

# Brighton & Hove City Plan Part One

Brighton & Hove City Council's Local Development Framework

June 2017

## Annex 2

### Infrastructure Delivery Plan



Brighton & Hove  
City Council

# **Annexe 2**

## **Infrastructure Delivery Plan (IDP)**

## Summary

The Infrastructure Delivery Plan (IDP) Annexe document to the City Plan identifies existing infrastructure provision, current shortfalls and existing and future needs to support new development over the plan period up to 2030.

The IDP is also an evolving part of the evidence base for an emerging Community Infrastructure Levy (CIL) Charging Schedule and Regulation 123 List.

The keys areas for provision for certain physical, environmental and community infrastructure to support future needs has been identified across the following areas below and as further detailed in the IDP table:

- Water provision, Wastewater treatment and sewerage connectivity

Necessary protection of ground water sources and appropriate and timely connectivity are further emphasised or locally significant improvements upgrading necessary infrastructure including connectivity to sewage networks will be required.

- Education

There are ongoing needs for additional school places and in particular a new additional secondary school to meet the needs of a growing population, particularly in the west and centre of the city. This will be addressed by seeking opportunities for new schools as part of major development schemes in priority areas of the city. Overall planning obligations will be secured from new residential development to contribute funding towards expanding both primary and secondary education provision to mitigate impacts.

- Energy

Energy capacity needs for future and existing city development are being assessed to inform City Plan Part Two. Energy infrastructure includes provision for electrical power, gas, and heat and power networks. This includes mains power supplied through National Grid Electricity, (local distribution network operator UK Power Networks) and mains gas supplied through National Grid Gas (local distribution network operator Scotia Gas Network).

Heat networks will continue to expand throughout the city. Renewable energy will make an increasing contribution to energy supply in future to meet City Plan and national carbon reduction targets. These will require upgrades to the electricity network to enable “feed in” of surplus electricity to the grid. Smart Grid technology will also become more widespread in future. It is critical that there is: sufficient network capacity to allow timely connections to new developments; sufficient energy network capacity to meet current demands at all times; and sufficient levels of resilience built into the network to maintain security of supply

- Transport

The findings of the Transport Assessment Update indicate there is likely be a need for additional infrastructure provision or upgrade to mitigate impacts resulting from increased housing development in the western urban fringe of the city. There will also be the need for general mitigation arising from development proposals on a site by site basis, for example, improved bus services upgraded bus stops. Cycling improvements could also be considered more specifically to links and upgrade to the network. Some requirements may be secured through developer contributions.

- Health provision

Consideration will be given to providing consolidated health facilities integrated within new major developments.

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Infrastructure Type – and site address where known	Provision - Essential / Important / Desirable	Infrastructure Needs/Requirement	Area and/or scale	Responsibilities for Delivery / Partners & Funding Sources	Short, Medium or Long Term Phasing & Costs
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**Environmental**

**Air Quality Management and improvement measures**

<p><b>Citywide</b>  <b>Air Quality improvement</b></p>	<p>Important</p>	<p>To improve air quality and mitigate existing pollution levels and pressures of new development – mitigation through Management Plans, equipment, data collection and other monitoring measures where appropriate</p>	<p>Citywide across priority areas and all DA1-DA8 Development Areas, and with the findings of the Local Transport Plan, the Local Air Quality Strategy and the DEFRA reporting process – for delivery within Air Quality Management Areas (AQMAs)</p> <p>Investigation into potential for providing small keep clear zones where road traffic emissions are closest to residential dwellings and low emissions strategies to work towards no and low emissions fleets especially those frequenting the Air Quality</p>	<p>City Council, Landowners, Developers, Government</p>	<p>Ongoing and throughout Plan period</p> <p>Costs dependant on scale, type and impacts of development</p>
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			Management Areas to help deliver the Air Quality Action Plan.		

**Environmental Protection including flood risk prevention**

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Flood Defences - Shoreham Harbour Development Area	Important infrastructure for development DA8 Shoreham Harbour – Comprehensive development of Port: Phases	Repair/replacement of wharf walls for development sites adjacent to the wharf frontage may be required, including corrosion control measures where appropriate	DA8 Shoreham Harbour – South Portslade/Aldrington Basin, in accordance with requirements in Development Brief as part of emerging JAAP for the area; informed by updated SFRA	Environment Agency, Landowners, Developers	Costs dependant on scale, type and impacts of development  Condition survey of walls currently underway
Brighton Marina Development Area	Essential	Flood Risk – defence measures and mitigation  Inner and Outer Harbour	DA2 Brighton Marina, Gas Works and Black Rock – appropriate flood risk defence measures to ensure Marina	Landowners, Developers	Prior to major development coming forward  £10m (approx.)

