	Amount of municipal waste arising, and managed by management type by waste planning authority	Landfill; 5,461 Recycled; 23,138 Composted; 3,660 Energy Recovery; 69,348 Reused; 2,811	East Sussex County Council
22) To reduce waste generation	6.6 Minerals and Waste	Residual household waste per household	589kg (2012/13 provisional)	BHCC City Performance Plan
22) To reduce waste generation	6.6 Minerals and Waste	Tonnes of Commercial and Industrial Waste produced per annum	475,000 tonnes per annum (2011/12)	East Sussex County Council
22) To reduce waste generation	6.6 Minerals and Waste	Tonnes of Construction and Demolition Waste produced per annum	906,000 tonnes per annum (2011/12)	East Sussex County Council
22) To reduce waste generation	6.6 Minerals and Waste	Percentage of household waste:(a)recycled, (b)composted, (c) used to recover heat, power, and (d) other energy sources	11/12 a) 22.78% b) 3.68% c) 50.06% d) 1.59% reused 12/13 22.16% 3.51% 66.41% 2.69%	East Sussex County Council
22) To reduce waste generation	6.6 Minerals and Waste	Percentage of development providing facilities for recycling.	93 percent of new build developments 78 percent of conversions.	BHCC Planning Strategy
CP3	6.7 Developer Contributions	Number of developments permitted with planning obligations to provide mitigation in relation to the surrounding area towards public realm improvements	Unavailable	BHCC Planning Strategy
CP9	6.7 Developer Contributions	Total amount of site specific contributions secured through planning obligations.	£1,663,699 (secured as in required under signed s106 Agreements. Note not all of these sums have yet been paid)	BHCC Planning Strategy
11) To balance the need for employment creation	6.7 Developer Contributions	Amount (£) of developer contributions secured for training for local residents, through the Local Employment Scheme	£103,900	BHCC Planning Strategy

Policy/Theme	Chapter	Indicator	Data	Source
SPD02	6.8 Supplementary Planning Documents	How many traditional shop fronts exist in Brighton & Hove?	538 traditional shop fronts in 2011/12.	BHCC Heritage
SPD02	6.8 Supplementary Planning Documents	What are features of importance	The pilasters, the fascia, the stall riser, the shop window and the entrance	BHCC Heritage
SPD02	6.8 Supplementary Planning Documents	What percentage of shop front applications, per year, are granted permission out of the total number received	62% 2011/12	BHCC Heritage
SPD03	6.8 Supplementary Planning Documents	Number of SWMP submitted as part of planning application	39% of new builds submitted SWMP and 17% of conversions. 27% of all sustainability checklist submitted	BHCC Planning Strategy
SPD04	6.8 Supplementary Planning Documents	Application and Completion Stage Indicators for application BH2009/01477	See page 60-61 of the report	BHCC Planning Strategy
SPD06	6.8 Supplementary Planning Documents	Number of Tree Preservation Orders (TPO's) Issued	13 (2012/13)	BHCC Arboriculture
SPD06	6.8 Supplementary Planning Documents	Number of applications to fell trees	Preserved 48 (2012), Conservation area 87 (2012) Total 135 (2012)	BHCC Arboriculture
SPD07	6.8 Supplementary Planning Documents	How many planning applications have been received annually for advertisements?	160 (2012/13)	BHCC DC
SPD07	6.8 Supplementary Planning Documents	How many applications are approved annually?	77 Plus 7Split Decisions, 42 refused, 14 withdrawn (2012/13)	BHCC DC

Policy/Theme	Chapter	Indicator	Data	Source
SPD07	6.8 Supplementary Planning Documents	How many complaints does Brighton & Hove City Council receive about advertisements each year?	46	BHCC DC Enforcement
SPD09	6.8 Supplementary Planning Documents	The number of conservation areas de-designated, or parts of conservation areas de-designated, as a result of the loss of historic and architectural detail	0	BHCC Heritage
SPD09	6.8 Supplementary Planning Documents	Percentage of conservation areas where the loss of historic or architectural detail is considered to be a 'significant' or 'very significant' problem	21% 2010/11	BHCC Heritage
SPD10	6.8 Supplementary Planning Documents	Quantums of Development in London Road Masterplan Area	See page 65 of the report	BHCC Planning Strategy
SPD10	6.8 Supplementary Planning Documents	Number of long term privately owned empty properties brought back in to residential use	4	BHCC Housing
SPD10	6.8 Supplementary Planning Documents	Annual mean concentrations of NO2 at monitoring sites C17, C18, C19, C21 and C23.	C18: 65, C19: 53.3, C21: 62.4, C23 50.9	BHCC Environmental Health
SPD10	6.8 Supplementary Planning Documents	Average monthly traffic flow at counter sites: 74, 809 and 810	74: 15,071; 809: 11,428; 810: 14,443	BHCC Transport Planning
SPD10	6.8 Supplementary Planning Documents	Average monthly cycle flow at counter site 959	863	BHCC Transport Planning
SPD10	6.8 Supplementary Planning Documents	Total number of "All Crimes" recorded per annum – St Peters and North Laine Ward	In 2012/13 there were 3600 crimes recorded in the St Peters and North Laine Ward	BHCC Community Safety Team

