





**Brighton & Hove
City Council**

Economic Development & Culture Committee

Title:	Economic Development & Culture Committee
Date:	9 March 2017
Time:	4.00pm
Venue	Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 3BQ
Members:	Councillors: Robins (Chair), Cattell (Deputy Chair), Nemeth (Opposition Spokesperson), Druitt (Group Spokesperson), Greenbaum, Peltzer Dunn, Morris, Allen, O'Quinn and C Theobald
Contact:	Ross Keatley Democratic Services Manager 01273 291064 ross.keatley@brighton-hove.gov.uk

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Democratic Services: Economic Development & Culture Committee

Legal Advisor	Councillor Robins Chair	ED Economy, Environment & Culture	Democratic Services Officer
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**Councillor
Cattell**
Deputy Chair

**Councillor
Morris**

**Councillor
O'Quinn**

**Councillor
Allen**

**Councillor
Peltzer
Dunn**

**Councillor
Nemeth**
Opposition
Spokesperson

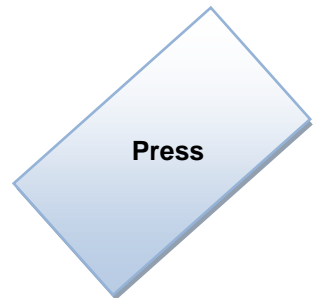
**Councillor
C. Theobald**

**Councillor
Druitt**
Group
Spokesperson

**Councillor
Greenbaum**



Public/Councillor Speaker	Presenting Officer
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Public Seating



Public Seating



AGENDA

54 PROCEDURAL BUSINESS

(a) Declaration of Substitutes: Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

(b) Declarations of Interest:

- (a) Disclosable pecuniary interests
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(c) Exclusion of Press and Public: To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: *Any item appearing in Part Two of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.*

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

55 MINUTES

1 - 18

To consider the minutes of the meeting held on 12 January 2017 (copy attached).

Contact Officer: Ross Keatley

Tel: 01273 291064

56 CHAIR'S COMMUNICATIONS

57 CALL OVER

- (a) Items 60 – 64 will be read out at the meeting and Members invited to reserve the items for consideration.
- (b) Those items not reserved will be taken as having been received and the reports' recommendations agreed.

58 PUBLIC INVOLVEMENT

To consider the following matters raised by members of the public:

- (a) **Petitions:** to receive any petitions presented to the full council or at the meeting itself;
- (b) **Written Questions:** to receive any questions submitted by the due date of 12 noon on the 2 March 2017;
- (c) **Deputations:** to receive any deputations submitted by the due date of 12 noon on the 2 March 2017.

Contact Officer: Ross Keatley

Tel: 01273 291064

59 MEMBER INVOLVEMENT

19 - 20

To consider the following matters raised by councillors:

- (a) **Petitions:** to receive any petitions submitted to the full Council or at the meeting itself;
- (b) **Written Questions:** to consider any written questions;
- (c) **Letters:** to consider any letters:

i) **Councillor Hill** – HMOs and the Article 4 Area

ii) **Councillor Nemeth** – Tourist Boards in Hove

iii) **Councillor Nemeth** – Planning Applications with Outstanding Conditions

iv) **Councillor Peltzer Dunn** – Breaches of s106 Expenditure Deadlines

v) **Councillor Nemeth** – King Alfred Redevelopment Timetable

vi) **Councillor Nemeth** – Letter to Tenants at the Kind Alfred

vii) **Councillor Peltzer Dunn** – s106 Art Project at Hove Lagoon

viii) **Councillor C. Theobald** – Meetings with Local Architects

ix) **Councillor Nemeth** – Information in Relation to Libraries

- (d) **Notices of Motion:** to consider any Notices of Motion referred from Council or submitted directly to the Committee.

Contact Officer: Ross Keatley

Tel: 01273 291064

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

- 60 SUPPORTING A VIBRANT TOURIST ECONOMY 21 - 34**
- Report of the Executive Director for Economy, Environment & Culture (copy attached).
- Contact Officer: Howard Barden Tel: 01273 292646*
Ward Affected: All Wards
- 61 DEVELOPING A NEW STRATEGIC FRAMEWORK FOR ARTS & CULTURE IN THE CITY 35 - 42**
- Report of the Executive Director for Economy, Environment & Culture (copy attached).
- Contact Officer: Nick Hibberd Tel: 01273 293756*
Ward Affected: All Wards
- 62 HOUSES OF MULTIPLE OCCUPATION - RESPONSE TO MATTERS RAISED AT FULL COUNCIL 43 - 56**
- Report of the Executive Director for Economy, Environment & Culture (copy attached).
- Contact Officer: Steve Tremlett Tel: 01273 292108*
Ward Affected: All Wards
- 63 S106 DEVELOPER CONTRIBUTIONS TECHNICAL GUIDANCE - UPDATE 57 - 98**
- Report of the Executive Director for Economy, Environment & Culture (copy attached).
- Contact Officer: Debra May Tel: 01273 292295*
Ward Affected: All Wards
- 64 OLD TOWN CONSERVATION AREA CHARACTER STATEMENT 99 - 156**
- Report of the Executive Director for Economy, Environment & Culture (copy attached).
- Contact Officer: Tim Jefferies Tel: 01273 293152*
Ward Affected: Regency
- 65 MAJOR PROJECTS UPDATE 157 - 170**
- (copy attached).

66 ITEMS REFERRED FOR COUNCIL

To consider items to be submitted to the 6 April 2017 Council meeting for information.

In accordance with Procedure Rule 24.3a, the Committee may determine that any item is to be included in its report to Council. In addition, any Group may specify one further item to be included by notifying the Chief Executive no later than 10am on the eighth working day before the Council meeting at which the report is to be made, or if the Committee meeting take place after this deadline, immediately at the conclusion of the Committee meeting

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions and deputations to committees and details of how questions and deputations can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

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Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through www.moderngov.co.uk

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

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For further details and general enquiries about this meeting contact Ross Keatley, (01273 291064, email ross.keatley@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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BRIGHTON & HOVE CITY COUNCIL

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

4.00pm 12 JANUARY 2017

COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE, BN3 3BQ

MINUTES

Present: Councillor Robins (Chair), Cattell (Deputy Chair), Nemeth (Opposition Spokesperson), Druitt (Group Spokesperson), Greenbaum, Morris, Allen, O'Quinn, Peltzer Dunn and C Theobald

PART ONE

41 PROCEDURAL BUSINESS

(a) Declarations of Substitutes

41.1 Councillor Taylor was present in substitution for Councillor C. Theobald.

(b) Declarations of Interest

41.2 Councillor Peltzer Dunn declared a disclosable non-pecuniary interest in respect of Item 48 – Fees & Charges 2017/18 – Economy, Environment & Culture Directorate as he owned a beach hut.

41.2 Councillor Druitt declared a disclosable non-pecuniary interest in respect of Item 49 – Toad's Hole Valley Supplementary Planning Document – Draft SPD Consultation, as director of the Bug Lemon Bus Company, the company could potentially bid for transport servicing of the site a future date. The Senior Lawyer confirmed that as the report was only asking for permission to consult at this stage, it would be appropriate for him to remain present during the discussion and vote on the application.

(c) Exclusion of Press and Public

41.3 The Committee considered whether the press and public should be excluded from the meeting during the consideration of any of the items listed on the agenda.

41.4 **RESOLVED:** That the press and public be excluded from the meeting during consideration of the items contained in part two of the agenda.

42 MINUTES

- 42.1 Councillor Greenbaum requested that paragraph 36.2 be amended to read, 'In response to Councillors Nemeth and Greenbaum it was clarified that consultation had been undertaken with Members in relation to the Oktoberfest event in the form of an email to all Ward Councillors, this was standard for an event of this size. It was agreed that Officers would undertake to inform Ward Members of proposed events in their Wards to better facilitate a dialogue with Officers, Members and residents.'
- 42.1 **RESOLVED** – That, with the above addition, the Chair be authorised to sign the minutes of the meeting held on 17 November 2016 as a correct record.

43 CHAIR'S COMMUNICATIONS

- 43.1 The Chair read the following communications:

"Hove Library Announcement

Following the decision of the Policy Resources and Growth Committee in June 2016 to reject the move of Hove Library to a new location, a cross-party Members Working Group was set up to look at ways of securing the future of Hove Library in the Carnegie building.

Hove Library is a much loved historic building, but is expensive to run. In order to keep providing modern library services to the local community, the council is exploring how to generate more income to help cover the costs of Hove Library.

A number of ideas have been discussed by the cross party Members group, and three of them are being shared with the public to gather people's views. The ideas include the provision of library services to British and Irish Modern Music Institute (BIMM), which is being piloted for two terms to see if it works. The library could also host a café with a community focus in the ground floor open space area, while we are also looking at the possibility of hiring out the basement as new office space or a nursery.

The council will also need to look at what demand in the market there is for using Hove Library, what works are needed to the building to accommodate any commercial use, as well as what the Hove library users think of the ideas.

Explore GB

I am now delighted to be able to confirm that VisitBrighton has secured a really significant conference event ExploreGB 2017, which will be hosted in Brighton from 2 – 3 March at the Brighton Centre.

ExploreGB is VisitBritain's flagship event providing Great British & Irish tourism suppliers and destinations with an invaluable opportunity to meet and do business in the city.

350 international travel buyers from over 40 countries will be attending the event, as well as 40 or more domestic and international travel media.

As overseas visitors currently contribute over £250m per annum to the Brighton & Hove economy, hosting ExploreGB 2017 represents a unique opportunity to showcase the city, and to grow this contribution from international tourism over future years.

Full details will be found in the printed minutes.

Events

During December, I was able to attend a meeting of the Brighton and Hove Tourism Alliance, also the Brighton and Hove Economic Partnership, spoke to many business owners at the Sussex Business Awards and enjoyed a fantastic event showcasing the many groups involved in DanceActive.”

- 43.2 The Chair agreed that the following information would be circulated as part of the minutes:

“350 international travel buyers from over 40 countries will be attending the event Buyers will originate from, Europe, Asia, North America, Australasia, South America and Africa, in addition 40+ domestic and international travel media will also be in attendance. Following previous events, media attendees have written high quality editorial pieces in international travel publications which will represent a significant level of Advertising Value Equivalent (AVE) exposure for the City.

Overseas visitors currently contribute over £250m per annum to the Brighton & Hove economy; hosting Explore GB 2017 represents a unique opportunity to grow this contribution through direct engagement with an international audience of key decision makers, all of whom have significant purchasing power and thus can directly influence international visitor numbers and economic benefit derived from international tourism in future years.

Previous reports have come to Leaders Group highlighting the importance to taking a positive and proactive role in promoting investment in the city as a place to visit and do business. The Explore GB event provides a strong opportunity to showcase the city whilst also developing further links to the Government’s ‘GREAT Britain’ campaign following the recent visit of the Chief Executive and senior officers to No.10 Downing Street to explore how the city can better link with the campaign to improve marketing of the city as a destination as part of a wider strategy to improve how the city is marketed internationally as a place to visit and do business.

As the host city, we are presented with a unique opportunity to expose our brand to a highly receptive audience who are key decision makers from the international travel and tourism sector.

During December, I attended a meeting of the Brighton and Hove Tourism Alliance, also the Brighton and Hove Economic Partnership, spoke to many business owners at the Sussex Business Awards and enjoyed a fantastic event showcasing the many groups involved in DanceActive.”

44 CALL OVER

44.1 All items on the agenda were reserved for discussion.

45 PUBLIC INVOLVEMENT

45.1 The Chair noted there was one deputation referred from Council on 15 December 2016.

45.2 The Chair gave the following response:

“I do agree that books are and will continue to be the ‘vital beating heart of public libraries’, and there is good objective evidence provided by CIPFA (Chartered Institute of Public Finance and Accountancy) which shows that Brighton & Hove Libraries are performing above average in comparison with other similar library authorities.

There is also good evidence to indicate that Hove Library is not being unfairly treated in terms of the book stock provided, or in terms of the satisfaction levels of the public with the library stock.

This evidence is supplied in the full written answer that will be sent to you and published with the minutes.

In regard to the other points you have raised:

There is no objective evidence that the standard of fiction at Hove Library has fallen. The Library Service purchases for the broad range of borrowers, and aims to purchase stock in greatest demand that will get the greatest use. What might appear ‘low brow’ to some is eagerly read by others.

While it would be idyllic to have enough money and space to buy every book for every library, this is simply unrealistic, and so decisions have to be made about how many copies are bought and where they are located.

Anyone can recommend a book to be bought for stock, and this is a free service. If someone wants to be notified when that book is added to stock, this involves extra costs, so this cost needs to be covered by a reservation fee.

Although much of the stock is selected by Bertrams, they employ their own Librarians to support this process, so there is still good professional librarian input. Brighton & Hove library staff also make recommendations for purchase, and 20% of stock is selected locally.

The deputation mentioned concerns over specific titles that Mr Hawtree has experienced, and the Library Service is happy to investigate any of these and contact him directly with a response.

The deputation also mentions some issues Libraries have had with their Bibliographic Services supplier many years ago, and because of the PFI contract the Library Service were able to get compensation payments for these errors which were then put back into the bookfund to buy more books.

It is not possible to provide this Bibliographic Service in-house more cheaply than the current external contract. The amount we pay would only cover the cost of just over one Librarian to do the work that currently a large team at Bertrams provide.

It is true that the budget proposals over the four year period from 2016 to 2020 have identified a reduction in bookfund spending of approximately 25%. This is in line with budget reductions across the council, and also across other library authorities.

A fuller response will be provided in writing.”

45.3 Councillors Peltzer Dunn and Druitt raised points in relation to specific figures for the book fund and further information on the PFI contract and the status of the book fund. It was agreed that this information would be included in the full response that would be circulated as part of the minutes.

45.4 **RESOLVED** – That the deputation be noted.

45.5 As stated at 45.3 the full response is set out below:

“I do agree that books are and will continue to be the ‘vital beating heart of public libraries’, and there is good objective evidence provided by CIPFA which shows that Brighton & Hove Libraries are performing above average in comparison with other similar library authorities.

There is also good evidence to indicate that Hove Library is not being unfairly treated in terms of the book stock provided, or in terms of the satisfaction levels of the public with the library stock.

Latest Comparative information with nearest neighbours (similar authorities) published by CIPFA (Chartered Institute of Public Finance and Accountancy) on 12th December 2016:

Compared with our nearest neighbour (similar) authorities, Brighton & Hove Libraries:

Specific data on books only for 2015-16:

- Has above average total lending book stock with 296,258 books, compared to average of 274,401 (4th out of 15)
- Has above average total book stock with 382,950 books compared to average of 360,393 (5th out of 15)
- Has above average number of books in stock per 1000 population (1,342 compared to average of 1,301) (6th out of 15)
- Purchases above the average of books per 1000 population (156 compared to average of 120) (3rd out of 16)
- Spends above the average on books per 1000 population

- Has above average issues of books per annum (865,281 compared to average of 819,049) (7th of 16)

Brighton & Hove data on stock and reservations:

- In 2014-15 survey, the following percentage of respondents said the book stock was good or very good: Jubilee Library 78%, Hove Library 77%, community libraries 84%
- Hove Library has 44% of the amount of book stock compared to Jubilee Library, yet it only receives 25% of the number of visits. (Jubilee Library books: 124,656; Hove Library books: 54,700) (Jubilee Library visits 938,021; Hove Library visits 235,872 in 2015-16)
- The reservation fee of £1 per item full cost (50p concessions) is paid on all reservations, regardless of whether it is in the borrower's local library or not.
- Last year, Hove library borrowers made 9,972 requests – it is not possible to tell whether they were items that had to be brought in from another library or whether they were reservations for books that were already in Hove Library but on loan to someone else.
- An average of only 39% of all reservations are actually collected across all libraries. Each reservation costs about 84p to process (staff finding book and putting it aside, etc)
- We have estimated that about £22,596 worth of staff work went into processing the uncollected reservations last year (across the whole service).
- We also know that 40% of Hove Library users already visit Jubilee Library so are able to borrow directly from there instead of placing a reservation.

In terms of other points raised in the deputation:

There is no objective evidence that the standard of fiction at Hove Library has fallen. The Library Service purchases for the broad range of borrowers, and aims to purchase stock in greatest demand that will get the greatest use. What might appear 'low brow' to some is eagerly read by others.

While it would be idyllic to have enough money and space to buy every book for every library, this is simply unrealistic, and so decisions have to be made about how many copies are bought and where they are located. As the Library Service purchases around between 45,000 and 50,000 items of stock every year, there is also a clear need to withdraw old and out of date books to make space for the new stock.

The book reservation and book request system are costly to deliver, and the more libraries spend on administration of these services, the less there is for stock purchasing. Anyone can recommend a book to be bought for stock, and this is a free service. If someone wants to be notified when that book is added to stock, this involves extra costs, so this cost needs to be covered by a reservation fee. Libraries will soon be introducing a system by which stock will remain in the library where it is returned, so if there are many items of Jubilee stock that are wanted by Hove Library borrowers, these will remain in Hove Library for others to borrow.

Although much of the stock is selected by Bertrams, they employ their own Librarians to support this process, so there is still good professional librarian input. There are 153

library authorities in the country, and most of the stock that they want is similar for every authority, so it does not make sense for each separate library authority to employ someone to select the same stock 153 times. The 80/20 rule applies, with 20% of the stock being locally selected, with all library staff able to make recommendations for purchase.

There is no evidence that library staff left the service last March because of they were unable to select book stock. Bertrams have been selecting stock for the Library service since the year 2000, and they do so under strict instructions on the range, quality and standard of selection as outlined in stock profiles that have been written by Brighton & Hove Library staff.

The deputation also mentions some issues Libraries have had with their Bibliographic Services supplier many years ago, and because of the PFI contract the Library Service were able to get compensation payments for these errors which were then put back into the bookfund to buy more books.

It is not possible to provide this Bibliographic Service in-house more cheaply than the current external contract. The amount the Library Service pays would only cover the cost of just over one Librarian to do the work currently done by a large team at Bertrams. It is not just about selecting books, there is a much wider process of sourcing suppliers, placing pre-orders as well as back orders, cataloguing and processing the stock, and transporting the stock to the library shelf-ready.

It is true that the budget proposals over the four year period from 2016 to 2020 have identified a reduction in bookfund spending of approximately 25%. This is in line with budget reductions across the council, and also across other library authorities.

The book fund remains part of the Bibliographic Services sub contract under the PFI (Private Finance Initiative) for Jubilee Library. It has been possible to make changes to the book fund spending by negotiating a variation to contract with the private sector partner. The variation has to be agreed by both parties, and the contract has to remain economically viable for the partners and sub-contractor. The Bibliographic Services contract is market tested every five years.

The deputation mentioned concerns over specific titles that Mr Hawtree has experienced, and here is the information in regard to these items:

Long, long life of trees – Fiona Stafford

This item is a Yale University Press publication – it is not currently within the library stock policy to automatically receive American publications. However, if a customer requests such an item the Library Service will consider purchase. This item was published on 2nd August 2016. It was ordered following the request on 17th August 2016 and received on 30th August. One copy bought for Jubilee Library.

Keep On Keeping On – Alan Bennett

This item was published on 20th October and it was received by the Library Service on 25th October at 8 locations around the city (including Hove Library). As Alan Bennett is such a well-known author, this title would have been ordered in advance of publication,

and was received fully catalogued and processed within the contractual requirement of 8 working days from date of publication.