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			water front development is free from flood and better protection to existing areas at risk of flooding		Commencing 2013 – Outer Harbour (Phase 1) by 2019
<b>Seafront</b>	Important	Coastal Protection/Shoreline Management as detailed in the Southdown's Shoreline Management Plan	Deliver any coast protection capital works recommended by the action Plans of current and any revised coastal strategy studies – in necessary and appropriate locations along SA1 The Seafront	City Council, Landowners, Developers and Central government	Revised studies will inform future delivery and costs - TBC
<b>Seafront Arches Regeneration</b>	Essential		In association with Seafront Investment Programme and wider area investment also through Black Rock (proposals) And Marina Walkways improvements		£23-30m
<b>Flood Risk Management - Sustainable Urban</b>	Important	Facilities and measures to help reduce risk of surface	Citywide	Developers, landowners, City	Ongoing throughout Plan period



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Drainage (SUDS) in development sites		water flooding through provision of multi-use infrastructure.  See link below to the Master Plan guide for Sustainable Drainage <a href="http://www.susdrain.org/files/resources/other-guidance/water_people_places_guidance_for_master_planning_sustainable_drainage_into_developments.pdf">http://www.susdrain.org/files/resources/other-guidance/water_people_places_guidance_for_master_planning_sustainable_drainage_into_developments.pdf</a>		Council, Central Government	
<b>Local Flood Risk Management Strategy, Strategic Flood risk Assessment, Surface Water Management Plan – within areas: Patcham – Carden</b>	Important	Local Flood Risk Management Strategy, Strategic Flood risk Assessment, Surface Water Management Plan	Infrastructure requirements will be defined by the area and/or be appropriate to the size and scale of a proposed development.	Developers, landowners, City Council, Central Government  Patcham/Carden Avenue – European, Southern	Ongoing throughout Plan period Costs TBC

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<p><b>Avenue</b></p> <p><b>Preston Park</b></p> <p><b>Valley Gardens</b></p> <p><b>Portslade</b></p>		<p>Links to strategies  <a href="https://www.brighton-hove.gov.uk/content/environment/coast-defence-and-flood-management/flood-and-drainage-policies">https://www.brighton-hove.gov.uk/content/environment/coast-defence-and-flood-management/flood-and-drainage-policies</a></p> <p>see 'SuDS feasibility study commissioned for the Biosphere programme at  <a href="http://thelivingcoast.org.uk/admin/resources/141538-brightonhovecitycouncil-portslade-urbansudsfeasibilitystudy-report-final-v1.pdf">http://thelivingcoast.org.uk/admin/resources/141538-brightonhovecitycouncil-portslade-urbansudsfeasibilitystudy-report-final-v1.pdf</a></p>		<p>Regional Flood Coastal Committee</p> <p>Preston Park - TBC</p> <p>Valley Gardens – Transport Capital Budget</p> <p>Portslade - measures have outline costings but no funding presently identified</p>	

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Citywide		Further locations in urban 'Source Protection Zones' being investigated for groundwater quality benefits through the 'Brighton ChaMP for Water' project			
<b>Energy including renewable energy</b>					
Development Areas	Important	District Heating networks/ Combined Heat and Power (CHP) technologies linked to new developments and connectivity between heat networks or energy centres. New developments with energy centres or communal heating and/or cooling systems should ensure connection with existing, or capacity for connection to future heat networks.	New development across all DA1-DA8 Development Areas and major development sites  To support DA 8 Shoreham Harbour area the Joint Area Action Plan (JAAP) will investigate future possibilities for CHP in association with the existing Power Station and for large scale renewable energy.	Landowners, developers, City Council, Energy Services companies, Utility Companies. Government funding streams through e.g. Heat Network Implementation Programme.	Ongoing and during Plan period  Costs to be determined
Citywide	Important	Energy Infrastructure to	Citywide. Likely to come forward	Developers,	Ongoing and during Plan

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		<p>ensure sufficient network capacity to allow timely connections to new developments; sufficient energy network capacity to meet current demands at all times; and sufficient levels of resilience built into the network to maintain security of supply.</p> <p>This may include but is not limited to energy networks (including those for electricity, gas, and heat), smart grids, grid services, and energy uses such as substations and energy storage.</p> <p>Also development associated with the production or supply of fuels.</p>	<p>particularly in relation to major developments, and in Development Areas and their vicinity, but may also come forward on small sites throughout city.</p>	<p>landowners, local Distribution Network Operators, Utility Companies, Energy Service Companies. Funding sources BIS, ERDF, Heat Networks Implementation Programme (HNIP).</p>	<p>period</p> <p>Costs to be determined</p>

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Citywide	Important	Large and small scale sustainable energy development including but not limited to heat pump marine, wind and solar	<p>Citywide</p> <p>All Development Areas, major developments, and large energy systems or installations are likely to deliver enhanced levels of renewable energy and require enhanced local network capacity.</p> <p>To be informed by emerging JAAP DA8 Shoreham Harbour</p> <p>Sites to be identified in Part 2 City Plan</p>	<p>Developers, landowners, local distribution network operators, utility companies, public services, energy service companies.</p> <p>Government funding sources such as Heat Networks Implementation Programme (HNIP)</p>	<p>Ongoing and during Plan period</p> <p>Costs to be determined</p>
Citywide	Important	Sustainable development initiatives including renewable and low carbon decentralised energy systems, schemes and	To help deliver reduction in resource use and greenhouse gas emissions, particularly CO2 emissions, in new development. City wide and across priority	City Council, Landowners and Developers	<p>Ongoing and throughout Plan period</p> <p>Costs dependant on scale, type and impacts of</p>

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		installations, carbon reduction and energy efficiency measures, and air quality management measures	areas in accordance with reduction targets set in the Brighton & Hove Sustainable Community Strategy and  Retro-fit measures to existing buildings		development
<b>Central Hove</b>	Important	Reducing risk of surface water flooding – in accordance with the SCAPE project requirements	Central Hove	Landowners, Developers	Throughout Plan period and beyond  Costs dependant on priority and project aims and for developer contributions subject to the scale, type and impacts of development
<b>Patcham</b>	Important	Reducing risk of surface water flooding – in accordance with the SCAPE project requirements	Patcham	Landowners, Developers	Throughout Plan period and beyond  Costs dependant on priority and project aims

