

# amr

authority monitoring report

## 2015-2016

### Introduction and Context



planning and  
building control



Brighton & Hove  
City Council

# **Brighton & Hove City Council**

## **Authority Monitoring Report 2015/16**

### **Introduction and Context**

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## 1. Introduction

This Authority Monitoring Report (AMR) 2015/16 is written to meet the requirement of section 35 of the Planning and Compulsory Purchase Act 2004 and Localism Act 2011 amendments, to prepare a report for a period no longer than twelve months, which sets out progress since the last report. This report covers the most recent 'monitoring year', from April 2015 to March 2016. 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.

The report assesses progress in the preparation of the Brighton and Hove City Council Local Development Framework (LDF) and assesses policy performance through indicators designed to monitor the performance of LDF documents through the sustainability appraisal process. The AMR includes indicators from Annex 1 (Implementation & Monitoring) of the City Plan Part One<sup>1</sup>, The Sustainability Appraisal of the City Plan Part One<sup>2</sup> and Supplementary Planning Documents (SPDs). In addition, indicators relating to retained policies from the Local Plan, adopted 21st July 2005 are also included and were derived from the council's Sustainability Strategy (2002); the original Sustainability Strategy has since been updated.

The data has primarily been compiled from the annual monitoring undertaken by the Planning Policy Team. The team monitors all residential, commercial and industrial permissions for each financial year. The information is collated and mapped using information from planning applications registered with the planning authority. Site visits are carried out on an annual basis to assess the progress of development on each site with planning approval. Other areas monitored by the team include appeals, housing land, retail and sustainability. Further data is gathered from other sources within the council. Monitoring is constantly being improved as indicators evolve, and new ones are created, in response to new planning legislation and the council's own monitoring need.

Data from these indicators are included in the text of the report, where necessary, and all are summarised in the Appendices. The report also contains additional information; where it helps to describe progress of development in the city. Measurement against the council's policies will help to inform whether current policies are effective and need revision or comprehensive review. Findings will inform the council's work priorities as new planning legislation is published.

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 2015/16 which is published on the 'East Sussex Minerals and Waste Authority Monitoring Report's page of the ESCC website<sup>3</sup>.

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

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

<sup>2</sup> [B&H City Plan Part One; Sustainability Appraisal Reports \(March 2016\)](#)

<sup>3</sup> [East Sussex waste and minerals monitoring reports](#)

## 2. Brighton & Hove in Context

The City of Brighton and Hove lies between the South Downs and the sea and this results in a constrained and compact city which covers 8,267 hectares. Over 40 percent of Brighton & Hove is within the South Downs National Park. The population of the city is continuing to grow and was estimated to have reached 285,276<sup>4</sup> in 2015. The city has a particularly high proportion of 20 to 25 year olds who comprise 13.5 percent of the population. There is a large student population in the city with 32,294 students aged 16 and over (Census 2011) spread across two universities and five colleges. It is estimated that 11-15 percent of Brighton & Hove's adult population are lesbian, gay and bisexual<sup>5</sup>. The Black & Minority Ethnic (BME) population is increasing; comprising 20 percent of the population in 2011 compared to 12 percent in 2001. Male and female life expectancy is slightly below the south east averages<sup>6</sup>. The General Fertility Rate (GFR)<sup>7</sup> of 43.7, in 2015, is the fourth lowest rate for a Local Authority in England and the lowest of any Unitary Authority; this is in comparison to rates of 62.5 for England and 61.7 for the South East.

There are 3,437 residents per square kilometre and the city is the sixth most densely populated area in the South East<sup>8</sup>. Within the centre of the city, residential densities of between 60-200 dwellings per hectare are commonplace. The majority of the population live within the built up area which comprises approximately half of the geographical extent of the local authority area. Almost half of the city's population (46 percent) live in some of the 40 percent most deprived areas of England and 20.2 percent live in the 20 percent most deprived<sup>9</sup>. 17.5 percent of children in Brighton & Hove live in low-income families; below the national average (18.6 percent) but higher than the regional average (13.6 per cent)<sup>10</sup>. There were 23,622 police recorded crimes in the city in 2015/16<sup>11</sup>, an increase on the 22,615; recorded in 2014/15.