The Evenings – Gerard Reve

A 70 year old book translated from Dutch this year. It was published on 3rd November, it was ordered once it was suggested on 21st November and it was received on 24th November. Two copies bought for Jubilee.”

46 MEMBER INVOLVEMENT

46.1 The Chair noted there were six written questions listed on the agenda.

Planning Enforcement

46.2 Councillor Nemeth asked: “How many open cases are on the system presently; how many new cases have been opened in each of the last four years; what is the average case resolution length for each of the last four years; and what is the oldest open case on the system presently?”

46.3 The Chair provided the following written response: “There are currently 816 Enforcement cases on the system.

There was a detailed Enforcement Report that went to Planning Committee this week on 11 January. This sets out the following enforcement case figures for the last four financial years:

- 2015/2016 – 576 cases received
- 2014/2015 – 666,
- 2013/2014 – 658,
- 2012/2013 – 755.

Figures for the current financial year 2016/2017 will be made available in the next Enforcement Annual Report. However the amount so far for this financial year is 680 (excluding over 300 referrals of large HMOs from the Private Sector Housing Team). This already exceeds the number received in the last three years.

In terms of the average case resolution length, there is not currently a way of reporting this. Enforcement cases are very varied in terms of time taken for resolution compared to planning applications. It is expected that in the future Uniform (Planning’s IT system) will be able to provide more detailed information on this.

In terms of the oldest open case on the system - there are a small number of old cases on the system that are over 10 years old. Now that a full time Principal Planning Officer has been appointed to manage the Enforcement Team it is intended to focus resources on closing older cases.”

46.4 By way of a supplementary Councillor Nemeth asked, why there was no data on case length, and what was proposed to clear the backlog of open enforcement cases.

46.5 The Chair deferred to Officers to respond, and it was explained that the previous software did not allow interrogation on case length, but it was expected the new software would allow a full analysis this financial year. In relation to clearing the backlog of open enforcement cases, it was hoped the staffing vacancies would be filled in the next few months; a new enforcement policy would be brought forward to consider how cases were prioritised, as well as looking at old outstanding cases.

Swimming

46.6 Councillor Nemeth asked: "What role did the Chair play in attempting to prevent members of the public swimming in the sea on Christmas Day?"

46.7 The Chair provided the following written response: "The dangers of sea swimming particularly in the winter are apparent to us all. It is not possible to prevent members of the public swimming in the sea on Christmas Day. However, measures have been implemented on Christmas Day in recent years as a considered response to the growing number of people entering the sea, many inexperienced and inappropriately dressed for sea swimming, and some under the influence of alcohol. Therefore, barriers were put in place to prevent access to Albion Beach which is the most dangerous due to its proximity to the large groynes, Palace Pier, and its steeply shelving beach. In addition, Seafront Officers patrolled the shoreline to give safety advice to potential swimmers to increase awareness of the dangers. While I did not play a direct role in these measures, I am very supportive of the Seafront Team who do such a good job throughout the year and often in difficult circumstances to make the Seafront as safe as possible."

46.8 By way of a supplementary Councillor Nemeth asked that given the strength the public feeling this, would the Chair pledge to get involved in this issue this year, and consult public opinion

46.9 In response he Chair it was unlikely he would play a role in this, and felt the matter should be better left to Seafront Officers that were professionals in their field.

i360

46.10 Councillor Nemeth asked: "What regular meetings are held between i360 bosses and either the Chair or senior Council officers to discuss the ongoing performance of the asset?"

46.11 The Chair provided the following written response: "The i360 Board meets on a monthly basis and the council has observer status at the meeting. A senior officer of the council is therefore present at all these meetings when ongoing and historic performance of the i360 is discussed."

46.12 By way of supplementary Councillor Nemeth noted that it was his understanding the Council received a percentage of the profits, he queried if these figures would be kept confidential?

46.13 The Chair deferred to Officers, and it was explained that the financial performance of the i360 needed to be considered by what could be public and what was commercial

sensitive. There was risk provision in terms of the loan for the i360 that would appear in the Council's accounts and would be reported through the normal budgeting process.

King Alfred

- 46.14 Councillor Nemeth asked: "Will the Chair commit to providing a full and frank written update to all tenants and clubs at the King Alfred who are currently in the dark over what the future holds for the building?"
- 46.15 The Chair provided the following written response: "We know that there is great interest in the very important King Alfred development. However, as most people understand it is not possible to conduct every step of the hugely complex process of legal and financial negotiations in public, but everyone will get a full say via the planning process, and decisions will be made at committee in the usual way."
- 46.16 By way of supplementary Councillor Nemeth asked if a single letter could go out to the various clubs.
- 46.17 In response the Chair agreed this would be done.

Tourism

- 46.18 Councillor Peltzer Dunn asked: "What plans does the Chairman have to make use of tourism data much earlier than the current system of looking at a particular summer's figures over a year after it has ended?"
- 46.19 The Chair provided the following written response: "We are very proud of the continuing importance of the city as a national and international tourist destination.

Tourist bodies throughout the UK use either the STEAM model or Cambridge Model to estimate the economic impact of tourism as the most up to date and accurate figures available that enables comparison with other tourist destinations. These figures have been used by the Tourism sector nationally and have been the standard way of assessing the impact of tourism for many years. Brighton, along with other Southern destinations, commissions the research department at Tourism South East to utilise the Cambridge Model to produce our annual Economic Impact figures.

Both models utilise data produced by VisitBritain, VisitEngland and the Office of National Statistics to generate regional statistics. The data produced by VisitBritain, VisitEngland and the Office of National Statistics is based on the Great Britain Tourism Study which surveys 16,000 people, the Great Britain Day Visits Survey which surveys 18,000 people and the International Passenger Survey which surveys 36,000 people. Due to the high volume of surveys, the information takes many months to analyse and collate, so is not published until the following April / May. Tourism South East then use this data to inform the Cambridge Model, which is generally delivered in August the following year.

However, it is important to note that whilst the Cambridge Economic Impact Assessment data gives us an overview of yearly trends, the annual business plan of VisitBrighton, the tourism department of Brighton & Hove City Council, evolves through dialogue with their 550 City-based tourism-related business partners to establish business needs, discussions with the Brighton & Hove Hoteliers Association, ongoing regional liaison with Tourism South East and national discussions with VisitBritain and VisitEngland, who regularly produce inbound research insights.

The strategy of the tourism department is flexible enabling it to embrace opportunities and address challenges which are identified. An example of this is the recent appointment of a Chinese PR company who are representing Brighton to travel agents in China, following a boost to Chinese visitor numbers to the UK following Brexit due to the weakened pound.

VisitBrighton will continue to work closely with stakeholders locally, regionally and nationally to ensure that the Council continues to inspire and drive awareness both to domestic and international visitors.”

46.20 By way of supplementary Councillor Peltzer Dunn asked for a briefing note for the Committee on this at a future date.

46.21 In response the Chair noted that he had requested a report to the March meeting specifically in relation to tourism.

Christmas Shopping

46.22 Councillor Taylor asked: “What meetings were held by Administration councillors with traders in the run-up to Christmas in preparation for Brighton & Hove’s busiest shopping season?”

46.23 The Chair provided the following written response: ““The council focuses all year round on supporting traders, not just in the run-up to Christmas.

Feedback from previous years’ Small Business Saturdays, and as discussed at this committee last November, included retailers saying that Christmas is already a high footfall period, which is why a key part of the strategy for supporting traders is and should be about providing information to local businesses about business support services all year round.

In general terms the council liaises with the business through business networks in the city, including attending business meetings and events, which is the most effective use of everyone’s time, and how traders as business owners present their views to the council officers and the administration.

As I was unwell in the period right before the Christmas season began, I would like to put on record my thanks to other members of the administration for covering key events for me so with such good will at this time.”

46.24 By way of supplementary Councillor Taylor noted was asking for more specific examples of meetings, as well as how any analysis would be would be undertaken of this year.

46.25 The Chair deferred to colleagues on the Committee: Councillor Morris noted that he met with local businesses throughout the year, and Councillor Allen explained that he was Chair of the Open Market CIC and regularly met with traders. The Chair also took the opportunity to publically thank colleagues for their work during his period of illness in late 2016.

46.26 The Chair noted there were no further items listed under Member Involvement.

47 FEES & CHARGES 2017/18 – LIBRARY SERVICE

47.1 The Committee considered a report of the Executive Director for Neighbourhoods, Communities & Housing in relation to Fees & Charges 2017/18 – Library Service. The report presented the review of fees and charges for the Libraries and Information Services and the changes would be implemented from April 2017.

47.2 Councillor Peltzer Dunn welcomed the report and noted he understood the necessity to increase fees and charges; however, he did not support the reintroduction of overdue fees for children, he expressed concern that this might deter some parents from letting their children borrow from the library, as they might incur fees. He also noted that the option for staff discretion could put some staff in a difficult position.

47.3 Councillor Allen requested further information on the Booklover's Store after the meeting. In response to further questions from Councillor Allen it was explained that generally when books were requested the library would buy them; inter-library loans were used largely when it was not possible to buy a book any longer, or where there would be very little demand for the book if purchased. Whilst the actual costs to the service for inter-library loans was £18.15, the library charged a flat fee of £7 and it was general practice for most libraries not to seek to recover the full costs of inter-library loans.

47.4 Councillor Druitt noted that some fees were 100% for concessionary cardholders, and argued more should be done for services users that qualified for concessionary rates. He noted that the Green Group would abstain on recommendation 1. In response Councillor Cattell noted that where the rate was 100% for concessionary card holders it had been at the level for some years, Councillor Druitt responded that his point had been to argue that a more progressive fees policy could be considered.

47.5 In response to Councillor Nemeth it was clarified that the libraries generally bought items that were requested; however, the report now proposed that the service cease notifying people when this item was in stock, and they instead pay a reservation fee. The Council was a member of the South East Library Management System (SELMS), the largest consortium of this nature in Europe; this consortium offered its members a free lending service, the chances of being able to borrow within the group were high and reduced the instances where it was necessary to use inter-library loans outside of the group. Lending across authorities was reviewed to ensure no one authority was disproportionately impacted and required financial compensation; however, on the whole lending was fairly even across the consortium.

- 47.6 In response to Councillor Morris it was explained that the exhibition spaces varied from library to library, there were costs in preparing the spaces so it was important to ensure that the libraries recovered these. In response to a further query from Councillor Taylor it was confirmed that these changes would be reviewed to ensure they raised the intended funds.
- 47.7 Councillor Peltzer Dunn moved an amendment to remove paragraph 3.10 from the report, namely the reintroduction of late library fees for children. This was seconded by Councillor Nemeth.
- 47.8 The Chair put the proposed amendment to the vote; the vote was tied with 5 in support and 5 against, the Chair exercised his casting vote to defeat the amendment.
- 47.9 The Chair then put the substantive recommendation to the vote. Recommendation 1) was **carried** with 8 in support and 2 abstentions, and Recommendation 2) was **carried** unanimously.
- 47.10 **RESOLVED:**
- 1) That the committee approves the fees and charges for Libraries and Information Services for 2017/18 in Appendix 1.
 - 2) That the committee grants delegated authority for officers to negotiate hire fees where commercially necessary outside the approved fees & charges.

48 FEES & CHARGES 2017/18 - ECONOMY, ENVIRONMENT & CULTURE DIRECTORATE

- 48.1 The Committee considered a report of the Executive Director for Economy, Environment & Culture in relation to Fees & Charges 2017/18 - Economy, Environment & Culture Directorate. The combined report presented the review of fees and charges across four service areas: Seafront, Sports Facilities (including golf courses), Brighton Centre and Outdoor Events. The changes would be implemented from April 2017 unless otherwise stated.
- 48.2 In response to the Chair it was clarified that the tickets for riding the Volks Railway would also include access to the visitor centre; however, Officers would need to check if the maintenance yard was also open to the public.
- 48.3 In response to Councillor Nemeth it was explained that the fee for the hire of the bandstand ensured it would be available; appropriate set up was undertaken; any liaison with the café underneath took place and any other such duties. It was agreed that Officers would update the Committee after the meeting in relation to any instances of the bandstand being used for weddings without being hired.
- 48.4 In response to Councillor Peltzer Dunn it was agreed that Officers would look into whether it was feasible to look allowing the bandstand to be hired for weddings during the off peak months.

- 48.5 In response to Councillor Morris it was explained that a policy was agreed by the Committee approximately three years ago in relation to filming in the city; this had been benchmarked to set the charges appropriately.
- 48.6 Councillor Greenbaum highlighted the concerns she had raised at the previous meeting in relation to outdoor events in the city; Officers clarified that, as agreed, a briefing was being drafted for the Committee.
- 48.7 In response to Councillor Druitt it was explained that a scheme was being trailed for discount day access to golf courses, similar to discount access to the city's leisure facilities. This would start in April on selected days, with a view to a full scheme the following year.
- 48.8 In response to Councillor Taylor it was explained that the calculation used in the uplift for fees at leisure facilities was the industry standard. In response to a further query it was explained that was a very open and thorough dialogue with Freedom Leisure in relation to the level of fee increases each year; the Council would always seek to ensure it achieved value for money.
- 48.9 Councillor O'Quinn stated her view that price for access to all the city's sports facilities was very reasonable and offered very good value for money.
- 48.10 In response to Councillor Druitt, Officers agreed to investigate if there was a way to better negotiate discount to protect leisure services users from increased fees.
- 48.11 The Chair then put the recommendations to the vote individually. Recommendations 1), 2), 5), 6) & 7) were **carried** with 8 in support and 2 abstentions and recommendations 3) & 4) were **carried** unanimously.
- 48.12 **RESOLVED:**
- 1) That the committee approves the fees and charges for the Seafront for 2017/18 in Appendix 1a.
 - 2) That the Committee approves the fees and charges for the Bandstand for 2018 & 2019 in Appendix 1a.
 - 3) That the Committee approves the fees and charges for the Sports Facilities for 2017/18 in Appendix 2a.
 - 4) That the Committee approves the fees and charges for the Golf Courses for 2017/18 in Appendix 2b.
 - 5) That the Committee approves the fees and charges for the Brighton Centre for 2017/18 in Appendix 3.
 - 6) That the Committee approves the fees and charges for Outdoor Events for 2017/18 in Appendix 4.

- 7) That the committee grants delegated authority for officers to negotiate hire fees where commercially necessary outside the approved fees & charges.

49 TOAD'S HOLE VALLEY SUPPLEMENTARY PLANNING DOCUMENT – DRAFT SPD CONSULTATION

- 49.1 The Committee considered a report of the Executive Director for Economy in relation to Toad's Hole Valley Supplementary Planning Document – Draft SPD Consultation. The report provided a summary of the responses received as a result of the consultation on the Toad's Hole Valley Issues and Options paper and sought agreement to consult on a Draft Supplementary Planning Document for Toad's Hole Valley.
- 49.2 In response to Councillor Greenbaum it was explained that the site in the north-east corner of the wider site was not under the same ownership. The owners were not compelled to submit a joint application, and Officers were not of the view that it would prejudice the wider site, and they were satisfied that the application met the requirements of the policy. The Council had commissioned a feasibility study for district heating across the wider site.
- 49.3 In response to Councillor Druitt it was explained that the consultation would utilise systems the Council already had in place to ensure networks such as residents meetings were engaged.
- 49.4 The Chair noted there was an amendment from the Conservative Group and called on Councillor Nemeth to propose this. Councillor Nemeth stated that he hoped to strengthen the policy by allowing for custom and self build, as well ensure the involvement of householders and local people.
- 49.5 Councillor Peltzer Dunn formally seconded the amendment.
- 49.6 Officers clarified that the Council was under duty to grant permission for self-service plots; there was a requirement to identify sites and keep a register.
- 49.7 Councillor Cattell noted she was uncomfortable with the prospect of a large number of custom builds and felt the strength of much of the city's architecture was in its uniformity.
- 49.8 In response to Councillor Druitt it was highlighted that this was an acceptable amendment in planning terms, and it would be considered as part of the planning process. Councillor Druitt put to Councillor Nemeth that the wording of his amendment could be modified to also make reference to community land trust and co-operative housing; Councillor Nemeth noted he was happy to accept these additions.
- 49.9 The Chair then put this amendment to the vote. This was **carried** unanimously.
- 49.10 Councillor Cattell noted she was delighted that this report was coming forward and thanked the work undertaken by Officers.
- 49.11 Councillor Morris welcomed the report, and noted that he hoped underground refuse management would be picked up through the course of the application.

49.12 The Chair then put the recommendations to the vote.

49.13 **RESOLVED** – That the Economic Development & Culture Committee:

- 1) Notes the responses of the early stakeholder consultation on the Issues and Options paper for a Toad’s Hole Valley Supplementary Planning Document used to inform the preparation of a Draft Supplementary Planning Document for this site;
- 2) Gives authority to consult on the Draft Toad’s Hole Valley Supplementary Planning Document and accompanying Strategic Environmental Assessment which will inform the preparation of the final version of the document and to authorise the Head of Planning to may make any necessary minor editorial/grammatical amendments to the Draft Supplementary Planning Document prior to consultation.
- 3) That the following sentence be inserted into Clause 4.28 on page 16 of the Draft Toad’s Hole Valley Supplementary Planning Document:

“Custom-build, self-build, community land trust and co-operative will be encouraged in order to both facilitate this aim and to promote the involvement of local businesses and creative professionals.”

50 MAJOR PROJECTS UPDATE

50.1 In response to questions the following information was given:

- In relation to Preston Barracks it was explained that the planning application was expected imminently.
- The finish date for the King Alfred would be circulated to the Committee. Assurance was also provided that all partners were working hard to progress the project; whilst there were some legal and commercial issues that were taking longer than expected, this was common on a project of this size and complexity.
- It explained that Officers were looking into how progress updates for Major Projects were communicated, with a view to doing this with a better of use of technology.

50.2 **RESOLVED** – That the Committee note the update.

51 ITEMS REFERRED FOR COUNCIL

51.1 There were no items referred to Council.

52 PART TWO MINUTES - EXEMPT CATEGORY 3

52.1 Councillor Peltzer Dunn requested that two minor typographical errors in the minute be corrected.

52.1 **RESOLVED** – That, with the above change, the Chair be authorised to sign the Part Two minutes of the meeting held on 17 November 2016.

53 PART TWO PROCEEDINGS

53.1 **RESOLVED** – That the information contained in Part Two (Item 53) remain exempt from disclosure to the press and public.