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					and for developer contributions subject to the scale, type and impacts of development
<b>Shoreham Harbour Development Area</b>	Desirable	Land Reclamation	Minor infilling of wharves being considered by Port Authority to assist with delivering development within DA8 Shoreham Harbour area.	Landowners	2030  Costs to be determined
<b>Biodiversity and green networks infrastructure</b>					
<b>Toad's Hole Valley</b>	Essential	Site of Nature Conservation Interest (SNCI)	DA7 Toad's Hole Valley SNCI (10ha) – improve landscape value and biodiversity and maintenance costs – in accordance with THV Supplementary Planning Document	Developers, City Council and community	By 2022  Costs to be determined
<b>Citywide</b>	Important	Biodiversity conserved & enhanced.	Informed by SPD 11, Green Network study, Local Biodiversity Action Plan and Biosphere Management Plan	Landowners, City Council, partner organisations, local communities and	Throughout Plan period and beyond  Costs dependant on priority and

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		<p>Connectivity between habitats improved – to include road and rail transport corridors</p> <p>Positive public engagement with the natural world increased</p>	<p>South Downs Way – Nature Improvement Area: SA4 Urban Fringe and SA5 The South Downs</p> <p>Citywide with particular emphasis on the Green Network and areas: DA1 Brighton Centre and Churchill Square Area, DA2 Brighton Marina, Gas Works and Black Rock Area, DA3 Lewes Road Area, DA4 New England Quarter and London Road area, DA5 Edward Street and Eastern Road and strategic allocation DA7 Toad’s Hole Valley for land protection and enhancement</p> <p>See Brighton Lewes Downs Biosphere (BLDB) website <a href="http://www.biospherehere.org.uk">www.biospherehere.org.uk</a></p>	<p>organisations and developers</p>	<p>project aims and for developer contributions subject to the scale, type and impacts of development</p>



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<b>Butterfly Banks</b>  <b>Citywide and in particular: Patcham – Carden Avenue</b>  <b>Preston Park Valley Gardens</b>  <b>Portslade</b>	Desirable	Further public open spaces sought for wildflower habitat creation – on chalk land where gaps and/or opportunities exist also to strengthen the Greenspace Network	Provision will vary depending on measures and opportunity of sites  In accordance with B&H Greenspace Network Study 2008 maps on potential connectivity for ecology and social objectives	Council - currently in kind support through Parks staff and Stanmer Nursery Plants	Ongoing and by 2028– Improving upon the 15 butterfly banks created under the Nature Improvement Area project 2013-15
<b>Habitat Restoration &amp; Conservation</b>		Need for scrub clearance,	Provision will vary depending on	Council - current match funding potential (TBC)	Ongoing and by 2028 – Improving 110 HA across 12

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<b>Management Grazing</b>  <b>Citywide – across 12 sites on periphery of city</b>		grassland restoration, stock fencing and water supply on council managed Downland sites	measures and opportunity of sites	under council’s agri-environmental funding from Natural England (until 2021)	sites subject to council Conservation Management Grazing practices
<b>Green Infrastructure Retrofits</b>  <b>Citywide - with possible initial focus in Turner area connecting to Valley Gardens corridor</b>  <b>Central Brighton (Brighton Station/New England Quarter (NEQ) Area</b>		Green Infrastructure Retrofits – of appropriate public building and/or locations	Targeted new and retrofitted green infrastructure measures in public realm spaces for biodiversity and climate benefits, including increasing provision of Green Roof/Walls and Planting of street trees,  Provision will vary depending on measures and opportunity of sites	Council (possible Council Estates Management Support , Developers  TBC - proposed ‘Nature Plan (subject to EU Horizon 2020 funding  In accordance with Green Roof Feasibility Study 2013 ( produced for central Brighton)	Ongoing and by 2028

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**Parks, Open Space and Play Areas**

<b>Citywide – linking also with Biosphere priorities for Natural and Semi Natural Green Space improvements</b>	Important	Improvement and upgrade to existing city parks, recreation, play space, sports provision and allotments - ensuring retention, enhancement and optimisation of use of open space and biodiversity gains through appropriate provision and measures	Informed and in accordance with the Open Spaces Strategy, the Playing Pitch Strategy and the Sports Facilities Action Plan, City Sports & Physical Activity Strategy  Strategies and Plans will identify priorities and inform or provide a long term vision for provision, delivery and management of public Parks and Open Spaces Citywide and across all Development and Special Areas	City Council, Developers, local communities and organisations	Ongoing and throughout Plan period  Costs in accordance with adopted calculated costs for provision across all elements and types of facilities
	Important	Provision of new and/or recreation, play and open space	All new development within the city required to meet the needs of future occupants in accordance with adopted policy standards.	Developers	Ongoing and throughout Plan period  Provision in accordance with approved space standards

