

|                          |  |  |                     |
|--------------------------|--|--|---------------------|
| <b>Subject:</b>          | <b>City Plan Part 1 – New and Updated Background Studies</b>     |  |                     |
| <b>Date of Meeting:</b>  | <b>19 September 2013</b>   |  |                     |
| <b>Report of:</b>        | <b>Executive Director Environment, Development &amp; Housing</b> |  |                     |
| <b>Contact Officer:</b>  | <b>Name:</b>   | <b>Liz Hobden</b>                      | <b>Tel: 29-2504</b> |
|                          | <b>Email:</b>  | <b>Liz.hobden@brighton-hove.gov.uk</b> |                     |
| <b>Ward(s) affected:</b> | <b>All</b>   |  |                     |

**FOR GENERAL RELEASE.**

**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 The report seeks approval of two studies that will provide evidence to underpin the submission City Plan Part One which is due to go to Examination in October. In addition, it is recommended that the committee notes and gives delegated authority to agree two further studies which are being prepared, namely a study to assess the Cost of the Code for Sustainable Homes and Part 1 of the Whole Plan Viability Exercise Study.

**2. RECOMMENDATIONS:**

- 2.1 That the Committee approves the Update to the Strategic Housing Land Availability Assessment September 2013 study and the Employment Land Supply Delivery Trajectory June 2013 study as supporting evidence for the City Plan Part One and other development plan documents and planning decisions.
- 2.2 That the Committee notes that two further studies are being prepared which will provide evidence to support policy on sustainable building at the City Plan Part One Examination, namely the Cost of Building to the Code for Sustainable Homes (Updated Cost Review 2013) and Part 1 of the Whole Plan Viability Exercise study and delegates authority to the Head of Planning & Public Protection in consultation with the Chair of Economic Development and Culture Committee to approve these two studies as supporting evidence for the City Plan Part One and other development plan documents and planning decisions

### 3. RELEVANT BACKGROUND INFORMATION:

3.1 The City Plan Part One is the main planning policy document within the Local Development Framework. Its role is to provide an overall strategic vision and policy framework for the city to 2030. The City Plan is required to comply with national policy and be supported by a sound evidence base. The studies that are the subject of this report will provide evidence to support the City Plan at the Examination Hearing that will be held from 22 October to 1 November. Background studies do not determine policy but they do inform the policy approach and address the issue of soundness.

3.2 The two studies for agreement are (see appendix 1 for summary of studies):

- **Update to the Strategic Housing Land Availability Assessment September 2013 (SHLAA)** – The purpose of the study is to assess potential housing capacity of development sites in the city. The findings form the basis of estimates of the amount of housing development likely to come forward over the plan period. The SHLAA is updated annually to show completions, indicate new developments coming forward and indicate alterations to the housing trajectory. This update is particularly important given the Examination in Public for the City Plan is to be held in October.
- **Employment Land Supply Delivery Trajectory June 2013** – The Trajectory is supplementary to the Employment Land Study 2013. It provides detailed evidence on the city's future employment land supply trajectory which indicates when employment development on 19 key employment sites can be expected to come forward through the life of the plan (based on current market conditions).

3.3 The additional studies to be completed in late September are:

**Whole Plan Viability Exercise (part 1) September 2013** – The study comprises two parts. The first is an assessment of the cumulative impact of development plan policies on the development viability against a range of sites. This will provide evidence for the City Plan Examination. The second part will assess the viability/feasibility of developing a community infrastructure levy (CIL) for the City. This will inform the future decision of the city council on moving forward with CIL and will be the subject of a separate report to committee.

**Cost of Building to the Code for Sustainable Homes (Updated Cost Review 2013)** – Consultants have been commissioned by five Local Planning Authorities to undertake an assessment of the costs of achieving the code for sustainable homes. The aim is to provide robust and up to date figures that can be used by the participating local planning authorities as part of the evidence base in support of sustainability policies. The Study is due to be completed by late September.

#### **4. COMMUNITY ENGAGEMENT AND CONSULTATION**

- 4.1 Consultation was undertaken in August with external stakeholders, including commercial agents, developers and landowner, on the assumptions underpinning the Whole Plan Viability Exercise and Community Infrastructure Levy Assessment. A stakeholder workshop was held and the results will inform the final study.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- [ 5.1 All costs relating to the production of the background studies, including employee time and consultation, have been met from existing development planning revenue budgets and a one-off revenue funding allocation made available for the public examination costs.

*Finance Officer Consulted: Steve Bedford Date: 15/08/13*

##### 5.2 Legal Implications:

As pointed out in paragraph 3.1 of this report the City Plan must be supported by a sound evidence base and this will require studies, such as the Studies that are the subject of this Report, to ensure the Plan will meet the tests to be applied by the Secretary of State at the Examination stage

It is not considered that any adverse human rights implications arise from this report.

*Lawyer Consulted: Hilary Woodward*

*Date:6/9/13*

##### 5.3 Equalities Implications:

A full Equalities impact assessment has been undertaken of the City Plan. In the case of these studies no separate equalities impact assessment has been carried out as they provide factual background to advise or support existing policies

##### 5.4 Sustainability Implications:

Sustainability appraisal has been undertaken continuously throughout the development of the City Plan. No separate sustainability appraisal has been carried out on the studies as they provide factual background to advise policy development but any change to policy arising from these studies will be fully assessed.

##### 5.5 Crime & Disorder Implications:

There are no crime and disorder implications directly resulting from the advice provided in the studies

##### 5.6 Risk and Opportunity Management Implications:

One of the risks to the City plan is that evidence is out of date or is inadequate which could impact upon the soundness of the plan. These studies ensure that

the evidence required to support and sustain policies is provided and up to date. The studies also advise upon opportunities that might arise from changing circumstances. The City Plan has been written in the light of a full risk register

5.7 Public Health Implications:

Planning policy has the potential to impact on the likely health outcomes of residents, workers and visitors to the city and a full Health impact assessment of the City plan has been undertaken. In the case of these studies no separate health impact assessment has been carried out as they provide factual background to advise or support existing policies

5.8 Corporate / Citywide Implications:

The city plan will influence development in the City over the next 15 years. It has significant corporate and City wide significance. These studies ensure that the evidence required to support and sustain policies is provided and up to date.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 6.1 Undertaking and approving the studies will contribute to reducing the risk of the City Plan being significantly modified or found unsound.

**7. REASONS FOR REPORT RECOMMENDATIONS**

- 7.1 Agreeing the studies will contribute to reducing the risk of the City Plan being significantly modified or found unsound.

**SUPPORTING DOCUMENTATION**

**Appendices:**

1. Summary of Studies

**Documents in Members' Rooms**

1. Update of SHLAA September 2013  
2. Employment Land Supply Delivery Trajectory June 2013

**Background Documents**

1. City Plan Part One