The meeting concluded at 6.30pm

Signed

Chair

Dated this

day of

WRITTEN QUESTIONS FROM COUNCILLORS

The following questions have been received from Councillors and will be taken as read along with the written answer which will be included in an addendum that will be circulated at the meeting:

(a) Councillor Hill

“Given the increasing number of refusals for HMO use in the Lewes Road Article 4 area, and the fact that some developers will continue to operate against policy until enforcement action is taken, can the council confirm that all refusals of retrospective change of use applications are actioned by the Planning Enforcement team, and provide evidence of this?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

(b) Councillor Nemeth

“Will the Chair commit to pursuing the restoration of the dishevelled American Express tourist boards around Hove that detail the history of the town?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

(c) Councillor Nemeth

“Will the Chair detail the number of planning applications with conditions still outstanding, and provide figures for equivalent dates in 2015 and 2013 (or similar periods to suit the way in which such matters are recorded)?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

(d) Councillor Peltzer Dunn

“Will the Chairman state how many times Section 106 expenditure deadlines been breached since May 2015 and how much unspent cash has been returned to applicants?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

(e) Councillor Nemeth

“When was the Chair informed of the King Alfred timetable slipping by one year and what did he do to inform Councillors and the public?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

(f) Councillor Nemeth

“Will the Chair provide a copy of the update letter that he agreed to send on 12th January 2016 to all tenants and clubs at the King Alfred, along with a list of all recipients?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

(g) Councillor Peltzer Dunn

“Will the Chair explain how £38,000 of Section 106 cash came to be allocated to an art project at Hove Lagoon without any consultation with either the ward Councillors, the Friends of Hove Lagoon or the Kingsway & West Hove Residents Association?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

(h) Councillor C. Theobald

“What meetings has the Chair held during his tenure to date with local architects?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

(i) Councillor Nemeth

“Will the Chair explain when he first discovered that incorrect information had been given to the public by the Administration about local library closures and what specifically he did do to rectify the situation?”

Reply from Councillor Robins, Chair of Economic Development & Culture Committee.

Subject:	Supporting a vibrant tourist economy		
Date of Meeting:	9 March 2017		
Report of:	Executive Director for Economy, Environment & Culture		
Contact Officer:	Name:	Howard Barden	Tel: 29-2084
	Email:	Howard.barden@brighton-hove.gov.uk	
Ward(s) affected:	All		

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 This report provides the committee with background information on the tourism economy in Brighton & Hove and the work of VisitBrighton to support and drive a vibrant tourist economy in the city.
- 1.2 The report also recommends that officers undertake a review of the city's tourism strategy and develop a new Tourism Strategy alongside the review of the City's Economic Strategy.

2. RECOMMENDATIONS:

- 2.1 That members of the Economic Development & Culture Committee note the work undertaken to support a vibrant tourism economy in the City and agrees that officers develop a new Tourism Strategy for the City alongside the development of the City's new Economic Strategy.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The English tourism sector touches everyone – visitors, residents, businesses and employees. It's one of the few sectors active in every part of the country. It's the third largest employer, every day supporting 2.6 million jobs and is a major employer of school leavers and young people and an incubator for entrepreneurs.
- 3.2 The visitor economy is worth £106bn a year to England supporting thousands of businesses and impacting on the performance of supplier industries including farming, transport, retailing, sport, museums and galleries, the theatre and other performing arts. Tourism cannot be offshored
- 3.3 The City of Brighton and Hove has a vibrant tourist economy. One of the world's first seaside resorts, it is home to globally recognised icons such as the Royal Pavilion, the Brighton Palace Pier and the South Downs National Park. Famous for its vibrant cosmopolitan lifestyle with a very strong arts and cultural offer, the

city is also a major international business conference and tourist destination which attracts around 10.5 million visitors per year and supports established cultural activities such as the Brighton Festival, exhibitions and community based events such as Pride.

Brighton & Hove's visitor economy

- 3.4 The Visitor economy in 2015 was worth £858 million to the City of Brighton & Hove. In terms of scale this equates to 7.5% of the total tourism economy of the South East Region which geographically covers East & West Sussex, Kent, Hampshire, Surrey, Buckinghamshire, Berkshire, Oxfordshire and Isle of Wight.
- 3.5 The total number of tourism day visitors equated to 9,100,000, with a day trip expenditure of £332million, therefore the average spend of a day visitor equals £36.48. A summary of recent visitor trends for Brighton & Hove's tourism economy appears at Appendix 1.
- 3.6 Staying trips made by domestic overnight and overseas overnight visitors equated to 1,456,000 trips with overall nights spent in the City of 4,994,000 nights stayed. The domestic and overseas overnight visitors combined created a value of £526million; with an average spend per 24 hour stay of £105.36
- 3.7 Tourism supports in the City of Brighton & Hove 21,374 actual jobs of all employee jobs in the City. The value of the tourist economy is approximately 17% of the total economy of the City of Brighton & Hove, so remains an important focus of the overall economic strategy for the City.

VisitBrighton – Providing support for the Tourism Economy

- 3.8 VisitBrighton is the tourism unit for Brighton & Hove City Council and works to help maintain and develop a sustainable tourism economy in the city. VisitBrighton's primary objective is to create employment and wealth for the city through marketing, sales, visitor services and destination management.
- 3.9 The unit has four main areas of activity:
 - *VisitBrighton Marketing & Communications* – marketing Brighton & Hove and the surrounding area as a destination to domestic and overseas visitors
 - *Visit Brighton Convention Bureau* - selling the City as a destination for conferences, meeting & events
 - *Visit Brighton Partnership* - a business networking group of 540 local businesses who have aligned themselves with VisitBrighton
 - *VisitBrighton Visitor Services* - provides assistance to visitor's pre and during their visit to the City.
- 3.10 The context within which the tourism economy operates is an ever-changing landscape which creates both opportunities and challenges. The ongoing pressure on Local Government finances means that the VisitBrighton budget will face a reduction in the 2017/18 financial year. In this respect, it is vital that VisitBrighton undertakes activity that is central to our core function and works collaboratively with third parties to ensure that we achieve greatest return on investment on monies spent and overall benefit to the City. Over the past three years VisitBrighton has adopted a much keener commercial approach in terms of

its operating model; it has looked to expand its Partnership programme significantly and has adopted a commission based model for the Convention Bureau.

3.11 VisitBrighton Marketing & Communications Department

3.11.1 VisitBrighton Marketing & Communications department is responsible for promoting the city to both leisure and business visitors, engaging with target visitor markets to take them on a customer journey from “looking to booking to visiting to returning & recommending”. In 2016, the press & PR work of VisitBrighton Marketing generated positive national and international travel media coverage about the city with an advertising value equivalent value (AVE) in excess of £5million. The main online marketing tool is www.visitbrighton.com which in 2016 had over 2 million users to the site.

3.12 VisitBrighton Convention Bureau

3.12.1 The Convention Bureau is responsible for selling the city as a conference and meetings destination to UK and international conference bookers, including political parties, associations, unions and corporate organisations. This is achieved through Familiarisation Visits, Sales Calls, attending Exhibitions & Events and the VisitBrighton Ambassador Programme.

3.12.2 The Conference Delegate Accommodation Booking Service (CDABS) is VisitBrighton Conference Delegate Booking Service which brings measurable benefits to VisitBrighton and our varied accommodation providers in the city. Providing a one-stop-shop for delegate’s accommodation booking needs, it is a reliable and effective way in which to engage conference delegates prior to their business visit to the city.

3.13 VisitBrighton Partnership

3.13.1 Central to and cutting across all of VisitBrighton’s work is its Partnership Scheme whereby local businesses pay an annual fee to be part of, and benefit from VisitBrighton’s work. In 2016/17, the scheme had over 540 Partners from across the whole range of tourism businesses, who contributed over £150K in partnership fees, making it one of the largest business membership schemes in the city. Revenue from the Partnership Scheme is ring-fenced and re-invested back in marketing the city as a destination. The Partnership is the true strength of VisitBrighton and it is important to maintain & grow business support to the tourism business providers in the City.

3.13.2 The VisitBrighton Partnership Scheme has been in operation since 2005 and provides a way for local businesses to support the work of VisitBrighton whilst gaining tangible benefits for their business, through the activity that the unit undertakes.

3.13.3 In early 2016 Partnership numbers reached 540, with Partners coming from all sectors including accommodation, retail, eating & drinking, attractions, tour guides and suppliers. In 2017/18, we will continue to deliver the Partnership scheme and maintain & establish new benefits for our Partners to ensure that the scheme continues to provide value for money.

3.14 VisitBrighton Visitor Services

- 3.14.1 The VisitBrighton Visitor Services team continues to deliver a high quality service to visitors to Brighton & Hove both pre, and during, their visit.
- 3.14.2 *Visitor Information Points* - The service now operates 14 Visitor Information Points (VIPs) across the city to ensure that visitors have easy access to quality information. The VIP located at the Brighton Centre Box Office is also the location of the VisitBrighton Contact Centre where pre-arrival enquiries by phone, post and email are handled. The Brighton Centre Box Office VIP can also handle accommodation bookings, travel and attraction ticket sales.
- 3.14.3 *VisitBrighton City Champions* - The Visitor Service team also oversees the 'City Champions' scheme, through which volunteer residents provide an excellent welcome and 'mobile information service' to visitors at key entry points and locations in the city centre.
- 3.14.4 *VisitBrighton Greeters* - The VisitBrighton Greeters Scheme has developed over the last four years, with volunteer 'Greeters' offering informal tours of the city to individuals or small groups.

Current work programme and business plan for Visit Brighton

- 3.15 Visit Brighton undertakes work in accordance to an agreed business plan and work programme that forms part of the Economic, Environment & Culture directorate plan and supports the delivery of the city council's Corporate Plan.
- 3.16 Current high profile initiatives include:

ExploreGB 2nd & 3rd March 2017

- 3.16.1 ExploreGB is VisitBritain's flagship event provides Great British & Irish tourism suppliers and destinations with an invaluable opportunity to meet and do business in the City. 350 international travel buyers from over 40 countries will be attending the event Buyers will originate from, Europe, Asia, North America, Australasia, South America and Africa, in addition 40+ domestic and international travel media will also be in attendance. Following previous events, media attendees have written high quality editorial pieces in international travel publications which will represent a significant level of Advertising Value Equivalent (AVE) exposure for the City.
- 3.16.2 Overseas visitors currently contribute over £250m per annum to the Brighton & Hove economy; hosting Explore GB 2017 represents a unique opportunity to grow this contribution through direct engagement with an international audience of key decision makers, all of whom have significant purchasing power and thus can directly influence international visitor numbers and economic benefit derived from international tourism in future years.
- 3.16.3 The Explore GB event provides a strong opportunity to showcase the city whilst also developing further links to the Government's 'GREAT Britain' campaign following the recent visit of the Chief Executive and senior offices to no.10

Downing Street to explore how the city can better link with the campaign to improve marketing of the city as a destination as part of a wider strategy to improve how the city is marketed internationally as a place to visit and do business.

3.16.4 As the host City, we are presented with a unique opportunity to expose our brand to a highly receptive audience who are key decision makers from the international travel and tourism sector.

English Tourism Week 25 March – 2 April 2017.

3.16.5 English Tourism Week is here to provide you with a vehicle to kick start the season and promote your local tourism products.

3.16.6 Running from 25 March - 2 April 2017, English Tourism Week celebrates the vibrancy and quality of England's visitor experiences and England's world-renowned tourist attractions. During the Week there will be a wide variety of local and national events, discounts and special offers being made available by tourism businesses around the country including museum events, exhibitions, sports experiences

3.16.7 There are many benefits to businesses getting involved in English Tourism Week. The whole idea is to provide you with a vehicle to kick start the season and promote your local tourism products.

English Tourism Week is designed to:

- Raise the profile and understanding of tourism with decision makers, the media, those who work or are considering a career in the industry.
- Increase awareness amongst consumers including local residents to discover the delights on their doorstep, and visitors from further afield who can experience England, its variety, accessibility and value.
- Provide a national framework for local destinations, businesses and organisations to build their own marketing and PR campaigns.
- Provides the industry with a free marketing and communication "hook" to heighten awareness of activities.

3.16.8 Currently VisitBrighton is looking to collaborate with various City stakeholders to obtain their interest to participate. Current organisations who have expressed an interest in becoming involved in English Tourism Week are VisitBrighton, The Tourism Alliance, BID (Brilliant Brighton), Brighton & Hove Hotels Association, Brighton Marina, Hove Business Assoc. Each of the organisations approached would be required to obtain participation from their stakeholders and memberships.

China Travel Outbound

3.16.9 VisitBrighton have appointed China Travel Outbound are a UK based travel, PR and representation agency specialising in the Chinese market. They offer Chinese PR, marketing and representation services to build your brand, drive sales, and increase your share of the world's largest outbound travel market. They have a Chinese team based in China and have excellent relationships with travel trade media, lifestyle press, Key Opinion Leaders, and travel and food bloggers in China.

4. REVIEW OF THE CITY TOURISM STRATEGY

- 4.1 The current Tourism Strategy, published in 2008, running from 2008 – 2018 sets out a Strategic Framework and Action Plan for tourism for both the public and private sectors to support and work towards.
- 4.2 Whilst there have been many achievements against the actions set out in the existing Tourism Strategy, the local economy, local, national and international policy, context and customer needs have altered radically hence the Strategy needs to be re-written to take account of changing needs and behaviours. It is proposed the new Tourism Strategy would encompass 2019 – 2025 and be a dynamic working document.
- 4.3 The council plays an active role in the tourism industry, delivering a significant proportion of the tourism 'product'; historic houses, museums, visitor information services, conference venues, the seafront, outdoor events, parks, highways, signs and public toilets. It has a major impact on the visitor experience through the decisions it makes in terms of planning, development, conservation and transport issues, and through its environmental health, trading standards and licensing roles, The council also supports the city's tourism businesses through many of its communications and marketing activities and in particular through the work of VisitBrighton, positioning and promoting the destination as a leading tourist destination
- 4.4 Tourism is, by its nature, a fragmented industry with over 80% of tourism businesses are small or micro businesses: it is estimated that over 1,000 businesses in Brighton and Hove are involved in the visitor economy.
- 4.5 Given the depth of engagement BHCC has in tourism in collaboration with both private and public sector businesses and organisations, and the need to proactively sustain and grow the tourism industry, which is critical to Brighton & Hove's sustained economic prosperity it is imperative we have a comprehensive Tourism Strategy to set direction for the coming years.
- 4.6 Proposed timetable for the review of the strategy
- Approval to proceed with the development of a new Tourism Strategy – ED&C Committee March 2017
 - Commissioning of Consultants Qtr1 2017/18
 - Stakeholder consultation Qtrs. 2 and 3 2017/18
 - Draft plan to Economic Development & Culture Committee Qtr. 4 2017/18
 - Council and Economic Partnership sign off Qtr. 1 2018/19

5. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 5.1 VisitBrighton underwent a modernisation project in 2016 which looked at alternative delivery options for the VisitBrighton service, including the option to stay in-house in order to reduce service costs, improve efficiencies in service delivery and sustain the service going forward.
- 5.2 Three options were explored:
Option 1: Stay in-house
Option 2: Outsource to an existing regional DMO and/or destination DMO
Option 3: Create a shared service model with other local authorities either along the coastal strip and/or Greater Brighton area.
- 5.3 VisitBrighton has direct links Community Collaboration programme through its use of volunteers and greeters, and the Royal Pavilion project as a key promoter of that attraction. There links with a number of corporate programmes, including Income & Debt Management, Future of our City Parks and CFDA. Tourism also has a wide ranging impact on a number of council services, such as highways and transport, CityClean, rough sleeping, City Parks and Major Projects.
- 5.4 It was concluded that the preferred option was for VisitBrighton to remain in-house. This option achieves the savings targets identified in the four year savings plans, that they would continue to provide the city and visitors with an impartial service, build on the good relationships with businesses across the city and allow a joined up approach with other council services.
- 5.5 Remaining in-house avoided the risks which come with outsourcing the service, which other local authorities have had mixed success with. Remaining in-house also allows the service to work collaboratively with other local authorities without the need to form a shared service model, which would most likely benefit other local authorities more than it would Brighton and Hove.

6. COMMUNITY ENGAGEMENT & CONSULTATION

- 6.1 The Tourism Strategy 2019 – 2025 will be developed in consultation with local, regional and national groups including:
- BHCC departments engaged in the tourism offer
 - City tourism business, venues, attractions and associated trade organisations eg North Laine Traders, Brighton & Hove Hotels Association etc
 - Local stakeholders eg Tourism Alliance, Economic Partnership etc
 - Local education providers eg Brighton and Sussex University and City College
 - Regional stakeholders eg South Downs National Park, Coast 2 Capital, Tourism South East
 - National bodies eg VisitBritain

7. CONCLUSION

- 7.1 That members of the Economic Development & Culture Committee note the work undertaken by VisitBrighton to support a vibrant tourism economy in the City and agrees that officers develop a new Tourism Strategy for the city alongside the development of the City's new Economic Strategy.

8. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 8.1 The proposed Tourism Strategy will require the commissioning of consultants in 2017/18 to advise and prepare the strategy. The cost of this will be met from within the council's existing Marketing and Visitor Services revenue budget. Any further actions as a result of the strategy will require a business case to be implemented to meet ongoing financial implications. The VisitBrighton service has been reviewed under a modernisation strategy and will deliver savings as part of the four year Integrated Service and Financial Plans but it is anticipated that the cost of delivery the Tourism Strategy consultant costs will be delivered as part of the service budget in 17/18.

Finance Officer Consulted: Rob Allen

Date: 10/02/17

Legal Implications:

- 8.2 There are no legal implications arising directly from this report.

Lawyer Consulted: Alice Rowland

Date: 15/02/17

Equalities Implications:

- 8.3 An Equalities Impact Assessment will be prepared alongside the development of the new Strategy

Sustainability Implications:

- 8.4 None directly related to this report

Any Other Significant Implications:

- 8.5 None directly related to this report.

SUPPORTING DOCUMENTATION

Appendices:

1. Brighton & Hove's Tourism Economy - Summary of Recent Visitor Trends

Documents in Members' Rooms

1. Visit Brighton Brochure

Background Documents

1. None

APPENDIX 1.

Brighton & Hove's Tourism Economy - Summary of Recent Visitor Trends

1. Research shows that Brighton & Hove, through the work of VisitBrighton and partner organisations, has been successful in maintaining its position in the market place as a leading UK tourist destination. The Economic Impact Assessment 2015 (produced by Tourism South East) reports the total expenditure by visitors to Brighton & Hove is estimated to have been in the region of £858.1 million in 2015, which although buoyant, supporting approximately 15,683 FTE jobs and 21,374 across Brighton & Hove (around 17% of the labour market), reflects a fall of 1.7% compared to 2014.
2. The fall in expenditure was accounted for by a fall in tourism day trips in 2015, reflecting the regional picture. Following, year-on-year growth, volume dropped from 10 million tourism day trips in 2014 to 9.1 million tourism day trips in 2015 (fall of 9.0%). Trip expenditure fell by 6.4%.
3. Overall, an estimated 1,456,000 staying trips were spent in Brighton & Hove in 2014, of which around 1,069,000 were made by domestic visitors (73%) and 387,000 by overseas visitors (27%). Compared to 2014, total overnight trip volume increased by 1.5%.
4. Overnight trips resulted in an estimated 4,994,000 visitor nights spent in Brighton & Hove in 2015, up by 1.4% compared to 2014. Staying visitors spent in total £526 million on their trip, up by 1.5% compared to 2014. Domestic overnight trip spend increased by 1.1% and overseas visitor trip spend increased by 1.8%.

Operating Context / Future Trends

5. The operating context of tourism is evolves quickly, creating both opportunities and challenges, as demonstrated by Brexit in 2016. Ongoing pressures on Local Government finances mean that it is imperative that VisitBrighton continually seeks out innovative service delivery in order to maximise budgets whilst continuing to drive revenue streams. VisitBrighton will continue to focus on activity that is central to our core function, to drive awareness of Brighton & Hove to leisure and business tourists both locally, regionally, nationally and internationally.
6. In 2017 Britain is expected to see the biggest rise in tourist spending in four years and a surge in overseas visitor numbers, partly thanks to the slump in the value of the pound since the Brexit vote. Overseas visitors are expected to spend £24.1bn next year, up 8% on 2016, according to VisitBritain.