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		Provision of new green recreation open space and play provision	<p>Citywide and across all Development and Special Areas</p> <hr/> <p>With access to waterfront and improved access to wider coast and countryside – DA8 Shoreham Harbour</p> <p>DA7 Toad’s Hole Valley (2 ha)</p>	<p>Developers, landowners, City Council, Adur DC, WSCC</p>	<p>By 2030</p> <p>Provision and costs in accordance with scale and type of development</p>
	Important	Establish Gateways to South Downs National Park (SDNP) – linking with Biosphere Green Infrastructure priorities	<p>At key locations along new South Downs National Park boundary around city by footpaths and cycleways and bridle paths</p> <p>DA7 Toad’s Hole Valley – new links to SDNP, cycleways and walking routes</p>	City Council, adjoining authorities, South Downs National Park Authority	<p>Ongoing and throughout Plan period</p> <p>Costs to be determined</p>

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			Special Areas SA4 Urban Fringe and SA5 The South Downs  Stanmer Park – restoration parkland, to include natural play cycle trails, new visitor/interpretation Centre – Master Plan being prepared		Stanmer works to commence 2018  Overall costs to be determined – to include £3.75m Heritage grant
<b>Valley Gardens (See also Public Realm)</b>	Important	Valley Gardens improvements	link of green spaces from The Level to The Steine to create new city centre public park including re-route of traffic  SA3 Valley Gardens	City Council, Developers Partners, LTP funding	City Council, Developers Partners, LTP funding 2018 Costs up to £9.7m

**Waste Recycling and Disposal**

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<b>Hangleton Bottom - Waste Management Facility</b>	Essential	Materials Recovery Facilities (MRF) and/or Waste Transfer Station (WTS)	Hangleton Bottom - Waste and Minerals Development Plan site allocation	Developers, businesses and City Council	By 2030
<b>Citywide</b>	Important	Community composting	Expansion of sites for public use to reduce and recycle household (fruit, uncooked vegetable peelings, tea bags, coffee grounds, and cardboard) waste Citywide and cross all DA1-DA8 Development Areas	Brighton & Hove Food Partnership, City Council, communities and businesses	Citywide and throughout the Plan period  Costs provision to include appropriate insurance
<b><u>Social &amp; Community</u></b>					
<b>Sports &amp; Leisure Facilities</b>					
<b>King Alfred leisure centre</b>	Important	Comprehensive redevelopment and replacement sports, leisure and fitness facilities.	New indoor public wet and dry sports facilities to replace facilities at current King Alfred site area	City Council Developers, communities and businesses	2022-2028  £30-35m

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<b>Black Rock site</b>	Important	Sports and leisure allocation  As part of Waterfront Project for conference centre and arena	DA2 Brighton Marina, Gas Works and Black Rock Area  7,000 sqm new primary leisure/recreation use with ancillary retail /café uses for seafront/Black Rock site	Developers, City Council	2022-208  Planning application anticipated by 2019  Costs to be determined (overall approx. £540m full project costs)
<b>Education Nursery, Primary and Secondary provision</b>					
<b>Toads Hole Valley</b>	Essential	New Secondary School provision	DA7 Toads Hole Valley. Target for delivery based on Schools Organisation Plan (SOP)	City Council and Developers	By 2020  Costs to be determined – can be delivered 3 years after funding identified
<b>Central/east Brighton</b>	Essential	New Secondary School		Education Funding	By 2019

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		provision		Agency (EFA), Council, University of Brighton Academy Trust (UOBAT)	Costs to be determined
<b>City wide</b>	Essential	Increase in school places provision and education floorspace	City wide and priorities across all DA1-DA8 Development Areas	Developers and City Council, Government	Ongoing throughout life of Plan  Developer contributions dependant upon scale and type of development
<b>City wide</b>	<u>Important</u>	<u>Increase in school places provision and education floorspace – consideration for allowing school premises as part of new development</u>	<u>City wide and priorities across all of the city with increasing pressure in east of city</u>	<u>Developers and City Council, Government</u>  <u>Developer contributions dependent upon scale and type of development</u>	<u>Ongoing throughout life of Plan and sought on a site by site basis</u>



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<b>Education Further and Higher Education</b>					
<b>City College Pelham Street site</b>	Important	Vocational training and further education with ancillary uses and as an extension to the Knowledge Quarter/Academic Corridor	Refurbishment of Pelham Tower with a new build extension on part College car park to provide integrated new facilities for Creative, Design and IT. DA4 – New England Quarter and London Road	City College, funding partners	2020-22  Costs to be determined – with possible bid to the Local Enterprise Partnership 2017
<b>City College Pelham Street site</b>	Important	Student residential accommodation	Redevelopment of Pelham Tower to provide new student accommodation DA4 – New England Quarter and London Road	City College, funding partners	2020-22 Costs to be determined– with possible bid to the Local Enterprise Partnership 2017
<b>University of Sussex</b>	Important	Redevelopment of East Slope student residences	Overall approximately 1500 extra bedrooms as existing (10,000 sq. m net increase in	University of Sussex	2017-20

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			gross internal floorspace)		£150m overall
<b>University of Brighton</b>  <b>Moulsecomb Campus, Mithras House, Watts Building -Preston Barracks masterplan site</b>	Important	New Business School	6,400 sq. m – teaching and research facilities in accordance with development brief for comprehensive redevelopment incorporating Preston Barracks site DA3 Lewes Road Area (Planning application)	University of Brighton	2020– 2028
<b>University of Brighton</b>  <b>Moulsecomb Campus, Mithras House, Watts Building - Preston Barracks masterplan site</b>	Important	Student residential accommodation	Approximately 804 student bedrooms in conjunction with Business School for academic conferences	University of Brighton	2020 – 2028  Costs to be determined  £150m overall – including Business School above
<b>University of Brighton</b>  <b>Grand Parade – new improved educational</b>	Important	Learning, research and academic facilities	Circus Street site redevelopment Research and creative industries space and library -----	University of Brighton, Developers, City Council	2020  £80m overall