Policy/Theme	Chapter	Indicator	Data	Source
SPD10	6.8 Supplementary Planning Documents	Number of listed buildings within the area (grade 1 and 2*) and number on the 'at risk' register	26	BHCC Heritage
SPD10	6.8 Supplementary Planning Documents	Percentage of Super Output Areas in the St Peters & North Laine ward identified as being within the 20% most deprived SOA in the UK	22%	BHLIS
SPD11	6.8 Supplementary Planning Documents	Percentage area of SSSI land in: a favourable condition, an unfavourable no change condition, an unfavourable declining condition or area part destroyed/ destroyed.	2009; 100% of the Brighton-Newhaven Cliffs SSSI was in a favourable condition and in 2009; 100% of the Castle Hill SSI was in a favourable condition	
SPD11	6.8 Supplementary Planning Documents	Amount and type of open space as classified in the Open Space, Sports and Recreation Study 2009 and amount of semi-natural green space per 1000 population http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Open_Space__Sport_and_Recreation_Study_-_Final_Report_Mar_2009_3.pdf	As published in the 2009/10 and 2010/11 AMRs	BHCC Planning Strategy
SPD11	6.8 Supplementary Planning Documents	Amount of land under Entry level and High Level environmental stewardship schemes.	2669.3 m ² (2013)	Natural England
SPD11	6.8 Supplementary Planning Documents	Percentage of new developments increasing important or sensitive habitats identified in local BAP	Increase of 1030 m ² Chalk Grassland and 560 m ² of Sedum Roof	BHCC Planning Strategy
SPD11	6.8 Supplementary Planning Documents	Achievement of specified biodiversity action plan targets	LBAP just adopted, no achievement recorded yet. 15 habitat and 115 species, 31 LBAP priority species	BHCC City Wildlife
SPD11	6.8 Supplementary Planning Documents	Change in populations of SAP species	No change recorded yet.	BHCC City Wildlife

Policy/Theme	Chapter	Indicator	Data	Source
SPD11	6.8 Supplementary Planning Documents	Number and area of designated sites (SAC, SSSI, AONB, SNCI, LNR, RIGS) presented as a percentage of the total administrative area of Brighton & Hove.	2 SSSIs* 62 SNCIs (7.2%) (612.3ha) 8 LNR (7.4%) (628.5ha) 1 SAC* 1 National Park (approx 40%) 4 RIGS *SSSIs and SAC combined make up makes up 1.6% of total administrative area covering 138.8ha.	Natural England
SPD11	6.8 Supplementary Planning Documents	Percentage of new developments with a green roof	37 percent of new developments with a submission to the new sustainability checklist and approved in 2012/13 included a green roof or a green wall. (20developments/54 with a green roof or green wall)	BHCC Planning Strategy
SPD11	6.8 Supplementary Planning Documents	What parts of the coast are protected in Brighton & Hove	The coastline of the city is protected through SSSIs, SNCIs and RIGs, the areas which are protected are listed in the 2010/11 AMR.	BHCC Planning Strategy
SPD11	6.8 Supplementary Planning Documents	What percentage of new development has provided on-site public green space?	one new build development (450sqm)	BHCC Planning Strategy
BV109a	7. Development Control Performance	Percentage of Major Applications decided within 13 weeks (Target 60%)	44.83%	BHCC Development Control
BV109b	7. Development Control Performance	Minor planning applications decided within 8 weeks (Target 65%)	64.22%	BHCC Development Control
BV109c	7. Development Control Performance	Other planning applications processed within 8 weeks (Target 80%)	76.80%	BHCC Development Control
BV204	7. Development Control Performance	Keep percentage of appeals allowed against the Authority's decision to refuse fewer than 35%	25.00%	BHCC Development Control

Local Output Indicators

Blue = target met/improved progress since last year

Lilac = target not met/no progress made since last year

Local Plan Chapter "Making the connection between land use and transport"

Delivery	Action	Targets/Indicators	Progress
Via Local Plan Policy TR1	Ensure the development proposals provide for the demand for travel that they create and maximise the use of public transport, walking and cycling	100% of developments that have been defined by the Government & Transport Planning as needing a Transport Assessment, to have carried out a Transport Assessment	All but one was approved with transport assessments
Via Local Plan Policy TR3	Maximise the number of Travel Plans prepared and implemented as part of development activity	100% of major commercial developments and those considered to have transport implications have travel plans and /or other measures to maximise the use of sustainable modes of transport	All applications requiring a travel plan from the last monitoring year were approved with a travel plan

Local Plan Chapter: "Design, safety and the quality of development"