7. Just over 38.1 million tourists are expected to enter the UK, up 4%, on 2016, drawn by celebrations such as the 20th anniversary of the publication of the first Harry Potter book and the 200th year since the death of Jane Austen, as well as the potential to snap up bargain holidays given the weakness of the pound; the 10%-plus fall in the value of the pound against the euro and the dollar since the EU referendum in June 2016 means tourists' budgets will now stretch further, driving up the number of overseas staying visitors.
8. Domestically, VisitBritain anticipates that the 'staycation' market will increase, with domestic travellers electing to remain in the UK in light of the weak pound, and thus anticipates a rise in the number of domestic staying visitors in 2017.
9. The latest results from the GB Day Visits Survey, analysing domestic day visits, reported strong growth from Jan – Nov 2016, with year on year increases of 23% and 20% respectively, in terms of volume and value of day visits. During the 9 month period, 2,4 billion three hour plus day visits with a value of £68.1 billion pound were made. VisitEngland predicts that 2017 will continue to see domestic day visit numbers rise.

Business Tourism

10. The UK Conference and Meeting Survey 2016 (UKCAMS), reporting on 2015 trends, estimated £19.2 billion of direct expenditure generated by conference and meeting delegates and organisers in venues and in wider destination spend, a fall of 10% on 2014 figures. An estimated 1.34 million business events were held in the UK in 2015; an increase on 2014, although the average event size was smaller. The majority (61%) of events were held in hotels, with a further 20% held in unusual/multi-purpose venues whilst average event duration was 1.5 days. However, most events (67%) lasted a day or less.
11. Our competitor destinations are still witnessing inward investment with new facilities scheduled to open in Eastbourne in 2016 whilst Blackpool intends to open a new conference centre accommodating 7000 delegates in 2017. Facilities which opened in 2015 in Liverpool and Dublin are proving popular with buyers and offering a greater depth of choice to meeting planners. Conference expenditure is still under intense scrutiny and meeting planners are constantly seeking best value, applying significant budgetary leverage.
12. VisitBrighton Convention Bureau echoed the findings of UKCAMS, reporting a buoyant 2015-16 with higher than anticipated levels of enquiries and subsequent conversion, but static year-on-year direct economic benefit. With this in mind we must focus on increasing both the volume and value of business events coming to the City. We need to ensure there is an even more collaborative approach to bidding for

conferences and events, and focus on attracting both domestic and international events which deliver greatest economic benefit.

13. The 'Intellectual Capitals' concept came to prominence in 2015. Conference organisers are becoming increasingly engaged in identifying and subsequently locating events in cities that are considered to be aligned to their subject matter and areas of research, enabling events to engage with the local research communities. Competitor destinations including Edinburgh, Glasgow, Newcastle and Liverpool are specifically focusing conference sales initiatives on their sectorial areas of expertise, delivering impressive results. The VisitBrighton focus moving forward will be to target events that match our clusters of expertise and inspire similar events to make Brighton their destination of choice during the year ahead.

Subject:	Developing a new Strategic Framework for Arts & Culture in the City		
Date of Meeting:	9 March 2017		
Report of:	Executive Director for Economy, Environment & Culture		
Contact Officer:	Name:	Nick Hibberd	Tel: 01273 29
	Email:	nick.hibberd@brighton-hove.gov.uk	
Ward(s) affected:	All		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 The report updates the Economic Development & Culture committee on work being undertaken with the Arts & Creative Industries Commission to develop a new Strategic Framework for Arts & Culture in the City with the aim of supporting our regionally important cultural economy.

2. RECOMMENDATIONS:

- 2.1 That the Economic Development & Culture Committee agrees that the City Council works with the Arts & Creative Industries Commission to develop a new Strategic Framework for Arts & Culture in the City.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Brighton & Hove's arts, cultural and heritage offer is one of the great attractions of living and working in the city. It is a recognised factor in businesses and public sector organisations choosing to locate here, and in students choosing to study and remain here. The history of the City is rich in examples of forward-thinking place-making and cultural regeneration, from the building (and subsequent civic purchase) of the Royal Pavilion in the nineteenth century, to the establishment of Brighton Festival in 1967. Today arts, culture and heritage supports the city's vision for Brighton & Hove - the connected city. Creative, dynamic, inclusive and caring. A fantastic place to live, work and visit.
- 3.2 Brighton & Hove is one of the economic growth centres of the south east, but our success as a city is much more than being an economic growth centre. Our economy has always been underpinned by a sense of creative vibrancy, a manifestly strong quality of life, and a clear sense of cultural identity. The Brighton Festival, Brighton Fringe and Brighton Pride have strong national and international reputations for quality and innovation, and many other arts organisations and venues in the city are also well-known and respected in their sectors, across the whole spectrum of arts and cultural activity.

The value of Arts & Culture to the economy

- 3.3 The Government's recently published Industrial Strategy Green Paper recognises the importance of arts and cultural institutions to attracting businesses to invest in areas, and in establishing a high quality of life for employees. Local government remains this country's biggest public funder of culture and invested £2.6 billion in 2014/15. It is important that local government take a clear city leadership role and are highly creative and innovative in the way they use cultural activity to improve residents' lives
- 3.4 The value of Arts and Culture to the economy is well recognised. There are five key ways that arts and culture can boost local economies: attracting visitors; creating jobs and developing skills; attracting and retaining businesses; revitalising places; and developing talent. Businesses in the Arts & Culture industries contributed £27bn to the UK economy in 2015. The Arts and Culture industry employed, on average, 110,600 full time equivalent employees in the UK during the period 2008-11. Studies have indicated that for every £1 spent in arts and culture and additional £2 is generated for the wider economy.
- 3.5 The city's festivals offer continues to grow and develop, and audience demand remains high. The main arts festivals have all experienced increases in size, scope and profile particularly those that combine arts and creative industry such as Cine City, Brighton Photo Biennial and the Brighton Digital Festival. The 'festivals within the festival' includes Brighton Fringe (the third largest fringe in the world); Artist Open Houses (more than 1500 local artists take part); House (curated contemporary art); The Great Escape (Europe's leading music industry showcase); B:fest (a youth arts festival) and the biennial Caravan (an international industry showcase of performance). Brighton and Hove has a nationally renowned museum service comprising the world famous icon in Royal Pavilion which is the city's symbol, Brighton Museum & Art Gallery, Preston Manor, the Booth Museum of Natural History and Hove Museum & Art Gallery.
- 3.6 Brighton & Hove is home to two universities in the University of Sussex and the University of Brighton. Both play an active part in the civic life of the city and are engaged in cultural activities. The city remains a draw for cultural and creative businesses, practitioners and creative entrepreneurs. The city has a diverse cultural ecology that includes public funding bodies (Arts Council, Creative England), development agencies (South East Dance, Photoworks, New Writing South), major venues (Brighton Dome, Theatre Royal) and a large number of individual practitioners, freelancers and smaller arts organisations and venues. The city has a high percentage of Arts Council NPO (National Portfolio Organisations) who receive total arts funding of approximately £3.5million each year and an Arts Council Major Partner Museum- the RPM (from 2018 ACE are merging their MPMs into NPO). A further £3million of arts lottery funding is received annually by smaller arts organisations in the city through open competitive bids: the highest in the region.
- 3.7 The arts and culture sector across the UK has been badly hit by the reductions in national and local funding and whilst the CSR back in November 2015 was positive for Arts Council England, the impact on local authorities is just being felt

now. A sustainable funding model for the arts looks to be one of our biggest challenges as local, national and European funding all seems likely to decline. At the same time, creative responses to these challenges have been developing in the city, notably a multi-sector partnership for improving the lives of children and young people through arts and culture called 'Our Future City'. This nationally recognised initiative could offer learnings for the sector in the city as a whole as it seeks to maintain and grow funding and explore new ways of innovating and collaborating to remain sustainable over the medium term.

Developing a new Strategic Framework for Arts & Culture

- 3.8 There is currently no strategy document to direct investment in cultural activity in the city. This can result in the sector not working as effectively together as it could which in turn can lead to loss of investment in the sector.
- 3.9 The City Council is working with the City's Arts & Creative Industries Commission on the development of a new Strategic Framework for Arts & Culture in Brighton & Hove, supported by a resource development strategy that seeks to respond positively and to the financial challenges across the sector, whilst building upon the opportunities within the sector.
- 3.10 The new Strategic Framework will provide a statement of ambition for arts and culture and heritage in Brighton & Hove for the next 10 years, with accompanying resource development strategy.
- 3.11 The Framework will support the delivery of an inclusive and sustainable cultural offer through promoting innovation, collaboration and efficiency within constrained funding environment.
- 3.12 The Framework will focus upon:
- Maintaining and enhancing our international reputation as a leading cultural city for both residents and visitors at a time when funding for arts and culture is scarce
 - Ensuring that the city's cultural offer supports the city's vision and priorities through delivery of the strategic priorities of Brighton & Hove Connected: <http://www.bhconnected.org.uk/>
 - Ensuring that everyone has the opportunity to engage, participate and benefit from the city's diverse cultural offer.
 - Creating a climate where our creative and cultural industries can thrive and contribute to the greater economic potential of the city – as part of a new approach to culturally driven economic growth
 - Develops a more diverse, highly skilled and connected creative workforce that is fully engaged in growing the region's economy and cultural offer.
 - Increasing opportunities for arts and culture to contribute to happiness, health, learning, cultural understanding and wellbeing
 - Enhancing the public realm so it reflects the city's contemporary cultural approach, can accommodate cultural activities, celebrate the city's heritage and enhance the cultural offer to all.
 - Protecting and develop the cultural infrastructure of the city.

3.13 The proposal to develop a new Strategic Framework for Arts & Culture comes at an important time when key projects that will shape the future of the sector are progressing:

- Phase 1 of the Royal Pavilion Estate Capital Programme commenced construction w/c 13th February. Heritage Centre Stage is a bold and significant initiative by the Royal Pavilion & Museums (RPM) and Brighton Dome & Festival Ltd (BDBF) to reunite the historic Royal Pavilion Estate. Phase 1 of this ambitious regeneration of the Royal Pavilion Estate (RPE) will deliver a major restoration of the nationally important Grade I listed Corn Exchange & Grade II listed Studio Theatre to enhance audience comfort & help the building operate more efficiently.
- Policy Resources & Growth committee agreed at their January committee to the creation of a new charitable trust for the city, into which the Royal Pavilion & Museums will be transferred, to safeguard the future of the Royal Pavilion & Museums' sites, collections and services provided for the city in the context of a changing operational and challenging financial environment of reduced council budgets.

Timetable for developing the new Strategic Framework

3.14 The Strategic Framework will be developed in partnership with the Arts & Creative Industries Commission during 2017. Consultation workshops will be held to ensure engagement in the development of the Framework. The draft Strategic Framework will be presented back to Economic Development & Culture Committee in Autumn 2017.

4 ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 Do nothing. There is currently no strategy document to direct investment in cultural activity in the city. This can result in the sector not working as effectively together as it could which in turn can lead to loss of investment in the sector.

5 COMMUNITY ENGAGEMENT & CONSULTATION

5.1 The development of the new Strategic Framework will be overseen by the city's partnership body for the arts and culture sector – the Arts & Creative Industries Commission. This will ensure that there is strong engagement with sector throughout the development process. Wider consultation and engagement events will be held by the Commission as during the strategy development.

5.2 The city's cultural partnership expanded its remit to include the creative industries to become the Arts & Creative Industries Commission in 2012. The partnership has now been in existence for 10 years and continues to be effective as an advocacy and policy voice for a diverse arts, cultural and creative industry sector

- 5.3 It is proposed that the Arts & Creative Industries Commission is reviewed alongside the development of the new Strategic Framework to ensure that the governance of the sector is fit for purpose.
- 5.4 The review will consider the merits of a City Region approach to leading the Arts & Culture sector. This will include consideration of the Greater Brighton devolution proposals which includes a commitment that partners will work with Government to set up a Greater Brighton Creative Industries Council to align local, regional and national organisations to meet the needs of the creative and cultural industries locally. The Greater Brighton Creative Industries Council would have representatives from national organisations including Arts Council England, Heritage Lottery Fund and Creative Skillset as well as local partners including Coast to Capital LEP, our universities, Wired Sussex and leading local businesses.

6. CONCLUSION

- 6.1 The report updates the Economic Development & Culture committee on work being undertaken with the Arts & Creative Industries Commission to develop a new Strategic Framework for Arts & Culture in the City with the aim of supporting our regionally important cultural economy.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 It is proposed that an external specialist will be appointed to develop the Strategic Framework for Arts & Culture. The estimated cost for this work is £20,000. This will be met from within existing revenue budgets.

Finance Officer Consulted: Rob Allen

Date: 10/02/17

Legal Implications:

- 7.2 There are no legal implications directly related to this report.

Lawyer Consulted:

Alice Rowland

Date: 15/02/17

Equalities Implications:

- 7.3 The new Strategic Framework will aim to ensure that everyone has the opportunity to engage, participate and benefit from the city's cultural offer. An equalities impact assessment will be undertaken alongside the development of the Framework.

Sustainability Implications:

- 7.4 None directly related to this report.

Any Other Significant Implications:

7.5 None directly related to this report

SUPPORTING DOCUMENTATION

Appendices:

None

Documents in Members' Rooms

None

Background Documents

None

Subject:	Houses in Multiple Occupation - Response to Notice of Motion referred from full Council		
Date of Meeting:	9 March 2017		
Report of:	Executive Director for Economy Environment & Culture		
Contact Officer:	Name:	Steve Tremlett	Tel: 29-2108
	Email:	Steve.tremlett@brighton-hove.gov.uk	
Ward(s) affected:	All		

1. PURPOSE OF REPORT AND POLICY CONTEXT

1.1 This report considers the matters raised at full Council on 20 October 2016 following the submission of a petition on behalf of 'Family Homes Not HMOs, namely that:

- i. The City Plan Part One be reviewed to increase the area of restriction from 50 metres to 150 metres where applications for conversion to HMOs will be rejected if more than 5% of current dwellings are already HMOs;
- ii. Consideration be given to the extension of the current Article 4 Direction area and options to further extend the licensing of private rented housing; and;
- iii. Consideration be given as to whether to better align the Planning and Licensing functions in relation to HMOs and learn from other university towns as to more effective management of student HMOs and to request a report on this matter to its next meeting.

1.2 This report sets out the officer response to these issues.

2. RECOMMENDATIONS:

2.1 That the Committee note the contents of this report as a response to the matters previously raised, as set out above.

2.2

3. CONTEXT/ BACKGROUND INFORMATION

3.1 At full Council on 20 October 2016 a petition on behalf of 'Family Homes Not HMOs' regarding the concentrations of HMOs in Bevendean and Moulsecoomb was debated. Council resolved to note the petition and referred it to Economic Development & Culture Committee (EDC) for consideration, with a specific request to consider the three matters set out in paragraph 1.1 above. At EDC on

on 17 November 2016 the Committee resolved to request an Officer report be brought to a future meeting specifically to consider the matters in question. These are now addressed in turn below.

Change to policy criteria for assessing new planning applications for Houses in Multiple Occupation to HMO

- 3.2 As set out in Policy CP21 of the City Plan Part One, the current threshold used in considered planning applications for new build HMO, or a change of use to HMO, is that they will not be permitted where more than 10% of dwellings within a radius of 50 metres of the application site are already in use as Class C4, mixed C3/C4 or other types of HMO in a sui generis use.
- 3.3 The policy is being used to determine planning applications and applications that do not meet the criteria are normally refused. A map showing the locations of planning applications refused and approved for a change of use to HMO, or from a small HMO to a large HMO, over the period 1 January 2015 to 2 February 2017 and a map showing the locations is presented in Appendix 1 It can be seen that in the areas of the highest concentrations, for example around the lower ends of Coombe Road and The Avenue, there have been a number of unsuccessful applications in this period. There is also anecdotal evidence that landlords are avoiding introducing new HMOs in areas where it is known that the concentrations are above the threshold. It should also be noted that permission is sometimes refused on the basis of impact on the area, even if the percentage is less than 10%, for example at 63 Park Road and 25 Wheatfield Way.
- 3.4 Where unauthorised changes of use have occurred these are investigated by the planning enforcement team. The team currently has 106 outstanding cases relating to HMOs. Since the Article 4 Direction came into effect on 5 April 2013 the team has opened a total of 270 cases against alleged unauthorised HMOs¹ resulting in the serving of 24 enforcement notices between. Seven out of eight appeals against enforcement action have been dismissed during this period. In these cases the unauthorised use of the building as an HMO must cease.
- 3.5 In order to alter Policy CP21 a formal partial review of the City Plan Part One would need to be undertaken. This could be started at the latter end of the preparation of City Plan Part Two and would need to be subject to full statutory public consultation processes, before being submitted for independent examination by a Planning Inspector.
- 3.6 It should be noted that the City Plan Part One was subject to the same processes during its period of preparation and was subsequently submitted to the Secretary of State for Public Examination by an appointed Planning Inspector. The thresholds for levels of concentration and distance were assessed by the Inspector against the tests of soundness set out in the National Planning Policy Framework (positively prepared, justified, effective and consistent with national policy) and were considered sound.
- 3.7 The threshold for refusing new HMOs in CP21 was intentionally set at what is considered a relatively high level to reflects the sensitivity of a large proportion of

¹ It should be noted that each case of an alleged HMO isn't necessarily an unauthorised HMO. A large number of the 270 cases will have been established HMOs prior to the introduction of the Article 4.

the residential areas in the 5 wards covered by the Article 4 Direction which are characterised by high density terraced housing. A benchmarking exercise of other Local Plans with HMO policies has been undertaken which shows that the percentage threshold used in Brighton & Hove (10% within 50m) is one of the most stringent of the other planning authorities that have brought into effect an Article 4 Direction for HMOs (see appendix 2)

- 3.8 Whilst circumstances will differ in each area, the research undertaken indicates that no other planning authorities have set a threshold below 10%. This would appear to show that a threshold as low as 5% would be hard to justify as a threshold that causes significant harm to residential amenity. It would need to be demonstrated that a 5% concentration is the 'tipping point' where a locality becomes unbalanced and the negative impacts of HMO concentrations become apparent, and that the current 10% level is ineffective in preventing further deteriorations in residential amenity.
- 3.9 The Article 4 Direction and Policy CP21 are not intended to provide a cap on the total number of HMOs, rather the intention is to prevent further over-concentrations in areas that already have a proliferation by encouraging a more even spread. The evidence in Appendix 1 indicates the policy as currently worded is effective in preventing further proliferation of HMOs in areas of high concentrations. However it should be noted that planning policy cannot be applied retrospectively to reduce concentrations in areas with existing high levels of HMOs.
- 3.10 Extending the distance from the application property from 50m to 150m for the purposes of analysing the existing concentration of HMOs may be hard to justify as those properties at a greater distance away are less likely to have a direct impact on amenity.
- 3.11 There may also be unintended consequences of extending the area considered from 50m to 150m. Properties where applications for a change of use would currently be refused due to existing HMOs in the immediate vicinity could fall below the threshold as a consequence of the area being extended to 150m. For example, a larger radius could include a flatted development several streets away which are usually predominantly C3 residential units. This would make the grant of permission more likely even if the HMO concentration within the immediate 50m radius is above the threshold. The opposite effect may also occur however, and the overall effect on the number of applications granted is likely to be neutral. The most recent HMO approval and refusal decisions have been re-examined with the application of a 150m radius and in neither case would the decision have been different (see Appendix 3).
- 3.12 To conclude, any changes to policy CP21 would need to be undertaken through a review of City Plan Part One. Turning to the suggested policy changes - the current concentration threshold set in Policy CP21 (at 10%) is the lowest has been allowed in a development plan (see Appendix 2). Therefore there are concerns that lowering the threshold to 5% would be difficult to justify and unlikely to meet the soundness tests in the National Planning Policy Framework. In terms of an extension of distance, this too would need to be justified and there are concerns that this may have the unintended consequence of allowing more HMOs.