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quarter		Student residential accommodation	Up to 450 student bed spaces		
University of Brighton Moulsecoomb  Advanced Engineering Building	Important	Increased employment space	2,680 increase high tech space	University Brighton	£14m  By 2018
University of Brighton  Falmer Campus	Important	Student residential accommodation	Redevelopment at Bevendean House - to be informed by future Estates Strategy	University of Brighton	2019  Costs to be determined
University of Brighton  Falmer Campus	Important	Additional academic extension	Further phase on sites of existing Bevendean, Coldean and Dallington Houses - to be further informed by future Estates Strategy	University of Brighton	2020  Costs to be determined

**Emergency Services**

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Brighton Marina	Important	Police base provision	Integrated as part of future major development at Brighton Marina-DA2 Brighton Marina Gas Works and Black Rock Area  To be informed by emerging update from Police service on future uses and needs	Developers	Provision dependent upon type, scale and impact of development  Costs to be determined
Preston Circus	Important	Fire station	On-site expansion / consolidation modernising emergency fire service together with shared commercial/public/3 <sup>rd</sup> sector users space	Fire service, Developers	By 2022  Costs to be determined
South – Woollards Field	Important	Ambulance/paramedic Rapid Response points	Citywide - New Make Ready Centre (MRC) incorporating 34 ambulance bays (Planning permission secured)	Ambulance Service	By 2020  Costs to be determined

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**Health Facilities  
Hospitals, GP facilities /centres**

<b>Royal Sussex County Hospital Eastern Road</b>	Essential	Redevelopment of hospital buildings	Expansion of health facilities at main hospital site Eastern Road with 74,000sqm net floorspace	Department of Health (DH), relevant Health Authorities	Completion due 2020.  Costs £486m
<b>Central and East Brighton</b>	Important	Additional GP facilities and expansion of social care and youth care facilities	Integrated possible co-commissioned service for eastern area of city possibly within DA2 Brighton Marina, Gas Works and Black Rock Area	Landowners and the City Council and Developers/relevant NHS organisations	2022 Costs to be determined
<b>Toads Hole Valley Shoreham Harbour</b>	Important	New or integrated community buildings with health care centre facilities.	Health care facilities/GP practices provision with specific requirements for DA7 Toads Hole Valley and DA8 Shoreham Harbour	City Council and Developers/relevant NHS organisations	Throughout Plan period Costs to be determined
<b>Brighton General Hospital site</b>	Important	New Healthcare campus	Redevelopment of the Brighton General Hospital site to provide joint facilities Hub including GP	South Downs Health Trust, Brighton and Sussex University	2022  Costs to be determined

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			surgery and continuing care beds and healthcare space.	Health Trust and relevant NHS organisation	
<b>Preston Barracks</b>	Important	Primary and community healthcare Hub	Integrated facilities within Preston Barracks redevelopment – DA3 Lewes Road	City Council and Developers/relevant NHS organisations	2022  Costs to be determined
<b><u>City Wide</u></b>	<u>Important</u>	<u>Current and Planned future capacity to GP facilities across the city with existing provision except for:</u>  <u>Hangleton/ south Portslade areas (excluding Mile Oak) – additional capacity required</u>	<u>No existing capacity and currently no room for expansion</u>  <u>Mile Oak medical centre will have capacity but this is north of the areas</u>	<u>B&amp;H Clinical commissioning/NHS UK, City Council, Developers</u>  NHS Property service undertaking review of the regional strategic estates strategy with NHS England (responsible for	<u>Throughout Plan Period</u>  <u>Costs to be determined</u>

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		<u>Ovingdean/Rottingdean – additional capacity required</u>	<u>Limited capacity at Rottingdean Branch surgery.</u>  <u>Could be absorbed by capacity in practices in Saltdean.</u>  <u>Need for consideration to providing GP health facilities within new development.</u>	commissioning primary care	

**Employment and economic regeneration**

<b>Citywide</b>	Essential	Secure modern employment and business space	Priorities across all DA1-DA8 Development Areas	City Council, Landowners, Developers	Throughout Plan period according to area.  Employment Land Implementation Strategy to be prepared
<b>Citywide</b>	Important	Local Employment and training places through local employment agreements in partnership with Brighton & Hove Local Employment	Citywide and across all DA1-DA8 Development Areas  Provision of local employment with minimum 20% target	City Council, BHLES partnership, Developers, City Employment Skills Steering Group (CESSG)	Ongoing and throughout Plan period  Costs dependant on scale and type of development assessed in

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		Scheme (BHLES)	requirement for local employment and apprenticeship training including young people who are not in Employment, Education and Training (NEET) on development sites and support to BHLES programme to be met from new developments		accordance with approved calculation of costs