Delivery	Action	Targets/Indicators	Progress
Via Local Plan policies QD1 QD2 QD3 QD4 QD5 QD6	Promote high standards of design in development activity	100% of large scale development proposals include a design statement addressing criteria in Policies QD3 - QD5	All large projects approved in 2012/13 addressed policies QD3-QD5 where appropriate.
	Promote public art through development activity	100% of major development as identified in Policy QD6 provide public art through planning obligations	100% of major developments agreed to provide public art through and Section 106 agreement (2012/13)
QD7 'Crime prevention through environmental design'	Incorporate crime prevention measures into development schemes	100% of large scale development proposals demonstrate how crime prevention measures have been incorporated	100% of all large projects approved in 2011/12 demonstrated how crime prevention measures had been incorporated.
QD17 'Protection and integration of nature conservation features QD18' 'Species protection; the development control process and the preparation of development briefs'	Protect animal and plant species from any harmful impacts of development	Draft Protected Species Supplementary Planning Guidance by November 2004	The Nature Conservation and Development SPD was adopted 25th March 2010

Local Plan Chapter "Energy, water, pollution & waste"

Delivery	Action	Targets/Indicators	Progress
Via the Local Plan Policy SU2	Ensure that sustainability considerations are taken into account in all major planning applications	100% of major developments to provide a Sustainability Statement	All new major residential and commercial planning applications achieved this (2013)
	Ensure that sustainability considerations are taken into account in all development briefs	100% of development briefs to include a sustainability section	The one Planning Brief adopted in the monitoring year; The Park House Planning Brief (March 2012) - has a Sustainability Section
	Ensure Supplementary Planning Documents include sustainability reports where required		Parking Standard SPD: Work is about to commence on a new SPD that will define the parking standards that will be applied to new developments.
	Maximise the opportunities for the development/ redevelopment and therefore regeneration of contaminated land	When contaminated land is identified through development proposals, remediation measures are taken in 100% of circumstances according to the type of development	125 Contaminated Land Memoranda were sent to the planning department in 2012/13 following consultation on planning applications.
	Maximise the number of developments using alternative/ renewable sources of energy	100% of major developments have regard to alternative/ renewable sources of energy through a sustainability statement	All new major residential and commercial planning applications achieved this (2013)
	Maximise the number of developments incorporating energy efficiency measures	100% of major developments have regard to energy efficiency measures through a sustainability statement	100% of major developments approved in 2012/13 either provided a Sustainability Statement or Checklist in which Sustainability measures have been considered with regard to energy efficiency measures or had sustainability measures conditioned
		100% of development briefs must address Policy SU2	The one Planning Brief adopted in the monitoring year; The Park House Planning Brief (March 2012) - has a Sustainability Section

Local Plan Chapter: "Access to a decent home and community facilities"

Delivery	Action	Targets/Indicators	Progress
Via Local Plan Policy HO1 'Housing sites and mixed use sites with an element of housing' and Policy HO2 Affordable housing – windfall sites; the development control process and the preparation of development briefs	Meet the Council's objective for affordable housing need	100% delivery of the proportion of affordable housing provision identified for sites in Policy HO1	During 2012/13 there were no completions on any of the allocated sites.

Local Plan Chapter "Supporting the local economy and getting people into work"

Delivery	Action	Targets/Indicators	Progress
Via Local Plan policy EM1, EM3	Safeguard land in industrial uses (use classes b1, b2, and b8) on allocated employment sites unless the site has been assessed and found to be unsuitable for modern employment needs	100% of land in industrial use on allocated industrial sites, suitable for modern needs is retained	During 2012/13, no industrial uses development on allocated sites
Via Local Plan Policies HO1, SR19, SR24	Progress development proposals for King Alfred, Black Rock, Preston Barracks and Brighton Centre and ensure that sustainability considerations are taken into account	As part of submission of planning applications, ensure that proposals include a sustainability statement	During 2012/13 no planning applications were submitted for these schemes.

Local Plan Chapter "Managing change within an historic environment"

Delivery	Action	Targets/Indicators	Progress
Via Local Plan policies HE1, HE2, HE4. The development control process and the preparation of development briefs	Preserve and enhance listed buildings	Bring identified vacant buildings/ sites back into use within three years (75%), five years (90%) Restore outward appearance of open land/ neglected buildings in historic areas, within two years (75%), within four years (90%)	The register of listed Buildings at Risk (BAR) was updated and three buildings were removed from the register as being no longer 'at risk' and a further two were removed as being no longer 'vulnerable'. Two buildings were added to the register as being 'at risk', giving an overall net reduction
		The Conservation Strategy to be reviewed every three years and two conservation area appraisals or re appraisals to be produced each year	Two conservation area appraisals for Rottingdean and Ovingdean Conservation Areas were adopted following public consultation

Local Plan Chapter: "An integrated approach to nature conservation and the countryside"

Delivery	Action	Targets/Indicators	Progress
Via Local Plan policies: NC1, NC2, NC3, NC4 The development control process and the preparation of development briefs	Protect designated nature conservation sites from development	Draft 'Protection and Integration of Nature Conservation Features in New Development' Supplementary Planning Guidance by September 2004	The Nature Conservation and Development SPD was adopted 25th March 2010



**Brighton & Hove
City Council**