Consideration be given to the extension of the current Article 4 Direction area

- 3.13 Where a local planning authority wishes to remove rights to develop land permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 it can make an “Article 4 Direction” withdrawing those rights. In considering whether an Article 4 Direction should be made the legislation provides that a LPA must be satisfied that it is “expedient” that the development in question should not be carried out unless planning permission has been applied for and granted.
- 3.14 Guidance on the use of Article 4 directions is contained in the National Planning Practice Guidance. This states that the use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. The potential harm that the direction is intended to address should be clearly identified.
- 3.15 An Article 4 Direction must be justified for both its purpose and extent. In order to consider an extension to the existing Direction therefore, considerable evidence gathering would need to be undertaken in order to demonstrate that ongoing use of the existing permitted development rights would cause demonstrable harm to the area proposed for the extension. Work undertaken by Private Sector Housing to inform decisions on the extension of licensing (see below) could form part of this. The Planning Authority would also need to take into account the important role of HMOs in providing affordable accommodation for those on lower incomes and the ability to adequately resource the management of an expanded area.
- 3.16 Consideration of an extension to the area covered by the Article 4 Direction will form part of the work to take forward City Plan Part Two. There are a number of policy areas that may need to be addressed through the introduction of an Article 4 Direction (e.g. to control change of use from Public House to retail use). These options will be carefully weighed up in the context of limited resources and in consultation with lead councillors.

Better Aligning the Planning and Licensing Functions in Relation to HMOs

- 3.17 The Licensing and Planning functions of the Council are governed by different legislative regimes, notably the Housing Act 2004 and the Town and Country Planning Act 1990 that must be complied with by anyone looking to operate an HMO. It is the responsibility of the owner of the property to ensure that both are complied with: the granting of a licence under the housing legislation does not confer permission under the planning legislation and vice versa.
- 3.18 Planning and Housing officers have a history of close collaborative working in relation to HMOs and their impact on communities. The first Student Housing Study was jointly commissioned and informed the initial Student Housing Strategy that provided the evidence base for the introduction of the additional HMO licensing scheme covering smaller HMOs in the Lewes Road wards and the Article 4 designation in the same area.

- 3.19 Evidence collated by the departments is shared, for example information held by Housing on licensed HMOs is being used to inform owners and agents of potential requirements for planning permission. As part of the collaborative working, which includes regular meetings, data sharing and liaison over individual cases, Housing share information on all 3,000 licensed HMOs with Planning colleagues. In all licensing correspondence it is made clear that:
- Processing an HMO licence application and issuing a licence does not grant any planning consent that might be required for the property to be used as a house in multiple occupation;
 - License holders are advised that any extensions/external alterations may require formal planning permission.
- 3.20 Planning and Housing have also worked in close liaison on commissioning further work which will form the evidence base for the Student Housing Strategy refresh on which consultation will commence during 2017.

Further Extension of the Licensing of Private Rented Housing

- 3.21 In January 2016 the Housing & New Homes (H&NH) Committee asked officers to explore if evidence supported the possible introduction of further discretionary licensing in all or part of the Brighton & Hove urban area. Consultants were engaged to undertake research in this regard.
- 3.22 Independent research on this issue has now concluded and the results were presented to H&NH Committee in November 2016. The research found that there is sufficient evidence to demonstrate a significant proportion of HMOs are being managed sufficiently ineffectively to support the introduction of citywide Additional HMO Licensing to smaller houses in multiple occupation, and of poor property conditions and significant and persistent anti-social behaviour that supports the introduction of Selective Licensing to all other private rented properties in the worst affected area.
- 3.23 Options for extending the licensing of private rented housing are now being considered. A report is being taken to March H&NH Committee with a report on license fee structure prior to commencing consultation.
- 3.24 Consultation with other authorities in other university cities was undertaken as part of the process of implementing the Article 4 Direction, and the various policy approaches taken by other authorities to address the wider student housing and HMO issue are being examined as part of work on the City Plan Part Two. Consideration will also be given to means of establishing regular lines of communication with other similar authorities on this issue.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 The report sets out options for future policy approaches to the issue of HMOs

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 The report responds to a public petition. The City Plan Part One was subject to comprehensive public consultation and the same processes will be undertaken for City Plan Part Two.

6. CONCLUSION

- 6.1 The report responds to the Notice of Motion referred from full Council to EDC Committee, and sets out the officer response to the issues that was requested at EDC on 17 November 2016

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 There are no direct financial implications arising from the recommendations of this report.
- 7.2 The cost of reviewing the City Plan, any potential extension of the current Article 4 Direction and potentially aligning the Planning and Licensing functions in relation to HMOs would all be funded from the existing revenue budgets. It is anticipated that any financial implications expected to arise from these actions will need to be assessed within relevant reports or business cases; it is anticipated that any associated costs will be funded from within existing revenue budgets.
- 7.3 Costs associated with the delivery of the actions set out in the plan will be subject to available funding further committee reports if council funding is required to take them forward.

Finance Officer Consulted: Name Rob Allen

Date: 10/02/17

Legal Implications:

- 7.4 The relevant statutory provisions and legal implications are referred to in the report.
- 7.5 It is not considered that any adverse human rights implications arise from the report.

Lawyer Consulted:

Name Hilary Woodward

Date: 7/2/17

Equalities Implications:

- 7.6 No equalities issues directly related to this report.

Sustainability Implications:

- 7.7 The planning policy framework related to HMOs is intended to ensure that the balance of residential uses within neighbourhoods remains balanced and sustainable.

Any Other Significant Implications:

- 7.8 None identified.

SUPPORTING DOCUMENTATION

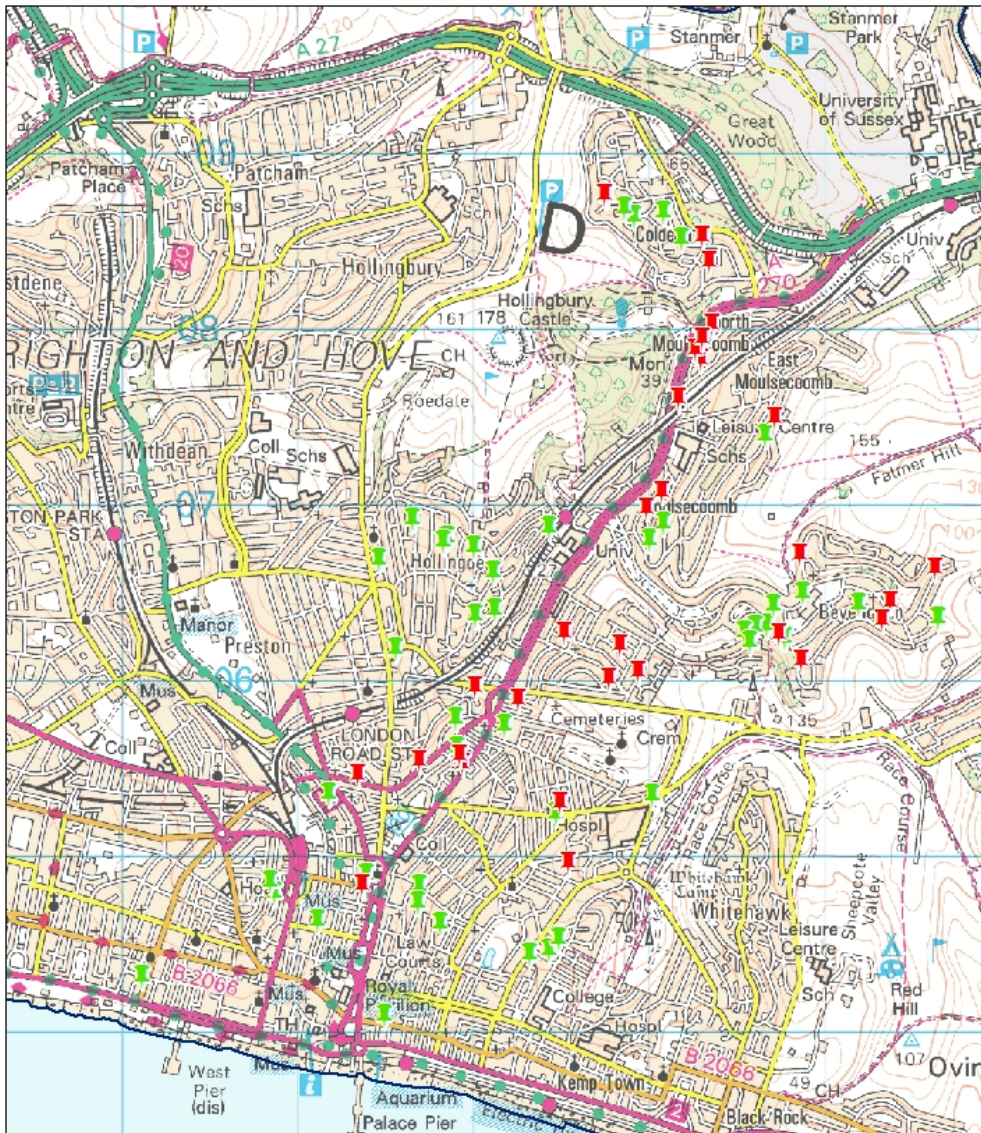
Appendices:

1. Map showing locations and outcomes of planning applications for HMOs (Jan 2015 – Feb 2017).
2. HMO concentration thresholds in other Local Planning Authority Areas.
3. Examples of effect of a 150m radius on the two most recent approval and refusals.

Documents in Members' Rooms

Background Documents.

City Plan Part One



Applications for change of use to HMO, or for small HMO to large HMO, determined Jan 15 to Feb 17

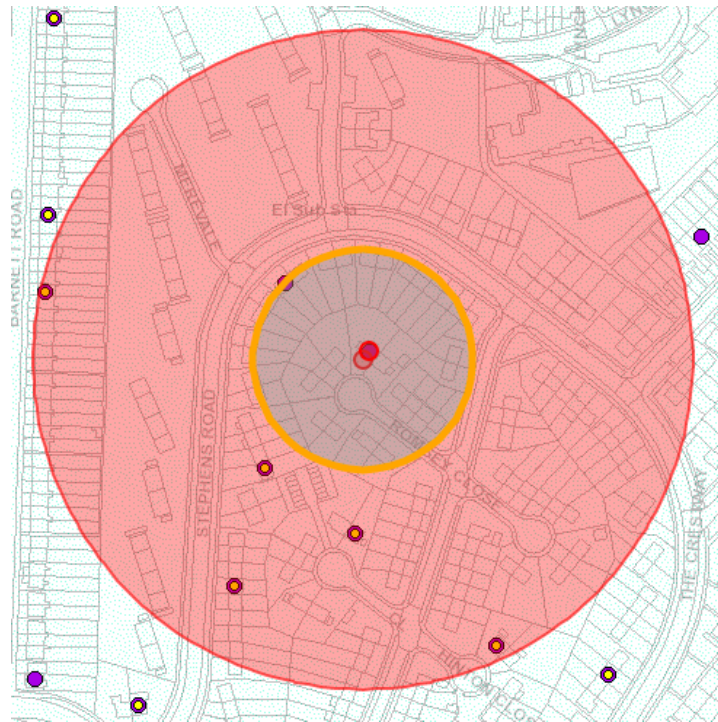


Appendix 2 – HMO Thresholds in Other Local Planning Authority Areas

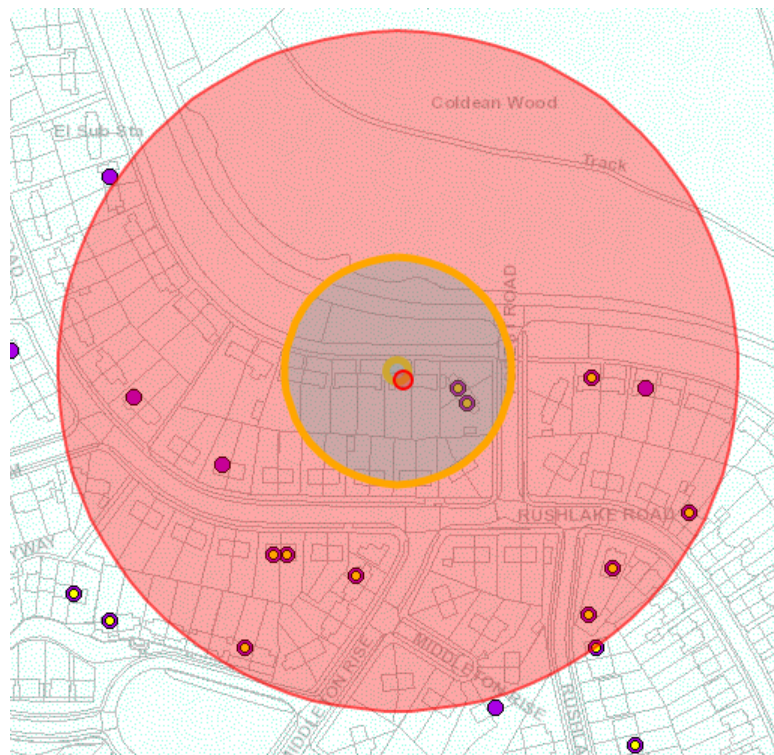
Local Planning Authority	Threshold in Article 4 areas
Barking & Dagenham	10% of the total number of houses in the road; and no two adjacent properties, apart from dwellings that are separated by a road, should be converted.
Welwyn & Hatfield	20% within 50m
Birmingham	10% within 100m
Bath	25% within 100m
Milton Keynes	20% within 100m
Southampton	10% within 40m
Leeds	No specific threshold but Article 4 Direction in place.
Oxford	The proportion of properties within 100 metres of street length either side of the property does not exceed 20%
Exeter	25% within certain areas, no radius from individual properties.
Leicester	No specific threshold but Article 4 Direction in place.
Manchester	No quantified threshold, merely “high concentration”, however supporting text to policy states “ <i>once a 20% threshold is reached problems become harder to manage, but... a tipping point would be difficult to set universally across Manchester due to varying capacities of neighbourhoods to accommodate this type of housing</i> ”
Nottingham	10% within the Census Output Area within which a development proposal falls and all Contiguous Output Areas (those with a boundary adjoining the Home Output Area). <i>(draft policy yet to be subject to examination)</i>
Plymouth	No specific threshold but Article 4 Direction in place.
Portsmouth	10% within 50m
Warwick	10% within 100m, and the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMOs; or lead to a continuous frontage of 3 or more HMOs.

Appendix 3 - Examples of effect of a 150m radius on the two most recent approval and refusals

BH2016/02875 8 Romsey Close. Application approved. Would also have been approved with a 150m radius.



BH2016/02971 40 Coldean Lane. Application refused. Would also have been refused with a 150m radius.



Subject:	Section 106 Developer Contributions Technical Guidance - Update		
Date of Meeting:	9 March 2017		
Report of:	Executive Director for Economy, Environment & Culture		
Contact Officer:	Name:	Debra May, Principal Planning Officer (s106)	Tel: 292295
	Email:	Debra.may@brighton-hove.gov.uk	
Ward(s) affected:	All		

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

- 1.1 This report further updates the Developer Contributions Technical Guidance that sets out how and when Section 106 developer contributions are sought on new development proposals.
- 1.2 The Technical Guidance approved by EDC Committee on 16 June 2016 (first approved by Cabinet 17 February 2011) now requires further update to provide wider clarification and advice in respect of contributions sought for Affordable Housing and Local Employment.

2. RECOMMENDATIONS:

- 2.1 That the Committee approves the updated Developer Contributions Technical Guidance attached as Appendix 1.
- 2.2 That the Committee authorises officers to annually update the figures within the Affordable Housing Schedule of Commuted Sums Payments in accordance with advice received from the District Valuer and allow this Schedule to be included as a separate Appendix in the updated Developer Contributions Technical Guidance and viewed via a webpage link within the main document.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 To meet planning policy objectives enabling granting of planning permission it may be necessary for developers to contribute towards necessary infrastructure to support new development. These requirements are commonly known as developer contributions and are secured through the planning process as Planning Obligations under Section 106 of Town and Country Planning Act 1990.
- 3.2 A Planning Obligation may only constitute a reason for granting planning permission for development if the obligation is:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development

3.3 Developer Contributions are sought in accordance with planning policy objectives as set out in the adopted City Plan Part One and the remaining retained policies in the Brighton & Hove Local Plan 2005 and where the requirements set out in 3.2 above are met.

3.4 The revised Developer Contributions Technical Guidance document, attached as Appendix 1, provides detailed advice on the type and scale of contributions that may be sought and is now proposed to be further updated, as described in the following paragraphs, to provide wider advice and clarification in respect of Affordable Housing and Local Employment and Training.

3.5 Developer Contributions changes and updates in the revised Guidance Affordable Housing

The Developer Contributions Technical Guidance (DCTG) has been updated to include guidance on specific circumstances where off-site Affordable Housing commuted sums payments may be secured from larger development sites as an 'exception' to the normal on-site provision policy (CP20 in the City Plan Part One).

The approach for such 'exceptions' guidance (where Affordable Housing commuted sums payment may be secured from larger development sites) was included in the original approved 2011 DCTG. It was omitted from the most recent 2016 update to reflect the need to review the approach and to ensure consistency between guidance in the DCTG and the Affordable Housing Brief

3.6 The Affordable Housing Brief is also being updated, so that the advice within this and the DCTG is now consistent.

3.7 In accordance with Policy CP20 in City Plan Part One on-site provision of affordable housing is the Council's first priority for all suitable larger development sites (40% on sites of 15 units or more, and where practicable, 30% on sites of between 10 and 14 units).

3.8 For larger development sites off-site provision of affordable housing on an alternative site or by way of a financial payment in lieu (commuted sum) will only be acceptable in exceptional circumstances

3.9 There will need to be robust planning or housing reasons to accept offsite provision or a commuted payment on larger development sites. Such justification will need to be carefully made as the presumption will remain for onsite provision unless scheme specific circumstances indicate otherwise. This is a matter for the developer to demonstrate and for the planning authority in conjunction with strategic housing services to consider and agree.

