amr

authority monitoring report

2017-2018

Introduction and Context

Brighton & Hove City Council

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Contents

1. Introduction

This Authority Monitoring Report (AMR) 2017/18 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 2017 to March 2018. 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 from Annex 1 (Implementation & Monitoring) of the City Plan Part One[1], The Sustainability Appraisal of the City Plan Part Two[2] 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 on the 'East Sussex Minerals and Waste Authority Monitoring Reports' page of the ESCC website[3].

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

[1] Brighton & Hove City Plan Part One, Brighton & Hove City Council (March 2016)
[2] City Plan Part Two Sustainability Appraisal
[3] East Sussex waste and minerals monitoring reports

2. Brighton & Hove in Context

The City of Brighton and Hove lies between the South Downs and the sea, As a consequence it is a constrained and compact city which covers 8,267 hectares. Over 40 percent of Brighton & Hove is within the South Downs National Park. The population of the city is continuing to grow and was estimated to have reached 288,155[4] in 2017. The city has a particularly high proportion of 20 to 25 year olds who comprise 13.5 percent of the population. Brighton & Hove's two universities supported a student population of 39,355 in 2017/18 of which 33,495 were full time students[5]. It is estimated that 11 to 15 percent of Brighton & Hove's adult population are lesbian, gay and bisexual[6]. 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[7]. The General Fertility Rate (GFR)[8] of 39.9, in 2017, is the third lowest rate for a Local Authority in England and the lowest of any Unitary Authority; this is in comparison to rates of 61.2 for England and 60.0 for the South East.

There are 3,481 residents per square kilometre and the city is the fifth most densely populated area in the South East[9]. 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[10]. There were 26,142 police recorded crimes in the city in 2017/18[11], a further increase on the 23,622 in 2015/16 and 25,902 in 2016/17.

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 increased to 5.7 percent in 2017/18 with 71.2 percent of the working age population in the city in employment including 15.4 percent in self-employment[12]. There were 13,950 enterprises in 2018; an increase on the 13,665 in 2016. At the end of 2017; 4 percent of 16-18 year olds were classed as 'NEET'[13] compared to 6.4 percent in the South East region.

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4 Office for National Statistics Mid-2017 Population Estimates (2017)

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

6 Brighton & Hove City Snapshot Report of Statistics 2014

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

8 General Fertility Rates 2017, NOMIS 2018

9 Office for National Statistics UK Population Density 2017

10 Communities and Local Government (Index of Multiple Deprivation 2015)

11 BHCC - Community Safety

12 NOMIS Labour Market Profile - Brighton And Hove

13 Not in education or training; end 2016; Department for Education 2017employment,

Average gross weekly pay continued to increase in 2018 although it remains below the South East average. The average house price in Brighton & Hove rose from £347,209 to £356,246 over the course of the monitoring year[14]. Higher than average house prices and lower than average pay means a lower proportion of households in the city own their own home, when compared to England and the South East. Private rents are high which makes it harder for residents to save the deposits needed for a mortgage. At the end of March 2018 a household renting an average one bed flat would be paying £924 per month in rent, and an average three bed house would cost £1,619 per month[15]. 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[16].

Brighton & Hove welcomed 10.9 million tourist trips in 2017 and has numerous attractions to encourage visitors; including the seafront, easy access to the South Downs, historic townscape, events and festivals. This generates significant income for the city and 15 percent of jobs in the city are supported by the turnover generated through tourism, spread across travel and transport, hospitality, leisure and retail sectors[17]. Brighton & Hove is a regional transport hub. The A23, via the M23, links the city to London and the M25, and the A27 provides transport links to the east and west. Eight stations serve the rail network within the city boundary with regular train services between London and Brighton and important lines east to Kent and west to Hampshire and beyond. Brighton station is the second busiest station in the South East (outside London), with almost 17 million entries and exits estimated through the station in 2017/18 plus there were a further 6.2 million entries and exits estimated at the seven other stations in the city[18]. 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[19]. Bus patronage is high and Brighton & Hove records the highest number of passenger journeys per head of population in England, outside London[20]. The number of bicycles on roads in Brighton & Hove has doubled since 2000[21].

[14] UK House Price Index 2017/18
[15] Brighton & Hove Housing Market Report 2018 Q1 Jan-Mar; BHCC 2018
[16] Census 2011- Tenure -People; Office for National Statistics 2013
[17] The Economic Impact of Tourism Brighton & Hove 2017
[18] Office of Rail and Road; Estimates of Station Usage 2017/18
[19] 2011 Census: Car or van availability; ONS 2012
[20] Passenger journeys on local bus services per head by local authority; Department for Transport 2017
[21] Traffic Counts 2000-2017 Department for Transport 2017

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