**Community Facilities Buildings and Heritage**

<b>Citywide priority areas</b>	Important	Provision of community buildings	Fitted out, fully accessible shared space provision of community building and integrated facilities  Required priorities within DA2 Brighton Marina, Gas Works and Black Rock Area, DA5 Eastern Road and Edward Street (Queens Park/Craven	Developers City Council, Trust for Developing Communities, local community	2018—2020  Bevendean facilities – provision by 2019
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			Vale); DA3 Lewes Road Area – (Preston Barracks – retention or replacement), (Moulsecoomb – Neighbourhood Hub for public sector and community facilities) and Bevendean; DA7 Toad's Hole Valley – multi-use community facilities		
<b>Travellers and Accommodation</b>	Important	Permanent Traveller accommodation pitches  18 by 2019	Physical and social infrastructure associated with gypsy and traveller residential pitches.  Sites to be identified through Part 2 City Plan	City Council	18 pitches by 2019  £1.73m grant secured of £2.3m overall that provided 12 permanent and 21 transit pitches at St Michael's Way Horsdean
<b>Public toilet facilities</b>	Important	WC/toilet facilities provision from new tourism developments that increase numbers of visitors to the city; to improve health, well-being and quality of life for residents and visitors.	Where new developments increase numbers of visitors to the city additional toilet facilities will be required.  Requirement for development to allow access to customer toilets	Developers, City Council	Throughout Plan period –  Costs dependent on scale and nature of development.

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			<p>to the general public via participation in BHCC “Use our Loo” community toilet scheme and ‘Changing Places’ – disabled person facilities.</p> <p>Specific priority for Development Areas DA1 Brighton Centre and Churchill Square Area, DA2 Brighton Marina, Gas Work and Black Rock Area, and DA4 New England Quarter and London Road Area</p>		
DWP Job Centre Plus premises	Important	Co-location of service premises	New central facilities		By 2020

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<b>Archaeological storage and interpretation</b>	Desirable	Arrangements for identification, extraction, storage and/or interpretation of important archaeological items retrieved from development sites under an approved programme of archaeological works.	Citywide	Council, Developers Costs TBC	Throughout Plan period – following Archaeological gallery being delivered by 2018 and identification of proposed or potential storage location(s).

**Physical**

**Public Realm**

<b>Valley Gardens</b>	Important	Enhance and regenerate from The Level to the Old Steine including traffic re-route	Valley Gardens – regeneration of the area to reduce the impact of traffic and improve the public realm SA3 – Valley Gardens	City Council, Developers Partners, LTP funding	2019- Costs up to £9.7m
<b>Main road corridors</b>	Important	Enhanced public realm and measure for upgrading with improved access to include: walking/cycling links, green public realm and townscape	DA3 Lewes Road Area – with specific attention to whole area as Knowledge/Academic Corridor DA5 - Edward Street/Eastern	City Council, Landowners, Developers. LTP funding	Provision ongoing and during Plan period  Developer Contributions costs dependant on scale, type and

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		<p>- pedestrian routes and links between areas. Design standards and delivery as set out in The Public Space, Public Life vision and the Streetscape Design Guidelines.</p> <p>Priority areas:            Valley Gardens – as above            Brighton Station Gateway – as above            Eastern Road            Lewes Road            London Road            Old Shoreham Road            A259 Seafront            Hove Station            Dyke Road</p>	<p>Road – to contribute towards improving the poor townscape and public realm and including improvements to Dorset Gardens.            DA6 – Hove Station area to include community safety measures            DA8 Shoreham Harbour</p>		<p>impacts of development</p>

**Transport & Highways works provision and improvements**

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<b>All Development Areas</b>	Essential	Appropriate safe and sustainable transport infrastructure including public realm, pedestrian improvements and/or renewal and ongoing maintenance of appropriate lighting infrastructure to serve all new developments	City wide requirement for all new development and across all proposed DA1-DA8 Development Areas	Landowners, transport service provider, City Council and Developers.	Throughout Plan period  Costs to be determined and dependent on type, scale and impact of development
<b>Brighton Marina</b>	Essential	Access improvements subject to new development for access and junctions within and surrounding area	Including improvements to bus services, walking & cycling network improvements within Marina area and links with Boundary Road Gas Holder site - DA2 Brighton Marina, Gas Works, Black Rock	Developers	By 2030  Cost to be determined and subject to impact of new development
<b>Eastern Road (Royal Sussex County Hospital)</b>	Essential	Highways, public realm and pedestrian improvements	Public realm and pedestrian improvements to Eastern Road to include junction alterations and further sustainable transport provision for temporary and permanent measures including	Developers	By 2020  Costs to be determined

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			<p>bus stops, pedestrian crossing points, passenger transport service drop off facilities; during the demolition and construction of Stages 1 and 2 of development</p> <p>Feasibility Study to look at redirection of unnecessary traffic from Eastern Road – to be implemented, if approved, prior to completion of the hospital development.</p>		
A27/Hangleton Link Road mitigation works	Essential	<p>Modelling identified as part of Transport Assessment details infrastructure improvements required at junction of Hangleton Link Road/A27.</p> <p>Mitigation at the Hangleton</p>	<p>Western urban fringe development Hangleton, Mile Oak and Shoreham Harbour (DA8)</p> <p>Development that will contribute towards the cumulative traffic impact upon strategic locations</p>	Developers, Highways Agency	<p>Throughout Plan period</p> <p>Costs dependant/TBC</p>