3.10 Circumstances which might justify offsite provision or a payment in lieu could include:

- Where mixed community objectives/housing priorities could be better met in an alternative location. For example where family sized (3 + bedroom, outdoor space) housing cannot easily be provided for on the development site itself, then it may be preferable to seek offsite provision or a commuted sum to fund such affordable housing elsewhere.
 - Where there are high housing costs for occupiers associated with the development. For example, in high value areas where development leads to high service/maintenance charges and where this cannot be satisfactorily overcome or avoided by alternative design, massing or separate new build for the affordable housing.
 - Where a Registered Provider finds it uneconomic or impractical to provide the affordable units agreed. An example could be where on some sites it is not practical, from a management perspective, to provide and manage a small number of on-site affordable housing units.
- 3.11 It is important to note that economic viability is not the key test for whether there should be on- or off-site provision. Viability determines the overall amount of affordable housing contribution – i.e. the appropriate percentage overall and the type (tenure, size mix) of affordable housing sought - whether provided onsite, offsite or as a commuted payment.
- 3.12 Neither off-site provision nor financial contributions will be less a less expensive option than on-site provision, but will be equitable. In such circumstances where the proportion of affordable housing is being negotiated the council may require the developments financial information to be provided on an open book basis which will be required as part of the process
- 3.13 Where the case is agreed for accepting a payment in lieu of on-site provision, the calculation of the commuted sum will follow the same approach as set out for smaller development sites (5-9 units or sites of between 10 to 14 units).
- 3.14 Where off-site commuted sums will be spent
The Council will use commuted payments to fund the provision of affordable housing in the City in the following ways:
- To contribute to the costs of building new affordable housing;
 - To contribute to the costs of area regeneration in connection with council owned land that would provide new affordable housing;
 - To contribute to the costs of purchasing land or properties off-plan for new affordable housing schemes; and
 - To contribute to the cost of bringing long term empty homes back into use as affordable housing.
- 3.15 The principle for securing commuted sums in lieu of on-site Affordable Housing was approved within the 2016 updated DCTG and it was agreed that the Schedule of Commuted Sums Payments within the DCTG should be updated on an annual basis to make sure changes to values can be accounted for. Figures are updated in accordance with advice from the District Valuer. Authority is

sought to allow officers to update the Schedule of Commuted Sums Payments on an annual basis in accordance with the District Valuer's advice and for the Schedule to be viewed as a separate Appendix via a webpage link within the main DCTG.

3.16 Local Employment and Training

Additional wording has been added (pages 13 and 14 of Appendix 1 and shown in underlined italics) to the DCTG to ensure it is clearer that the financial contributions element will also be spent directly supporting on-site construction training and job opportunities facilitated through the council's Local Employment Scheme Co-ordinator.

- 3.17 In accordance with the objectives of the City Plan policies CP2 Sustainable Economic Development, SA6 Sustainable Neighbourhoods and policy CP7 Infrastructure and Developer Contributions, apprenticeships, training and job opportunities for local residents will continue to be sought on major developments secured through provision of adequate community infrastructure.
- 3.18 Developers, through their contractors and sub-contractors are required to provide local employment opportunities to equate to a minimum of 20 % of the workforce. Training provision is also a key element of the benefits to be offered on all major developments during demolition (where practicably possible due to the specific skills required) and construction phases, as further set out in the DCTG.
- 3.19 The scheme co-ordinator supports developers and their contractors through collaboration and providing links as well as brokering relationships with a range of partners and organisations in the city, in order for development meeting their objectives in providing jobs and training opportunities for the local community.
- 3.20 The funding provision for the Local Employment Scheme (LES) Co-ordinator role is supported by the financial contribution element secured through the developers' s106 obligations on all major developments. The LES Co-ordinator's role is pivotal to supporting developers and their contractors with monitoring and compliance as well as liaising across all agencies and partners.
- 3.21 Local Employment Scheme Example
Through the construction employment training strategy obligation on redevelopment providing 45 Extra Care residential units at Brook Mead Albion Street Brighton the LES Co-ordinator worked closely from the pre-construction period with Willmott Partnerships Homes Construction Manager and Community Liaison Manager. The training and job opportunities secure on site were:
- 5 x Apprentices through sub-contractors (carpentry, brickwork, formwork (for concrete frames), dry lining and electrical
 - 1 x Apprentice through Willmott Partnerships (a Trainee Site Technician now on a Management Training Programme) - and
 - 7 x Construction Traineeship placements started in January 2017
- All achieving the necessary accreditation through Health & Safety qualification (Level 1 H&S in Construction Environment) and a Construction Skills Certification Scheme Card.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 The DCTG provides advice on current planning policies and the only alternative to updating would be for the document being withdrawn as it will be incomplete and out of date. Withdrawal of the Guidance could lead to inconsistent and unclear decisions on developer contributions which could be detrimental to the council, applicants and developers.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 The updated DCTG provides further detail on implementation of policy and priorities in the City Plan Part One adopted March 2016 following the outcome of the Inspector's Examination into the Plan. The City Plan was subject to extensive consultation over a number of years.

6. CONCLUSION

- 6.1 The recommendation allows the DCTG to be further updated providing additional detailed guidance for consistency and clarity when seeking developer contributions as part of the planning application process.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 The costs associated with updating the revised Developer Contributions Technical Guidance have been met from existing revenue budget within the Planning service.

Finance Officer Consulted: Gemma Jackson

Date: 06/02/17

Legal Implications:

- 7.2 As noted in the body of the report, developer contributions are secured by way of planning obligations under s106 of the Town and Country Planning Act 1990 and are sought to assist in mitigating the impact of unacceptable development in order to make development acceptable in planning terms.

To be capable of constituting a reason for granting planning permission any contribution sought must meet the statutory requirements referred to in paragraph 3.2 of this report and found in Regulation 122 of the Community Infrastructure Levy Regulations 2010. Use of the Technical Guidance in assessing developer contributions will assist the Council, as local planning authority, in demonstrating compliance with these statutory requirements.

It is not considered that any adverse human rights implications arise from the report's recommendations.

Lawyer Consulted:

Name Hilary Woodward

Date: 9/2/17

Equalities Implications:

Developer contributions where secured as part of the planning process can provide wide community benefits through for example – affordable housing, local employment opportunities, improved recreation space, pedestrian accessibility and education facilities.

Sustainability Implications:

- 7.2 The objective to securing developer contribution is to mitigate negative impacts of development and to assist enabling new development contributing towards establishing sustainable communities. Continuing to seek developer contributions helps ensure appropriate measures are secured towards physical, environmental and community infrastructure to help ensure long term sustainable development across the city.

Any Other Significant Implications:

- 7.3 None

SUPPORTING DOCUMENTATION

Appendices:

Appendix 1 – revised updated Developer Contributions Technical Guidance

Appendix 1 – Schedule commuted sums payments

Documents in Members' Rooms

None

Background Documents

Brighton & Hove City Plan Part One (Adopted 24 March 2016)

Brighton Hove Local Plan 2005

Developer Contributions Technical Guidance

Planning Policy CP7 Infrastructure and Developer Contributions Overview and detailed guidance on the main types of contributions

March 2017



This Developer Contributions Technical Guidance provides a policy overview on areas for developer contributions, enabling the granting of planning permission. The contributions will be secured as Planning Obligations under Section 106 of the Town and Country Planning Act 1990 under the tests as:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development

Developer contributions are sought in accordance with policy objectives as set out in the City Plan Part One adopted 24 March 2016 and the remaining saved policies in the Brighton & Hove Local Plan 2005. The contributions will go towards appropriate and adequate social, environmental and physical infrastructure to mitigate the impact of new development. Contributions are required where necessary in accordance with City Plan policy CP7 Infrastructure and Developer Contributions.

The range of infrastructure and service provision that may be supported by developer contributions are set out in this guidance. It also provides detailed advice on the main areas for developer contributions and sets out the thresholds for requirements, how payments are calculated; and what those contributions will provide in relation to those contributions.

Content	Page no.
Affordable Housing	
- including commuted sums in lieu	4
Sustainable Transport and travel	
- including access provision	8
Local Employment and Training	13
Biodiversity	
- including Nature Conservation and development	15
Open Space	
- including sports, play space and other recreation space	17
Education	
- including schools provision	25
Public realm	
- including environmental improvement and artistic components	30
Other developer contributions	31

Development viability

Planning obligations are a necessary cost of development and it is expected that the likely cost of developer contributions will be factored into development costs at an early stage. In very specific instances s106 planning obligation requirements may impact on the viability of a development either by their cumulative requirements or if there are abnormal site development costs.

When concerns are raised by developers that development schemes are not commercially viable, as a consequence of these obligations, these issues should be raised as soon as possible and detailed viability/cost information should be submitted to the Council at the earliest opportunity. This will help reduce delay in negotiations on developer contributions and in agreeing and finalising a legal agreement to provide planning obligations.

The onus is on the developer to provide robust evidence to demonstrate the non-viability of a development proposal. To substantiate a claim the Council will require a full financial appraisal through an informed and independent assessment of viability signed by an appropriately qualified and independent valuer or financial professional. An independent assessment cannot provide binding arbitration, but the council will take into account its findings in considering viability issues on applications.

In all cases the council will require an electronic version of the viability assessment tool in a working compatible format to test calculations and the figures provided.

Review Mechanism

In meeting planning policy objectives for ensuring appropriate levels of contributions a review mechanism may be required, where due to viability at the time of determination reduced contributions are agreed upon granting planning permission.

Such a mechanism, for instance on phased developments, will allow for re-evaluation of the viability appraisal of the scheme for reassessing and allowing a revised level of developer contributions to be provided where land value assumptions may have been fixed at an early stage or as a result of any unpredicted rise in sales values.

Affordable Housing

Alternative Developer Contributions / Commuted Sums for Affordable Housing

Off-site Provision / Commuted Sums for Larger Development Sites

In accordance with Policy CP20 in City Plan Part One on-site provision of affordable housing is the Council's first priority for all suitable larger development sites (40% on sites of 15 units or more, and where practicable, 30% on sites of between 10 and 14 units).

Off-site provision of affordable housing on an alternative site or by way of a financial payment in lieu (or commuted sum) will only be acceptable in exceptional circumstances.

There will need to be robust planning or housing reasons to accept offsite provision or a commuted payment on larger development sites. Such justification will need to be carefully made as the presumption will remain for onsite provision unless scheme specific circumstances indicate otherwise. This is a matter for the developer to demonstrate and for the planning authority in conjunction with strategic housing services to consider and agree.

Circumstances which might justify offsite provision or a payment in lieu could include:

- Where mixed community objectives/housing priorities could be better met in an alternative location. For example where family sized (3 + bedroom, outdoor space) housing cannot easily be provided for on the development site itself, then it may be preferable to seek offsite provision or a commuted sum to fund such affordable housing elsewhere.
- Where there are high housing costs for occupiers associated with the development. For example, in high value areas where development leads to high service/maintenance charges and where this cannot be satisfactorily overcome or avoided by alternative design, massing or separate new build for the affordable housing.
- Where a Registered Provider finds it uneconomic or impractical to provide the affordable units agreed. An example could be where on some sites it is not practical, from a management perspective, to provide and manage a small number of on-site affordable housing units.

It is important to note that economic viability is not the key test for whether there should be on- or off-site provision. Viability determines the overall amount of affordable housing contribution – i.e. the appropriate percentage overall and the type (tenure, size mix) of affordable housing sought - whether provided onsite, offsite or as a commuted payment.

Neither off-site provision nor financial contributions will be a less expensive option than on-site provision, but will be equitable. In such circumstances where the proportion of affordable housing is being negotiated the Council may require the developments financial information be provided on an open book basis which will be required as part of the process.

Where the case is agreed for accepting a payment in lieu of onsite provision, the calculation of the commuted sum will follow the same approach as set out for smaller development sites (5-9 units or sites of between 10 to 14 units)

Offsite provision on an alternative site

Where the case for no on-site provision is agreed, then the council may consider off-site affordable housing provision on an alternative development site. An example may be where a private developer can ‘pair’ up development sites.

Provision of affordable housing on an alternative development site will be in addition to any requirement arising from the development of the alternative site. Where an alternative site is insufficient in area to accommodate all the affordable housing requirement then financial contributions to remedy the shortfall will be sought.

Provision commuted sums on Small Development Sites

Calculation of Commuted Sums for Affordable Housing on sites of 5-9 units and 10-14 units

This guidance sets out the revised methodology and calculation of commuted sums (payment in lieu) in accordance with the sliding scale requirements for smaller development sites as set out in City Plan Part One CP20 Affordable Housing.

The Brighton & Hove City Plan Part One was adopted 24 March 2016. The City Plan sets out strategic housing policies regarding future housing delivery in the city to 2030 and Policy CP20 Affordable Housing replaces the 2005 Local Plan Policy HO2 for affordable housing.

Policy CP20 ‘Affordable Housing’ requires an affordable housing contribution on all sites of 5+ net units:

- **20% affordable housing as an equivalent financial contribution on sites of 5-9 (net) dwellings;**
- **30% onsite affordable housing provision on sites of 10-14 (net) dwellings or as an equivalent financial contribution; and**
- **40% onsite affordable housing provision on sites of 15 or more (net) dwellings.**

Table 1 below indicates the equivalent number of affordable housing dwelling units for which a commuted sum would be required under Policy CP20. The numbers have been rounded to the nearest whole dwelling unit. This reflects the policy approach which is currently taken for onsite provision.

For example, for a scheme proposing 6 dwelling units, the equivalent number of affordable housing units for which a commuted payment would be sought is 1 unit. For 9 dwellings, the equivalent number of affordable housing units for which a commuted sum would be sought would be 2 units.

Table 1: Sliding scale of affordable housing contributions Policy CP20

No of units	20% affordable housing (equivalent no. units)		30% affordable housing (equivalent no. units)	
	20%	Rounded	30%	Rounded

5	1	1		
6	1.2	1		
7	1.4	1		
8	1.6	2		
9	1.8	2		
10			3	3
11			3.3	3
12			3.6	4
13			3.9	4
14			4.2	4

Commuted Payments Calculation:

The general approach to the calculation of the commuted payment remains essentially the same as that currently outlined in the original Developer Contributions Technical Guidance as first established by Environment Committee February 2011.

The commuted payment will be based on a sum equal to the difference between an Open Market Value (OMV) and Affordable Housing Value (AHV).

Brighton & Hove City Council commissioned DVS Property Specialists to undertake the relevant valuations required and from this to provide a schedule of commuted sum payments.

DVS were instructed to provide:

- A schedule of average market values for 1,2,3 bedroom flats and 2,3,4 bedroom houses across Brighton & Hove
- An analysis of different value areas in Brighton & Hove (i.e. low, medium and high).
- A schedule of average Affordable Housing values for the above unit types.
- A schedule of commuted sum payments.

The DVS report and value areas can be viewed using the link in the attached Appendix below:

The Schedule of Commuted sum payments can be viewed using the following link:

(Attached as Appendix)

Taking account of unit size mix

The appropriate unit size mix for the affordable housing contribution will be advised having regard to the balance of unit sizes across the proposed scheme as a whole. The commuted payment will then be calculated using the schedule above.

Example 1: 6 residential units comprising 4 one bed and 2 two bedroom units

The affordable housing contribution will be based on a commuted sum equivalent to 1 affordable unit (as indicated in Table 1). As the scheme is balanced more towards one bedroom units overall then the commuted payment will be that calculated for a one bedroom unit reflecting the appropriate value zone. For a flatted scheme in Zone 2 this will be £120,750.

Had the scheme comprised an even split of one bedroom and two bedroom properties then the commuted payment sought would be for a one bedroom unit.

Example 2: 9 residential units comprising 4 one bedroom units, 4 two bedroom units and 1 three bedroom units

Under this example, the appropriate affordable housing contribution for which a commuted sum would be secured would be equivalent to 2 affordable units (as indicated in Table 1). The commuted payment would be calculated on the basis of 1 one bedroom unit and 1 two bedroom unit reflecting the appropriate value zone. For a scheme of 9 flats in Zone 2 this will be £285,250.

Securing the commuted payments and proposed uses

The council's preferred approach will be to secure the commuted payment through requiring a Unilateral Undertaking or a S106 Agreement to be submitted by the developer with a planning application. Payments will be required upon scheme commencement.

Applicants are therefore advised to confirm the appropriate commuted sum with a Planning Officer.

It is proposed that the Council would use commuted payments to fund the provision of affordable housing in the City in the following ways *below*

- To contribute to the costs of building new affordable housing;
- To contribute to the costs of area regeneration in connection with council owned land that would provide new affordable housing;
- To contribute to the costs of purchasing land or properties off-plan for new affordable housing schemes; and
- To contribute to the cost of bringing long term empty homes back into use as affordable housing.

The approach for accepting a commuted sum in lieu is that financial contributions should be of 'broadly equivalent value' – the commuted sum should be equivalent to the developer/landowner contribution if the affordable housing was provided on-site.

In such circumstances where the proportion of affordable housing is being negotiated the Council may require the developments financial information be provided on an open book basis which will be required as part of the process.

This guidance will be incorporated into the council's Affordable Housing Brief.

Sustainable Transport and travel – measures and initiatives including Highways infrastructure and access provision

When considering development proposals, securing developer contributions to improve transport is an important tool for dealing with the total transport impact that all development has on the city. Issues including the site layout and safety of the access, and changes that are required to make proposals acceptable locally, as well as potentially over a wider area, are addressed during the planning application process. Ensuring both are resolved satisfactorily through appropriate transport measures will support the overall objective of achieving sustainable growth.

Depending on the location, size and type of development, transport measures can include schemes to improve the management of traffic and parking, improvements to access arrangements, works to provide for and encourage the use of sustainable forms of travel such as pedestrian, cycle and buses, e.g. bus stop improvements, and measures to raise awareness and provide information such as Travel Plans. In addition, contributions may be sought for measures that improve safety and reduce or prevent casualties. In seeking to minimise the transport impacts of development, contributions will be required for measures that enable access to sustainable forms of transport and to maximise their use and increase choices.

All new developments, including changes of use, are required to contribute to the full costs of transport infrastructure, initiatives and/or services that are necessary, including future maintenance requirements, and all associated costs of drafting legal agreements.

The size of contribution is calculated with a simple-to-use formula based on the scale of the development proposal. The contribution sought is based on the net increase in transport impact but contributions may still be secured for developments that have a lower impact but change the nature of travel to a site. The formula acts as a guide to the overall level of contribution. However, in certain circumstances depending on whether the necessary transport infrastructure is in place to support the development the Highway Authority may seek contributions above or below the standard formula figure.

Agreement to specific measures and the overall contribution will be subject to negotiations with the developer prior to, or during, the planning application process.

The Framework for Delivering Improvements

Policy CP9 of the City Plan Part One requires that major planning applications should be submitted with a Transport Assessment [TA]. The TA should be prepared with reference to the guidance within the Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/blog/guidance/>) and through pre-application discussions with the Highway Authority. While for smaller developments, it may be necessary to provide a Transport Statement [TS], in line with the same guidelines. The submitted TA/TS must forecast the likely transport impact and suggest suitable mitigation measures where necessary.

Applications for smaller scale development will not usually require a full TA or TS but must still demonstrate that the transport impact complies with City Plan policies and forecast the likely transport impact the development will have. The Council will confirm the type of assessment required to support a planning application during pre-application discussions

with developers. The Council may request a TA or TS if it is considered that the proposal will create a material impact or change in an area, such as a junction that is over or near capacity or where there is an existing safety concern, or within the City's Air Quality Management Area [AQMA].

Developers will also need to demonstrate consistency with the current Local Transport Plan [LTP] which identifies improvement schemes across Brighton & Hove. Therefore contributions may be sought in line with this plan to contribute to relevant proposals identified in the LTP, such as measures proposed on Sustainable Transport Corridors, walking and cycling networks, and at local railway stations or other transport interchanges. The current LTP can be viewed on the Council's website <http://www.brighton-hove.gov.uk/content/parking-and-travel/travel-transport-and-road-safety/local-transport-plan>

The Process for Securing Funding

Legislation and Policy

Within the National Planning Policy Framework (NPPF) one of the 12 core planning principles that should underpin plan making and decision taking is to:

"...actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable ...".

