

Subject:	Toad's Hole Valley Supplementary Planning Document - Issues and Options Consultation		
Date of Meeting:	10 March 2016		
Report of:	Executive Director Environment, Development & Housing		
Contact Officer:	Name:	Paula Goncalves	Tel: 29-2352
	Email:	paula.goncalves@brighton-hove.gov.uk	
Ward(s) affected:	Hangleton & Knoll, Hove Park and Withdean		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report provides an overview on the production of the Toad's Hole Valley Supplementary Planning Document and seeks approval to consult on an Issues and Options paper that will inform the production of a Draft Supplementary Planning Document for this site.

2. RECOMMENDATIONS:

That the Economic Development & Culture Committee:

- 2.1 Notes the background information provided about the production of the Toad's Hole Valley Supplementary Planning Document; and
- 2.2 Gives authority to consult on the Issues and Options paper to inform the preparation of a Draft Supplementary Planning Document; and to authorise the Acting Head of City Planning and Development may make any necessary minor amendments to the Issues and Options Paper prior to stakeholder consultation.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Toad's Hole Valley (THV) is a 37 hectare greenfield site located on the northern fringe of the Brighton & Hove built up area. It is bounded by the A27 bypass to the north and King George VI Avenue to the south. THV is allocated in the City Plan Part 1 for modern, high quality and sustainable mixed use development to help meet the future needs of the city. The allocation includes a minimum of 700 residential units, a minimum of 25,000 sqm of office space (B1a and b) and a new secondary school.
- 3.2 Policy DA7Toad's Hole Valley recognises the strategic importance of the site and the challenges of delivering development on the site. It sets out the council's commitment to preparing detailed planning guidance for the site in consultation with the landowners/developer and relevant stakeholders. This will be taken forward in the form of a Supplementary Planning Document (SPD).

- 3.3 Issues and Options is the first stage in the production of a SPD. Although it is not a requirement to have this stage, it is considered good practice in the case of this important greenfield site. Some of the potential benefits of early engagement with stakeholders emerging from previous council experience when producing SPDs include:
- Raising awareness about the opportunities and challenges of meeting policy requirements;
 - Building consensus among multiple stakeholders around priorities and potential benefits of development;
 - Identify opportunities for co-provision and partnerships that can facilitate timely delivery of infrastructure; and
 - Help to address landowner/developer concerns.
- 3.4 During this stage, focused consultation will be undertaken with stakeholders to gauge views on the type of guidance to be provided. The options outlined are not mutually exclusive meaning a combination of options or additional options could be considered as the most suitable. The paper has been prepared in consultation with key officers in the city council.
- 3.5 The results of the Issues and Options consultation will inform the preparation of a Draft Supplementary Planning Document (SPD) that will be produced within the requirements of National Planning Policy, which states that 'supplementary planning documents (SPDs) should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development'.
- 3.6 The Draft SPD will then be brought back to this Committee to seek its approval to carry out a further, city-wide consultation exercise in Autumn this year. The outcome of the city-wide consultation will inform the final version of the SPD that is expected to be brought back to this Committee to seek its adoption in early 2017.
- 3.7 The THV SPD will be subject to a Strategic Environmental Assessment (SEA) that will evaluate the contribution made by the Draft SPD towards achieving sustainable development and has a particular focus on environmental concerns. The SEA Scoping Report was subject to consultation in February and March 2015 and its content has informed the Issues and Options Paper. The SEA itself will be out for consultation at the same time as the Draft SPD.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 As part as this first stage of consultation, alternative options to inform the production of the THV SPD will be discussed. Options range from a City Plan policies only approach; a broad brush SPD that identifies and summarises information available; and a more detailed SPD that looks at issues including site capacity, broad locations for particular land-uses and densities, heights and massing.