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		Link Road A27/A293 junction,  Upgrade of the Hangleton Link / A27 junction to better regulate and manage flows	of the road network identified for improvements works		
<b>Lewes Road area</b>	Essential	A270 Lewes Road corridor - Highways and safe & sustainable transport measures at Knowledge/Academic Corridor (A270)	For supporting delivery of all key development sites; including: Amex stadium, Brighton University, Sussex University, Preston Barracks redevelopment and further development at Woollards Field, Amex Stadium or Falmer Academy sites	Rail and bus service providers, developers, Universities, Highways Agency	Ongoing and throughout Plan period. Costs to be determined and dependent on scale of development.  Initial phase with Local Sustainable Transport Fund (LSTF) funds = £4.8m
<b>A27 Lewes Road/B2123 Falmer junctions area</b>	Essential	Identify measures to improve the performance of Falmer Interchange trunk road junction	Highways Agency has identified need for all developments in this area to provide mitigation to avoid further congestion and due to increasing impacts on	Developers, Highways Agency, East Sussex County Council	Throughout Plan period  Costs dependant on transport impacts on area

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			A27 – also taking into consideration potential impacts arising from Falmer Release Land		
<b>Toad's Hole Valley – Devil's Dyke Roundabout</b>	Essential	Improve the operational performance of the trunk road network, the junction at A27 Devil's Dyke Roundabout including A2038 and links to local roads.	To enable future development at site DA7 Toads Hole Valley – new road access and layout  Consideration of wider links to Devil's Dyke Roundabout	Developers and Highways Agency	By 2020 – prior to new development being brought forward.  Costs to be determined
<b>Shoreham Harbour</b>	Essential	Transport network and on-site highways works to enable development proposals to come forward	DA8 Shoreham Harbour –  South Portslade/Aldrington Basin areas	Environment Agency, Landowners Developers	Provision prior to development being brought forward  Costs dependent on the nature and scale of development
<b>Bus Service related to development in the Urban Fringe – link</b>	Important	Bus service provision to address capacity impacts	Possible investment to improve frequency and level of service if increased impacts in bus use.	Brighton & Hove Bus & Coach Company, City Council	Throughout Plan period  Costs to be determined



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improvements and city wide			Make links public transport interventions between neighbouring urban fringe areas to maximise improvements		
Bus stop infrastructure related to development in the Urban Fringe and city wide	Important	Bus stops upgrades – accessibility kerbs, real time information. Throughout Plan period	Improvement depending the scale of development being brought forward	Brighton & Hove Bus & Coach Company, City Council, Developers	Throughout Plan period Costs to be determined
Cycling provision related to urban fringe development and city wide	Important	Improvement and upgrade to cycling facilities and network	Links and upgrade across and connecting to network	City Council, Developers	Throughout Plan period Costs to be determined
Shoreham Harbour	Important	improved transport provision and links to public transport	DA8 Shoreham Harbour - To deliver measures that support the emerging, overall transport strategy for the site and surrounding area In accordance with Development Briefs - for Shoreham Harbour, South Portslade Industrial Estate and Aldrington Basin (in Brighton & Hove) and the Western Harbour	City Council, Developers WSCC, Adur DC, public transport operators	By 2024 Cost to be determined

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			Arm (in Adur) areas informing preparation of the Shoreham Harbour Joint Area Action Plan (JAAP)		
<b>Trunk road junctions</b>	Important	Secure necessary trunk road junction improvements to ensure safe travel into and out of the city	Trunk Road Junctions on the A27	Highways Agency, City Council, Developer Contributions	Improvements to junctions by 2030
<b>Outlying areas of the city</b>	Important	Partnership working – to intercept traffic entering the city through better use of large car park sites on periphery of city - to serve city centre and National Park	Focussed on serving main traffic routes into city - A23/A27/A270/A259 - locations of large existing car parks	City Council, public transport providers, commercial sector, developers, Local Transport Plan (LTP/City Council)	By 2030  Business sector, users and developer contribution funded Costs to be determined and dependent on site circumstances
<b>City wide – safer areas and improved accessibility</b>	Important	Citywide improvement of safe integrated and sustainable transport provision to improve	'Safer routes to school', and in residential areas to include walking, cycling, public transport, traffic management,	Public transport service providers, Developers, schools, businesses, local	By 2026  Costs up to £4m per year based on current indicative LTP

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		accessibility to: <ul style="list-style-type: none"> <li>- schools</li> <li>- shops</li> <li>- parks and open space facilities</li> </ul> and <ul style="list-style-type: none"> <li>- workplace</li> <li>- visitor attractions destinations</li> </ul>	parking, and School Travel Plan measures  SA6 – Sustainable Neighbourhoods	communities/organisations and commercial sector	allocations
<b>20 mph speed limits in residential areas</b>	Important	Citywide 20mph zones further introduction in residential areas to improve safety.	Across the city	City Council	Ongoing and by 2020
<b>Other – transport/highways measures</b>	Important	Traffic Management Measures for Intelligent Transport Systems	Across the city through by identifying priority areas. Where necessary,	City Council/LTP	By 2030  Costs to be determined. Funding through LTP
	Important	Prepare and Implement Freight and Coach Strategy	Sites to be identified in Part 2 City Plan	City Council/LTP and developers	By 2030
	Important	Implement and integrated cycle network by 2030	City wide – to be further identified in Part 2 City Plan	City Council/LTP and developers	By 2030