Contribution Methodology for Transport/Highways Works

Planning applicants can comply with the policy framework by making financial contributions to enable the City Council to improve and enhance facilities for public transport, walking, cycling and parking, thereby helping to meet the Council's specific transport objectives and policies, as well as those related to wider issues such as the economy and health.

The contribution will be sought to improve transport infrastructure and services in the immediate vicinity of the development site. To maintain transparency, the exact scheme will be identified and referenced in the legal agreement. Locations that are less accessible by sustainable transport will need higher levels of investment than areas that are well served.

The amount of the financial contribution is generally based upon the net increase in movement by all forms of transport which is created by the development. This demand is based on the net change in the number of daily total person trips. Person trips have been used as the most appropriate unit as this indicates the total likely level of demand placed upon the City's entire transport infrastructure. Table 2 provides guidance average person trip rates for the most common forms of development.

Whilst the net increase by all forms of transport is generally used to assess the likely contribution in certain scenarios if there is a material change in the nature of trips as a result of development proposals contributions will still be sought in line with the Community Infrastructure Levy Regulations 2010 to make the development acceptable in planning terms.

How Contributions are calculated

Contribution Formula

A formula for evaluating the levels of financial contribution has been developed to assist applicants in understanding the contribution required. This is detailed below:

Number of residential units x person trip rate x £200.00 x reduction factor
 (or GFA/100m² of business space)

For clarification a worked example has been set out below.

The example is based on a mixed-use development of two residential flats with 200m² of office use in a city centre location.

Table 1 Transport Financial Contribution (Worked Example)

Development	Person Trip Rate	Contribution Per Trip	Central Factor	Total Contribution
2 Flats (privately owned)	12	£200.00	50%	£6,-000
200m ² B1c Office space	48	£200.00	50%	

Table 2 provides guidance average person trip rates for the most common forms of development.

Table 2 Development Person Trip Rate

Development Type	Person Trip Rate*
Residential – Houses**	10 per dwelling
Residential – Flats**	6 per dwelling
Office space	23 per 100m ² Gross Floor Area

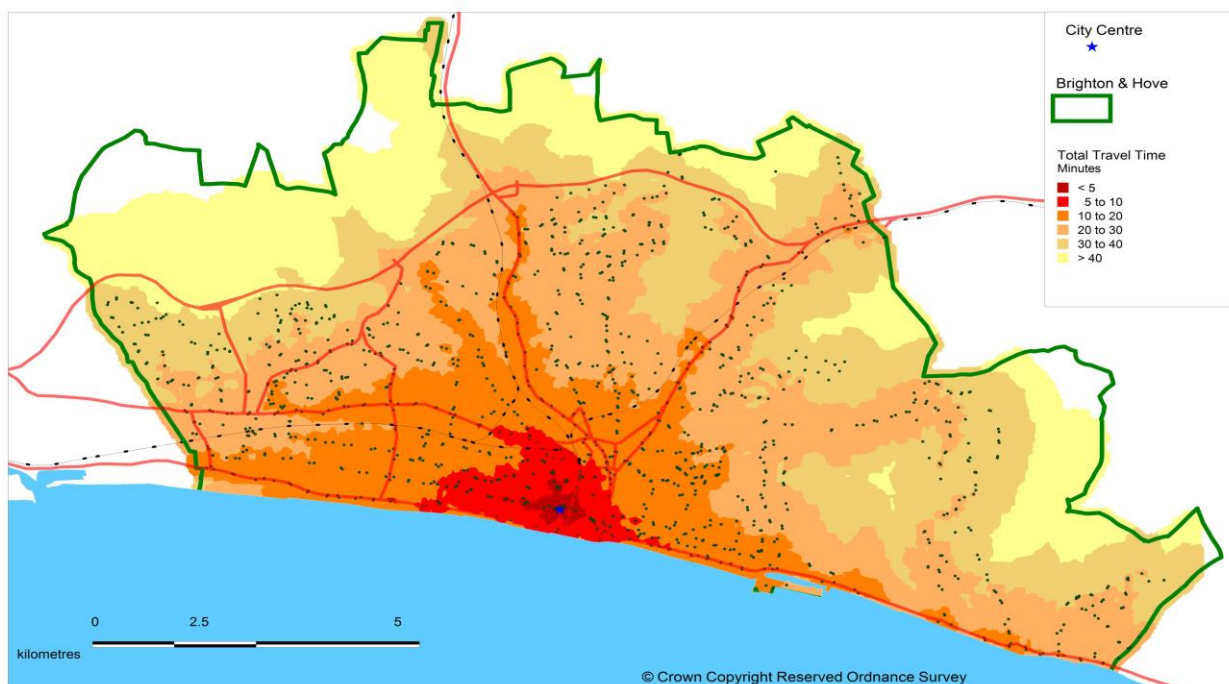
*Based on TRICS version 7.3.1

**Privately owned

The level of the contribution per person trip is £200 as has previously been established as part of this S106 standard formula. This figure has been previously established and accepted as being fair and reasonable. If a development is located in the central zone of Brighton & Hove (defined as having all amenities associated with the city centre within easy walking distance), there will be a 50% reduction on the maximum level of the calculated financial contribution to reflect the higher quality accessibility associated with the City Centre.

In the intermediate zone (where access to more sustainable forms of transport is less available) there will be a 25% reduction on the maximum level of the calculated financial contribution.

In the outer zone where public transport accessibility is lower developments will be required to make the full calculated contribution.



Public Transport Accessibility to City Centre - Interpeak (Tuesday 10-16)

A more detailed map of these zones can be accessed [here](#):

Thresholds

Contributions for sustainable transport measures will be required for all types of schemes where transport infrastructure is necessary to make the development acceptable in planning terms. There are no minimum thresholds as to where a contribution is not applicable. The incremental impact of smaller development sites in the City is significant and therefore, contributions will be sought from all sites towards sustainable transport initiatives, where they are necessary.

Section 278 & S38 Highways Agreements

In addition to S106 contributions there are alternative funding mechanisms through the planning process. These are primarily through section 278 and 38 of the Highways Act 1980. If highway works are to be carried out on the public highway by a developer, the Council as Highway Authority will enter into a Legal Agreement under Section 278 of the Highways Act 1980. If new estate roads are to be constructed and then adopted as public highway, the Council as Highway Authority will enter into a Section 38 agreement under the Highways Act 1980. This agreement will allow the developer to construct the new roads under supervision of the Council once the full constructional details have been agreed.

These agreements allow developers to carry out highway works at their full expense whilst insuring the Council against poor or in-complete workmanship. A bond covering the full costs of the works will be secured and released on completion of the works to the Council's satisfaction. The developer will be required, to pay for maintenance for a minimum 12-month period following completion of the works after which the Council will then be responsible.

Grampian Conditions

In addition to Section 106, 278 and 38 agreements the Local Planning Authority shall use Grampian (or negatively worded) conditions which restrict development from being occupied until particular works have been carried out. Grampian conditions shall be used at times to secure off-site highway infrastructure which is necessary to make the development acceptable in planning terms.

Investing Contributions from Development

The contributions secured will be used for/put towards improvements to public transport accessibility and services, new public transport, walking and cycling infrastructure, bus stop facilities, cycle parking, park and ride schemes, on-street parking controls (including all means of management and enforcement such as CCTV and improvements to street lighting) or other suitable measures such as variable message signs. Contributions to these measures are already accepted and justified, and ongoing improvements to the transport network will be required to address the impact of future development in the city.

Contributions will be sought where appropriate for the costs of improving facilities to an appropriate standard (as agreed by the Highway Authority) and, if necessary, for the costs of bringing forward existing proposals from the LTP e.g. to improve priority walking routes and sections of the cycle network in the area. For site-specific contributions, the timing of implementation will be specified within the Section 106 agreement. If the funds are not spent within the specified period they will be refunded to the developer where this is defined in the Section 106 agreement. Some larger transport schemes may require contributions from a number of developments.

The transport contributions will usually fund projects that are located on a transport corridor or route serving the development, or within the vicinity of the site. The City Council will keep detailed records of all transport contributions received and where those contributions are used.

The methodology for calculating transport contributions will assist developers and ensure that all contributions are used in an appropriate and relevant way. The programme of LTP or other improvement schemes against which these contributions are considered will be kept under review by the Council and as such could be subject to change over time.

Employment and Training initiatives – including securing Local Employment from new development

As part of the objectives of City Plan policy CP2 (and SA6 Sustainable Neighbourhoods), apprenticeships, training and job opportunities for local residents will continue to be sought from developers on major development schemes.

Policy CP7 Infrastructure and Developer Contributions will ensure adequate infrastructure including appropriate social infrastructure through provision of employment, regeneration and training initiatives on major development sites at demolition and construction phases in accordance with the Brighton & Hove Local Employment Scheme (BHLES).

The Brighton & Hove Local Employment Scheme (BHLES)

Council is keen to ensure ongoing developer support for the provision of local training and employment agreements for all major developments. Major development proposals will be required to provide direct provision of employment and training initiatives by the developer together with a financial contribution towards an agreed and established programme with a local partnership. *The training is for the benefit of the construction industry as a whole, to mitigate the impact of the predicted skills shortage in the sector and necessary to meeting policy objectives in respect of Social Infrastructure in providing suitably trained individuals required for construction services for new development.*

The training provision would be for people living within the administrative boundary of Brighton and Hove, and directly related to the employment needs of the development with the aim to maximise opportunities to develop local skills and business performance and expand employment provision.

Seeking contributions for training co-ordination benefits all parties by providing employment, training, enabling sustainable development and mitigating the potential for delays to the construction process. A local workforce will enable easier recruitment and retention and will reduce the environmental impact of a commuting workforce. The advertising of all jobs, which relate to the development, should be accessible to local people through local, approved employment agencies such as Job Centre Plus and its partners.

An obligation will ensure contributions towards the city-wide coordination of training and employment schemes to support local people to employment within the construction industry. Development also directly contributing towards a workplace co-ordinator further facilitates easy routes to employment with contributions directly relating to the construction of developments and training for local people benefiting the city's major development sites across the city.

The methodology for securing contributions towards employment and training will enable the Council and delivery organisations to:

- engage in long term planning of the scheme;
- benefits residents and trainees, who are then able to develop their skills and qualifications both on and off site;
- support developers in achieving a commitment to local employment and training;
- support the development industry;

- support long-term monitoring and compliance with obligations.

A planning obligation for employment and training may include a number of elements, such as:

- a contribution by the developer towards pre- and post- construction training;
- a commitment to recruit residents for jobs pre- and post-development;
- the provision of waged construction training placements on the development site;
- larger schemes to include the provision of a serviced, on site recruitment and/ or training facility and/or workplace coordinator;
- the provision of information that the Council can use to monitor the success of the scheme;
- the developer to enter into a partnership with a local college or training provider.

Financial Contributions

Financial contributions will be required for supporting the on-site training provision aided directly through the role of the Local Employment Scheme Co-ordinator and a local employment training off-site programme and its running costs, including the provision of an appropriately qualified tutor. The contributions will support both capital and revenue costs on the 'Futures' programme for residents and small businesses.

Threshold and provisions

Contributions will be required from development, on net gain, on or above the thresholds detailed below. Provision of contributions on all development will need to be agreed in detail by the Council and the developer and be met prior to the commencement of development.

Brighton & Hove Local Employment Scheme **How Contributions are calculated**

All Major Developments will provide an agreed percentage (a minimum 20%) of local employment on site and provision of training opportunities in negotiation with the Local Employment Scheme Co-ordinator.

Residential Development Contributions

<u>All Residential Uses</u>	<u>Student /studio units</u>	<u>1 – 2 bed units</u>	<u>3+ bed units</u>	<u>Note</u>
Contribution per unit (schemes of 10 units and above)	£100	£300	£500	Falling under Use Class C1 or C3
	£100			Falling under Use Class C2 and Sui Generis (Hostel)

Commercial Development Contributions

<u>Type of Development</u>	<u>Threshold</u>	<u>Contribution</u>	<u>Note</u>
All uses (except see below)	500m ²	£10 per m ²	All Use Classes except B2 and B8
Storage or distribution/general industrial	235m ²	£5 per m ²	Falling under Use Classes B2 and B8

Example of development contribution:-

750 m² B1 commercial space x £10 per m² = £7,500.

50 x student /studio units x £100 per dwelling =£5,000

The proposed thresholds and formula applied would be negotiated taking into account wider considerations linked to the development of the scheme.

Biodiversity – including Nature Conservation and Development

Requirements and contributions for ensuring development provides appropriate nature conservation and ecology measures will be sought in accordance with City Plan policies CP7 Infrastructure and Developer Contributions and CP10 Biodiversity and the Nature Conservation and Development Supplementary Planning Document (SPD) 011.

Sports, recreation, youth, play and amenity space

As the population increases in Brighton & Hove this creates a need not just for housing but also for job opportunities, services and community facilities. This includes a need for open space which in view of the physical constraints upon the city, the sea to the south and a National Park to the north and east, is becoming increasingly important to take into account in new developments. The cumulative impact from the incremental loss of existing open space and shortfalls in open space provision within developments can be significant.

A failure to take into account the need for open space can lead to a reduction in quality of life and have negative impacts on health, social integration/inclusion, micro-climate, economic stability and educational attainment. Trees and soft landscaping help reduce air and noise pollution and surface water run-off. Physical activity is also important for health, social inclusion and educational attainment. Open space, sport and recreation are therefore something that is very much part of sustainable communities. It is becoming increasingly important to ensure open space is appropriately planned into any new development scheme at an early stage to ensure it is effective and its use optimised.

New residential development will be required to provide open space in accordance with policy requirements of the adopted City Plan and the retained policies of the adopted Local Plan. This Guidance sets out more detailed guidance on what is considered to constitute appropriate provision. Only in exceptional circumstances will alternative provision be considered and in such circumstances alternative facilities must be provided to the satisfaction of the council.

In situations where the provision of open space cannot be provided on site (either in totality or part thereof) a financial contribution will be sought for the shortfall taking into account government guidance and guidelines on costings to help secure the provision elsewhere.

Open Space Sport and Recreation Study 2008/9

The Citywide Open Space, Sport and Recreation Study assesses the quantity, quality, accessibility and demand for open space including existing indoor sport facilities in the City and recommends standards appropriate to Brighton & Hove. These recommended local open space and indoor sports facilities standards have been included in the emerging City Plan.

Breakdown of the Standard

The breakdown of the standards are broadly defined as follows. The full text can be read in the Open Space, Sport and Recreation Study 2008/9 (and erratum2010) or [click here](#):

Open Space Standards		
	Quantity Standard* (hectare / 1,000 pop)	Accessibility Standards
Parks and Gardens	0.92	15 minute walk time (720m)
Amenity Greenspace (AGS)	0.582	10 minute walk time (480m)
Natural Semi-Natural (NSN)	2.8	15 minute walk time (720m)
Outdoor Sport	0.47	20 minute walk time (960 metres)
Children & Young People (equipped play)	0.055	15 minute walk time (720m)
Allotments	0.23	15 minute walk time (720m)
Total	5.057 hectares/1,000 pop	

* The 2008 Open Space, Sport and Recreation Study contains detailed information on Quality Standards expected.

Indoor Sports	
Quantity (indoor sport)	
Modelling undertaken in line with Sport England parameters. Standards to comply with national best practice.	The Open Space, Sport and Recreation Study recommends the council should aim to provide a new multi-sports wet/dryside leisure centre (in addition to the replacement of provision currently made at the King Alfred Leisure Centre) and indicates a further potential need for additional pool space and indoor sports halls. The study also indicates a demand for an indoor arena and ice rink.
Accessibility (indoor sport)	
Standards to comply with national best practice.	
Quality (indoor sport)	
All facilities should be built or provided in accordance with national best practice and meet the minimum specifications of the appropriate National Governing Body of sport and meet Equality Act 2010 guidance (formerly Disability Discrimination Act).	

Calculations for contributions for open space provisions are set out below and the table in the Appendix table of Contribution Costs. This Technical Paper and the following calculations have incorporated the provisions set out in the Brighton & Hove Open Space, Sport and Recreation Study 2008/9.

Calculating Commuted Payments for Off-Site Provision

On-site provision will be sought and only in exceptional circumstances will alternative provision be considered acceptable. However there are minimum sizes in respect of achieving effective useable areas of open space. These are detailed below:

Typology	Minimum Size (hectares)
Parks and gardens	0.4
Natural/Semi-Natural	0.05
Amenity Green Space	0.04
Outdoor Sport	0.28
Children and Young People Equipped	0.04 + buffer
Allotments	0.05

In most cases the demands generated by a development proposal will not meet

the minimum size. In such cases it is likely provision will be achieved more effectively by an off-site contribution.

Where a development proposal generates demands equal to or greater than these minimum size guidelines for achieving useable space then on-site provision will be expected. The inability to provide such space on-site could be an indication of over development.

Scope of Contributions

The level of contribution required will depend upon the nature of the facility to be provided. The financial contributions secured will be used to provide new facilities, additions to existing facilities and where the opportunity arises the provision of additional new open space. The types of schemes to be funded include:-

- New playground equipment
- New pitches etc.
- Safety surfacing to accommodate / enable the respective increase in usage
- Changing facilities to accommodate / enable the respective increase in usage
- Access enhancements to accommodate / enable the respective increase in usage
- Improvements to existing respective typologies to increase their offer
- New planting
- Enhancements to the green network
- On larger schemes it may also be appropriate to secure part of a contribution for respective open space co-ordinators whose duties will include promotion and the running of activities, information on provision etc.

How Contributions are calculated

Threshold

Provision will be sought from all residential developments. Residential proposals for 9 or fewer units will not be required to provide the full extent of open space requirements unless the site is capable of accommodating 10 residential units or forms part of a larger developable site for residential units. Residential proposals of 9 or fewer units will be expected to have regard to the need to provide private amenity space, landscaping and communal areas to enable informal play/social interaction. Developments of 10 or more will be required to provide/contribute to all forms of open space and indoor sport provision. Calculations for contributions are set out on the following page.

When Contributions will be sought

Typology					
	Bedsits	Open Market Residential Units (excluding bedsits)	Affordable Housing (excluding Bedsits)	Student accommodation and hostels	Housing for the active elderly (excluding bedsits)
Parks and gardens	✓	✓	✓	✓	✓
Amenity greenspace (AGS)	✓	✓	✓	✓	✓
Natural semi natural Open space (NSN)	✓	✓	✓	✓	✓
Outdoor sport facilities	✓	✓	✓	✓	✓
Children and Young People (Equipped Playgrounds)	X	✓	✓	X	X
Allotments	✓	✓	✓	✓	✓

Indoor sport Facilities	✓	✓	✓	✓	✓
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Key:

- ✓ Provision or contribution for net additional units provided will be sought
- X Provision or contribution will not normally be sought.

Housing for the active elderly applies to schemes providing accommodation for the elderly including sheltered housing schemes. In respect of extra care sheltered housing and nursing care accommodation which specifically caters for the less active regard will be given to ensuring appropriate on-site landscaping in order to secure a pleasant outlook and opportunities for activity (e.g. to assist with gardening, food growing etc.)