- 4.2 It is not a requirement to have the Issues & Options stage of consultation. The alternative is a draft SPD. This was discounted as it was considered important to engage early with stakeholders and residents due to the size and importance of the site.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 The council's Statement of Community Involvement (SCI) sets out policy and standards for engaging residents, local groups, stakeholders and statutory consultees in the preparation of planning-related documents.
- 5.2 Stakeholder organisations and individuals, including residents, developers, landowners, local ward councillors, planning agents, amenity groups, local schools, and churches will be invited to comment on issues and options. During a six-week consultation to be held from late March to early May 2016 consultees will be invited to comment on the paper and attend dedicated workshops on 14 April, 6.30-8.00pm and 27 April, 12.30-2.00pm.

6. CONCLUSION

- 6.1 The main purpose of this Issues and Options stage is a first step towards preparing an SPD for Toad's Hole Valley. The adopted SPD will ensure there is detailed, clear advice to all those with an interest in the development of the THV site and to help facilitate delivery.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 The cost of officer time, production of documents and consultation associated to the recommendations in this report will be funded from existing revenue budget within the Planning service. Any significant financial implications arising from the outcome of the consultation and production of the Supplementary Planning Document will be reported in future committee reports.

Finance Officer Consulted: Name Steven Bedford Date: 05/02/16

Legal Implications:

- 7.2 The contents of a SPD are governed by The Town and Country Planning (Local Planning) (England) Regulations 2012. To be lawful, a SPD must be limited to statements regarding "any environmental, social, design and economic objectives which are relevant to the attainment of development and use of land" which "the local planning authority wish to encourage during any specified period" [Regulation 5. (1) (a)]. Once adopted a SPD will be a material planning consideration in the determination of relevant planning applications.

- 7.3 *Lawyer Consulted: Name Hilary Woodward Date: 18/01/2016*

Equalities Implications:

- 7.4 City Plan Health & Equality Impact Assessment (HEQIA) issues relevant to this SPD have been considered, particularly those identified for policy DA7. Equalities issues include citywide affordable housing provision and site infrastructure. Monitoring and implementation measures have been put in place to evaluate the impact of this SPD as a result.

Sustainability Implications:

- 7.5 Sustainability issues inform all of the measures promoted in the Issues and Options paper, which as referenced above, have been informed by the findings of the SEA Scoping Report.

Any Other Significant Implications:

- 7.6 None identified.

SUPPORTING DOCUMENTATION

Appendices:

1. Other implications.
2. Issues and Options paper.

Documents in Members' Rooms

1. SEA Scoping Report.

Background Documents

1. City Plan Part 1
2. SEA Scoping Report

Crime & Disorder Implications:

- 1.1 The preparation of the SPD will allow for more detailed consideration and guidance regarding layout and design features which could help deter crime or disorder and the fear of crime. SPD will consider issues of Secured by Design.

Risk and Opportunity Management Implications:

- 1.2 The THV SPD will provide guidance on implementing policy DA7 Toad's Hole Valley. Focussed stakeholder consultations at the issues and options stage allows the consideration on the best form of guidance to support the successful delivery of Toads Hole Valley as a sustainable mixed use development. The SPD is intended to facilitate delivery of this strategic allocation in the City Plan and reduce the risk of non-delivery.

Public Health Implications:

- 1.3 Development at THV is expected to support sustainable lifestyles in the site itself and surrounding areas. Opportunities have been identified in the SEA Scoping Report and these informed the production of the Issues and Options paper and will inform the consultation workshops. The City Plan policy does make provision for medical facilities and open space to be provided on the site. The production of the SPD for the site will help support the timely provision of necessary infrastructure to support a sustainable and mixed use community. The site is surrounded by busy roads. Minimising the noise and other traffic impacts of the A27 have been considered in the Issues and Options paper and will be duly discussed as part of the consultation.

Corporate / Citywide Implications:

- 1.4 Toad's Hole Valley is the city's largest greenfield development site. The delivery of development at the THV site is fundamental in realising the objectives of the City Plan Part 1. The site is expected to make a substantial contribution to meeting identified housing, education, office, open space and transport needs as well as the long-term, sustainable growth of the city. As such, it presents a major opportunity to deliver purpose-built, mixed-use sustainable development that contributes to meeting the city's identified needs. The production of a SPD for the site will help facilitate the successful delivery of development and in particular the timely delivery of necessary infrastructure to support the development.