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	Essential	Bridges & Structures	Investment to include Brighton Marina tunnels and A259 seafront arches, as part of Seafront Investment Programme	City Council	Costs to be determined 2018-22 £2.6m
<b>Rapid/express bus-based services east-west and north-south</b>	Important	Bus priority measures along Brighton/Hove/Worthing coastal corridor.	Support and link proposed development areas between Development Areas DA2 Brighton Marina, Gas Works and Black Rock Area, DA5 Eastern Road, Edward Street Area, DA1 Brighton Centre and DA8 Shoreham Harbour and existing centres of activity – along Special Area SA1 The Seafront	(City Council as facilitator), Developers WSCC and Local Enterprise Partnership	By 2030 Costs up to £20m in B&H (final cost to be determined)
<b>Utilities</b>					
<b>Waste and Wastewater</b>	Essential	Protection of water sources and wastewater provision, management and	DA5 Eastern Road and Edward Street - Southern Water has identified the need for water and	Universities NHS Trust, Southern Water	By 2020

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	Essential	<p>infrastructure.</p> <hr/> <p>Shoreham Wastewater Treatment Works (WTW) – treating wastewater from Shoreham Harbour Portslade, small parts of Hove and Adur</p> <p>(WTW is in Adur District Council and is physically constrained)</p>	<p>wastewater infrastructure to serve new development at RSCH, Edward Street Quarter and Freshfield Road Business Park</p> <hr/> <p>DA8 Shoreham Harbour – Southern Water has identified need for expansion within port area for water, wastewater treatment Plant and drainage – to serve new development in this catchment if this exceeds 4,000 homes</p> <p>Additional expansion required if Environment Agency require treatment by nitrogen removal.</p> <p>Any requirement for expansion</p>	<hr/> <p>Southern Water/OFWAT, Environment Agency (new or amended environmental permit) WSCC (subject to Planning permission) Developers</p>	<p>2026-2030</p> <p>Costs to be determined</p>

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	Essential	<p>Timely provision of new or improved water and wastewater infrastructure through connection to water distribution and off site sewerage system at nearest point of adequate capacity</p> <p>Development proposals to reduce risk to Ground Water protection zones, (water environment) and its ecology and potential yield of local water resources used for public water supplies.</p>	<p>will be identified in future Joint Area Action Plan (JAAP)</p> <hr/> <p>Across all DA areas and city wide - to be co-ordinated to meet needs generated by new development</p> <p>Developments proposals to demonstrate capacity exists on and off-site in the sewerage network to serve the development or can be provided at the nearest point of adequate capacity or provide completed improvements</p>	Southern Water, Developers	<p>In time to serve all new development</p> <p>Throughout the life of the Plan</p> <p>Costs dependent on individual site circumstances</p>

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Water provision - urban fringe and City wide	Important	Provision is statutory duty for Southern Water and developers are required to provide proper connection Southern Water resources management Plan identifies meeting future demand which feeds into investment Plan	City wide - to be co-ordinated to meet needs generated by all new development. More than sufficient resources provided mitigation measures are implemented. Connectivity in partnership with developers	Southern Water/OFWAT, Developers	Throughout Plan period and on a site by site basis  Costs to be determined
Sewerage City wide	Important	Current capacity but infrastructure may be required and connectivity	All sites to nearest point of capacity	Southern Water/OFWAT, Developers	Throughout Plan period  Costs to be determined
Sewerage Mile Oak area	Important	Improved connectivity required	For all sites at end of existing network	Southern Water/OFWAT, Developers	Throughout Plan period  Costs to be determined

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<b>Wastewater Citywide (all sites except areas north Portslade at Mile Oak)</b>	Important	Current in built capacity at Peacehaven but over the full Plan period there is possibility for need for investment	Peacehaven - depending on scale of development coming forward	Environment Agency, ESCC, City Council,	Post 2030 Costs to be determined
<b>Mile Oak area</b>	Important	Shoreham Wastewater Treatment Works (WTW) – treating wastewater from Shoreham Harbour Portslade, small parts of Hove and Adur  (WTW is in Adur District Council and is physically constrained)	Current existing capacity to serve development and lesser likely development proposed in Adur district meaning less impact on capacity in longer term. Waste water treatment at Shoreham can though only cope with up to 4,000 new dwellings without the need for additional land and Plant treatment works infrastructure  Additional expansion required if Environment Agency require treatment by nitrogen removal.	Environment Agency (new or amended environmental permit) WSCC (subject to Planning permission) Developers	Post 2030  Costs to be determined



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			Any requirement for expansion will be identified in Shoreham Joint Area Action Plan (JAAP)		
<b>Electricity</b>  (see also Energy)	Important	Additional electricity substations  UK Power Network concerns with capacity by 2020	Provision of 2 to 3 x new major substations required. Actual locations to be determined with likely location of 1 x substation to be in central Brighton development area DA1 Brighton Centre and Churchill Square and provision of electricity substation, other cabling and pipework to enable development – DA8 Shoreham Harbour	EDF Energy	By 2030  Costs to be determined
<b>Digital and Electronic Communications Infrastructure</b>			Citywide - In partnership with developers, utilities and infrastructure providers the council will investigate	Developers, City Council, relevant	Throughout Plan period  Costs to be determined

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			<p>opportunities to increase smart capability within major development, infrastructure projects and the public realm.</p> <p>All development should facilitate high speed broadband and advancement in communication networks where possible, ensuring sufficient ducting space for digital connectivity infrastructure is provided as part of a development.</p> <p>The council will promote the effective use of the public realm (street furniture) to accommodate mobile digital infrastructure.</p>		
<b><u>Approx. Total Infrastructure Costs (where costed)</u></b>					<b>£366m</b>



**Brighton & Hove  
City Council**