The city's economy is dominated by a strong services sector which also provides the most employment in the city. Widespread employment is provided by public services, education and health, financial and business services. In addition the growing media and creative sectors have assisted in strengthening the city's economy. International Education and Languages are also increasingly important. The city has developed a dual economy with, on one hand; a large number of highly skilled jobs in knowledge based occupations, and on the other; a growing number of lower paid and lower skilled frontline support services workers in areas such as care work, hospitality and retail. The unemployment rate decreased to 5.7 percent in 2015/16 with 74.6 percent of the working age population in the city in employment including 13.8 percent in self-employment<sup>12</sup>. There were 12,650 enterprises in 2015; an increase of 1,015 from 2014. At the end of 2015; 4.7 percent of 16-18 year olds were classed as 'NEET'<sup>13</sup> compared to 3.9 percent in the South East region.

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<sup>4</sup> [Office for National Statistics Mid-2015 Population Estimates \(2016\)](#)

<sup>5</sup> [Brighton & Hove City Snapshot Report of Statistics 2014](#)

<sup>6</sup> [Life Expectancy at Birth in England and Wales 2012-2014](#)

<sup>7</sup> [General Fertility Rates 2015, ONS 2016](#)

<sup>8</sup> [Office for National Statistics Uk Population Density 2014](#)

<sup>9</sup> Communities and Local Government (Index of Multiple Deprivation 2015)

<sup>10</sup> [Children in Low Income Families 2012; HM Revenue & Customs](#)

<sup>11</sup> BHCC - Community Safety

<sup>12</sup> [NOMIS Labour Market Profile - Brighton And Hove](#)

<sup>13</sup> [Not in employment, education or training; end 2015; Department for Education 2016](#)

Average gross weekly pay continued to increase in 2016 although it remains below the South East average. The average house price in Brighton & Hove rose from £299,046 to £332,644 over the course of the monitoring year which is an annual increase of 12.8 percent<sup>14</sup>. Higher than average house prices and lower than average pay means a lower proportion of households in the city own their own home, when compared to England and the South East. Private rents are high which makes it harder for residents to save the deposits needed for a mortgage particularly with the current circumstances affecting the mortgage market. At the end of March 2015 a household renting an average one bed flat would be paying £913 per month in rent, and an average three bed flat would cost £1,500 per month<sup>15</sup>. The 2011 Census identified 43 percent of the city's population live in social or private rented accommodation compared to 29 percent in the South East and 33 percent in England<sup>16</sup>.

Brighton & Hove has numerous attractions to encourage visitors; including the seafront, easy access to the South Downs, historic townscape, events and festivals and welcomed 10.5 million tourist trips in 2015. This generates significant income for the city and around 17 percent of jobs in the city are supported by the turnover generated through tourism, spread across travel and transport, hospitality, leisure and retail sectors<sup>17</sup>. Brighton & Hove is a regional transport hub. The A23, via the M23, links the city to London and the M25, and the A27 provides transport links to the east and west. Eight stations serve the rail network within the city boundary with regular train services between London and Brighton and important lines east to Kent and west to Hampshire and beyond. Brighton station is the second busiest station in the South East (outside London), with over 17.3 million entries and exits estimated at the station in 2015/16 plus there were a further 6.7 million entries and exits estimated at the seven other stations in the city<sup>18</sup>. The city is served well by air links with two airports; Shoreham and Gatwick, within easy reach. Car ownership is low in the city with 81 percent of households either owning one (43 percent) or no cars or vans (38 percent) compared to 60 percent in the South East<sup>19</sup>. Bus patronage is high and Brighton & Hove records the highest number of passenger journeys per head of population in England, outside London<sup>20</sup>. The number of bicycles on roads in Brighton & Hove has doubled since 2000<sup>21</sup>.



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<sup>14</sup> [Land Registry House Price Index 2015/16](#)

<sup>15</sup> [Brighton & Hove Housing Market Report 2016 Q1 Jan-Mar; BHCC 2016](#)

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

<sup>17</sup> [The Economic Impact of Tourism Brighton & Hove 2015](#)

<sup>18</sup> [Office of Rail and Road; Estimates of Station Usage 2015/16](#)

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

<sup>20</sup> [Passenger journeys on local bus services per head by local authority; Department for Transport 2016](#)

<sup>21</sup> [Traffic Counts 2000-2015 Department for Transport 2016](#)



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