Occupancy levels

The occupancy levels detailed below will therefore be assumed for the purposes of calculating the level of open space and indoor sport contribution required for a development.

- Bedsit = 1 person per unit
- 1 bedroom dwelling = 1.5 persons per unit
- 2 bedroom dwelling = 2.5 persons per unit
- 3 bedroom dwelling = 3.5 persons per unit
- 4 bedroom dwelling+ = 4 persons per unit

If the proposal is in outline form and only the total number of units is known, the occupancy will be assumed to be 2.2 persons per unit. This is intended to provide an initial guide to the likely open space and sport requirements. This initial figure will in all circumstances be updated by a detailed calculation based on the number of bedrooms; once a reserved matters/detailed application is submitted.

Thresholds and calculation of contributions

Open Space Requirement per person:

Typology	Local quantity standard per person
Parks and gardens	9.2m ² per person (0.00092 ha)
AGS	5.82m ² per person (0.000582 ha)
NSN	28m ² per person (0.0028 ha)
Outdoor sport	4.7m ² per person (0.00047 ha)
Children and young people equipped	0.55m ² per person (0.000055 ha)
Allotments	2.3m ² per person (0.00023 ha)
Total	50.57m² per person (0.005057 ha)

Maintenance

There is no statutory duty on a local authority to provide open space (except cemeteries and 'statutory' allotments). In view of the future implications of the

current public sector austerity measures it is considered reasonable to include maintenance costs. These will address initial troubleshooting and setting up costs in amending maintenance site specifications etc. Common practice has sought to take into account the cost of maintenance over a period of at least one generation. This will be at least 10 years up to a 25 year period. For the purposes of this document 10 years has been applied.

Contributions per Person and per Dwelling:

The following table details the cost per person. The Open Space, Sport and Recreation Study calculated the cost per person for the provision of assessed future needs for indoor sport. This figure is £196 per person.

Category	Cost per Hectare (£)	Cost per person	Maintenance Per 10 years	Total cost per person
Parks and garden	374,200	£344	£100,000	£436
Amenity Green Space (AGS)	49,600	£29	£10,500	£35
Natural/ Semi Natural areas (NSN)	59,300	£166	£10,500	£195
Outdoor sport	576,200	£271	£58,000*	£298
Children and Young people Equipped space	520,800	£28.60	£52,080*	£32
Allotments	186,000	£43	-	£43
Open space Sub Total		£882		£1,039
Indoor Sport				£196
TOTAL Open Space Sport and Recreation				£1,235

* Assumed maintenance cost of 25% of cost per hectare (as applied in draft SGPBH9).

The following table details the contributions per dwelling.

Dwelling size:	Open Space Contribution	Indoor Sport Contribution	Total Contribution Per Dwelling
Studio/bedsit (1person) (note) No contribution towards children & young	£1,007	£196	£1203
1 bed unit (1.5 persons)	£1,558.50	£294	£1,852.50

2 bed unit (2.5 persons)	£2,597.50	£490	£3,087.50
3 bed unit (3.5 persons)	£3,636.50	£686	£4,322.50
4 + bed unit (4 persons)	£4,156	£784	£4,940

PLEASE NOTE: Base date April 2010 – future contributions will be adjusted to reflect changes in costs.

Education and learning including schools provision and facilities

The Council will ensure that the impact of new residential development does not create additional pressure on local schools that do not have capacity. City Plan policy CP7 Infrastructure and Developer Contributions supports contributions being sought towards education including schools. In stress areas contributions will be required where new development impacts on primary and secondary school places. Development that generates a need for primary school places will require provision that is very local to the development whereas developments that generate a need for additional secondary school places may require additional places some distance from the development owing to the location of the secondary schools in the City.

To ensure that the impact of new residential development does not create additional demands on schools that do not have the capacity, the Council will seek contributions for education provision:

- where the scale of the development will create a significant impact on existing residents attending local schools;
- or, where there is an identified shortage of school places;
- or, the development is in the vicinity of a school with temporary classrooms.

Education requirements are calculated using standard formulae, as set down by the Department for Education (DfES) in the relevant Building Bulletin. This sets out standards of provision for education facilities, including the size and number of classrooms needed to accommodate a specific number of children and the cost multiplier for building costs per pupil places in schools in the city. The need for development to provide for additional school places will be guided by adjusted pupil forecasts produced by the Council from General Practitioner registration data provided by the Health Authority.

How Contributions are calculated

The cost multipliers per dwelling used to calculate developer contributions for the expansion of existing schools are derived from the relevant, regionally adjusted DfE Basic Need cost multiplier figures of costs of provision per pupil. These figures are updated annually and are calibrated to take account of the differing costs of building across the country.

The Council has produced a pupil product ratio for different types and tenures of dwelling and this informs the number of additional pupils that residential development is likely to generate. Pupil product ratios are derived from local studies and apply to developments for both market and affordable housing and the number of school age children generated by varying sized properties. The method of calculating contributions is by multiplying the likely pupil product ratio generated by the intended development by the cost per pupil place which for the purpose of this Guidance is also shown as cost per unit.

To accurately reflect the demographic situation and projections within the City the Council's Housing Needs Survey 2005/06 is used to demonstrate that flats and apartments in the city generate up to 80% of the numbers of children as

terraced and semi-detached housing. In calculating requirements, account will be taken of this and the development mix and the size of proposed dwellings.

Thresholds & when Contributions will be sought

Potentially all residential development creates new demand for education provision and requiring contributions from all development is reasonable and based on the findings of the Housing Needs Survey 2005/06. However, the requirement for development to provide contributions to school places will only be required across specified stress areas on large developments of 10 units net gain and above and where there is insufficient school capacity to support the development.

The current situation is one of varying capacity in different locations, and in specific parts of the city, particularly the central, southern and western areas, there is no additional educational capacity and therefore these areas are highly susceptible to the future demands generated by new development.

The need for contributions towards education requirements applies to all types of residential development, excluding sheltered housing, student accommodation and studio units. For major schemes, where there is specific and identified need, a development should bear the full cost of education facilities needed to support it, including where appropriate, the acquisition and provision of a fully serviced site, the design and construction of buildings, fitting out costs and any necessary transport measures. These requirements will be sought on a case- by-case basis, guided by the relevant DfE guidelines and pupil forecasts.

In areas where predominately small developments occur, this will be the subject of further investigation into the application of a lower threshold for contributions. Contributions in the form of commuted sums, which may be pooled, will enable resources, equipment or improvement works at schools affected by any development, or groups of unrelated developments, in the given area.

Contributions will also take into account the adequacy of existing playing fields and indoor recreational space, communal space (e.g. school hall) and specialist teaching space (e.g. laboratories) and the additional pressures new development places on these. Generally, such facilities should be located with or close to other community facilities and should also be conveniently and safely accessible on foot, by public transport and bicycle and for people with disabilities, as well as by car. Additionally the council will require contributions for special needs and youth facilities, which are also clearly linked with new development.

Site Provision

Nursery Provision

The need for nursery provision will be guided by the Early Years Development and Childcare Plan. Physical requirements will be determined in consultation with nursery school providers/operators and the Children & Young Peoples

Trust. This will include the provision of land and buildings within a primary school where a new facility is justified.

Primary School Provision (Pupils aged 4-11)

A new one form entry school providing 210 places has a space requirement of 10,500m², including a minimum of 5,000m² for playing fields. A new two form entry school providing 420 places has a space requirement of 18,500m², including a minimum of 10,000m² for playing fields.

Secondary School Provision (Pupils aged 11-16)

A new six form entry school providing 900 places has a space requirement of 65,000m², including a minimum of 45,000 m² for playing fields. A new eight form entry school providing 1,200 places has a space requirement of 82,000m², including a minimum of 55,000 m² for playing fields.

Thresholds and Cost Multiplier per Pupil

This table illustrates the development thresholds at which contributions will be sought together with the pupil costs per housing unit.

These figures will be applied should contributions be required

<u>Education calculation multiplier</u>	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Nursery provision	Pupil yield	Pupil yield	Pupil yield	Pupil yield
Private owned / rented	0.02	0.06	0.14	0.23
Affordable rented or shared ownership	0.03	0.15	0.27	0.28
	£	£	£	£
<u>Houses</u>	£259	£779	£1,818	£2,988
<u>Flats</u>	£207	£623	£1,455	£2,390
Primary provision	Pupil yield	Pupil yield	Pupil yield	Pupil yield
Private owned / rented	0.02	0.07	0.16	0.26
Affordable rented or shared ownership	0.05	0.22	0.40	0.41
	£	£	£	£
<u>Houses</u>	£259	£909	£2,078	£3,377
<u>Flats</u>	£207	£727	£1,662	£2,702
Secondary provision	Pupil yield	Pupil yield	Pupil yield	Pupil yield
Private owned / rented	0.02	0.06	0.15	0.24
Affordable rented or shared ownership	0.04	0.19	0.35	0.36
	£	£	£	£
<u>Houses</u>	£391	£1,174	£2,936	£4,698
<u>Flats</u>	£313	£939	£2,349	£3,758

Sixth Form provision	Pupil yield	Pupil yield	Pupil yield	Pupil yield
Private owned / rented	0	0.01	0.03	0.05
Affordable rented or shared ownership	0	0.02	0.03	0.03
	£	£	£	£
Houses	0	£212	£636	£1,061
Flats	0	£169	£509	£849

Public Realm and environmental improvements including provision of an artistic component

Contributions may be sought from major schemes towards direct on site provision by the developer as part of or in the immediate vicinity of development in accordance with adopted policy City Plan Policy CP5 Culture and Tourism supports investment in public realm spaces suitable for outdoor events and cultural activities and the enhancement and retention of existing public art works. Policy CP7 Infrastructure and Developer Contributions seeks development to contribute towards necessary social, environmental and physical infrastructure including artistic components secured as public art and public realm improvements; and policy CP13 Public Streets and Spaces seeks to improve the quality and legibility of the city's public realm by incorporating an appropriate and integral public art element.

Other areas where developer contributions may be sought to mitigate site specific impacts of development in accordance with adopted policy:

- Sustainable Development initiatives including carbon reduction, energy efficiency and air quality management measures
- Utilities infrastructure, including water provision, wastewater treatment and drainage
- Flood-risk prevention measures
- Community rooms/facilities – including new/replacement
- Tourism, culture and heritage
- Reducing crime, including community safety measures
- Health and well –being (health facilities)
- Historic buildings, including design and conservation

Appendix – Developer Contributions Technical Guidance March 2017

Schedule of Commuted sum payments: (for calculating Affordable Housing contributions)

Flats:

	1BF	2BF	3+ BF
Zone1	£172,250	£223,750	£262,500
Zone 2	£120,750	£164,500	£226,500
Zone 3	£87,500	£113,550	£156,750

Houses:

	2BH	3BH	4BH
Zone 1	£231,500	£288,000	£360,000
Zone 2	£167,250	£216,000	£285,250
Zone 3	£139,000	£182,750	£216,000

Note: This schedule will be updated on an annual basis.

The associated DVS report and value areas can be viewed using the following links below:

Report https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/2016-04-22%20DVS%20Amended%20Draft%20Report_CP20%20Residential%20Values.pdf

Map <https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/2016-04-22%20Brighton%20Map.pdf>

Subject:	Old Town Conservation Area Character Statement		
Date of Meeting:	9 March 2017		
Report of:	Executive Director for Economy, Environment and Culture		
Contact Officer:	Name:	Tim Jefferies	Tel: 29-3152
	Email:	tim.jefferies@brighton-hove.gov.uk	
Ward(s) affected:	Regency		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 The report summarises the response to public consultation on the draft Old Town Conservation Area Character Statement and seeks approval for the final document.
- 1.2 The Character Statement seeks to define the 'special architectural or historic interest' for which the area is designated. This helps to inform future planning decisions in the area and forms a sound basis the area's future management.
- 1.3 Production of a Character Statement is consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), the National Planning Policy Framework (NPPF), the City Plan Part One and the Conservation Strategy (2015), as described further below.

2. RECOMMENDATIONS:

- 2.1 That the Old Town Conservation Area Character Statement be approved (Appendix 1).

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The Old Town Conservation Area covers the historic extent of the medieval fishing town of Brighthelmstone, defined by the historic boundaries of North Street, East Street, West Street and the seafront.
- 3.2 The Conservation Area was designated in 1973 and extended to include the promenade and beach area in 1977. A character study was produced by Brighton Borough Council in 1979 but no up-to-date document exists. The council's adopted Conservation Strategy (2015) gives priority to reviewing the three conservation areas that do not have a current character statement in place.
- 3.3 The Old Town Conservation Area was added to the Historic England 'Heritage at Risk Register' in 2016. There are a number of reasons for this, including the lack

of an up-to-date character statement and management plan and the presence of several key vacant buildings in the area, such as the Hippodrome, the former Post Office, the nightclub site in West Street/Middle Street and properties in Ship Street Gardens.

- 3.4 The Act places a statutory duty on local planning authorities (LPA) to determine which parts of their area should be designated as conservation areas, and to review these areas from time to time. It also states that an LPA should from time to time formulate and publish proposals for the preservation and enhancement of a conservation area. Whilst there is no statutory requirement to prepare conservation area character statements, local authorities are encouraged by the NPPF to identify and assess their significance..
- 3.5 A good understanding of what makes a conservation area special is key to its continued conservation; it gives justification and credence to the designation. An up-to-date character statement is important for making robust and enforceable planning decisions and carries considerable weight at planning appeal.
- 3.6 A character statement can also be used to inform the future production of a management plan. Such a plan would identify parts of the area where beneficial change is needed and set out proposals for achieving that change.
- 3.7 The draft Character Statement, up to the consultation state, was funded by the Hippodrome Community Interest Company (CIC) and was produced by the CIC's appointed consultant in consultation with the council's Heritage team and a steering group representing local community and amenity groups with an interest in the area (including ward councillors).

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 The only alternative option would be to continue without a character statement in place. This would not be good practice and would risk the council failing its statutory duty under section 69 of the Act. It would also result in the continued presence of the conservation area on the 'at risk' register.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 The draft Character Statement, which was approved at this committee on 22 September 2016, was subject to a six week period of public consultation during the autumn. Eight responses were received in this period and a detailed response was made by the Conservation Advisory Group (CAG). Subsequently a comment was also received from Hove Civic Society.
- 5.2 A summary of responses received and how these have been addressed, or not, in the final document is included at Appendix 2. All of the comments were considered at a meeting of the Old Town steering group and the response agreed.
- 5.3 A significant number of the comments made fall outside the scope of a character statement and instead would be matters for the future management plan.

- 5.4 CAG and two other respondents considered that the conservation area boundary should be revised to take in properties on the west side of Old Steine, which currently fall within the Valley Gardens conservation area. This has been considered with reference to historic maps and these show that there was no clear historic division between these areas so any redrawn boundary would be arbitrary. Rather it is more relevant to consider the character and appearance of these areas as they are today and in this respect it is considered that Old Steine more properly belongs wholly within Valley Gardens.
- 5.5 The response from CAG also sought a more lengthy and detailed Character Statement, with descriptions of all streets. That response also identified that the format of the draft Character Statement does not fully follow the format in Historic England guidance. This issue has been discussed with Historic England and they have confirmed that they support local authorities in taking a tailored approach to character statements and that concise documents are welcomed.
- 5.6 The CAG comments identified additional important views and in response to this the map showing key views has been reviewed and amended.
- 5.7 It was suggested that the Character Statement should refer to the 'at risk' status of the area but this document is the first step towards removing Old Town from the 'at risk' register so any such reference may soon become out of date.
- 5.8 Other more detailed comments, and the response to them, are set out at Appendix 2. These comments include a number of helpful matters of local historic detail and the document has been amended to incorporate these.

6. CONCLUSION

- 6.1 Conservation area designation provides an important mechanism through which to protect and manage historic areas. This is recognised through national and local planning policy. The Old Town Conservation Area Character Statement will inform the planning process and future management of the area and will be a first step towards its removal from the Historic England 'Heritage at Risk Register'.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 Brighton Hippodrome CIC financed the consultant fees for production of the draft Conservation Area Character Statement.
- 7.2 City Council staff resources from the Policy, Projects and Heritage team within the City Development and Regeneration service were used to undertake the formal consultation and finalise the document following consultation with the steering group. The costs associated to this were funded from existing revenue budget within the City Development and Regeneration service.

Finance Officer Consulted: Gemma Jackson

Date: 06/02/17

Legal Implications:

- 7.3 The council has a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review its area, from time to time, to determine whether any parts or further parts should be designated as conservation areas. The Conservation Area Character Statement provides a mechanism through which to review the area and to define its special interest. There is no statutory requirement for public consultation prior to designation/review but this is considered best practice.
- 7.4 No adverse human rights implications arise from the recommendation in the report.

Lawyer Consulted: *Name Hilary Woodward* *Date: 3/2/17*

Equalities Implications:

- 7.5 An Equalities Impact Assessment (EQIA) of the Conservation Service was undertaken in 2010 and covers work on conservation area designation and review.

Sustainability Implications:

- 7.6 The proposals in this report have no substantial impact upon the ten One Planet Principles of Sustainability. It contributes to the Culture & Community Principle by nurturing a sense of place which builds on local cultural heritage.

Any Other Significant Implications:

- 7.7 None have been identified

SUPPORTING DOCUMENTATION

Appendices:

1. The Old Town Conservation Area Character Statement.
2. Consultation Report

Documents in Members' Rooms

1. The Old Town Conservation Area Character Statement.

Background Documents

1. Brighton & Hove City Council Conservation Strategy (2015).
2. Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016).

Brighton & Hove City Council

Old Town Conservation Area Character Statement



February 2017

Contents:

Statement of Special Interest

- i. Summary and significance
- ii. Key elements of character

1. Introduction

- Purpose
- History of designation
- Legislation and policy context
- Public consultation

2. Landscape setting

- Location and activities
- Geology and topography
- Setting

3. Historical development

- Overview
- Brighthelmstone
- Development of the resort
- Archaeology

4. Spatial analysis

- General character and plan form
- Open spaces and trees
- Views, focal points, focal buildings
- Property boundaries
- Public realm

5. The buildings of the Conservation Area

- Historical uses and positive building types
- Building styles, materials and colours
- Listed buildings
- Locally listed buildings
- Other buildings

6. Character areas

- The centre
- The Lanes
- The seafront
- North Street and West Street

7. Issues for future management

- Designation:
 - Conservation Area boundary review
 - Buildings
- Cumulative impact of minor alterations
- Vacant buildings and economic activity
- Unsympathetic development
- Opportunities
- Public realm
- Shopfronts
- Traffic management

8. Commitment

- 8.1 Adoption
- 8.2 Review

Appendix:

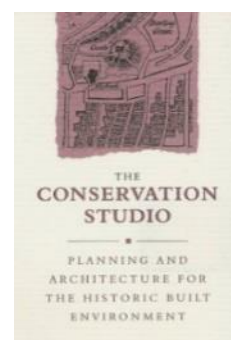
Townscape Appraisal Map

The Conservation Studio

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Statement of Special Interest

i. Summary and Significance

The Old Town area has formed the economic, social and civic core of Brighton throughout its transition from fishing settlement to city. It still provides evidence of this process that has resulted in a distinctive character and identity.

The area has evolved as a focus for the development of Brighton as a tourism destination on the south coast, particularly during the period between the 17th and early 20th centuries. Brighton is one of a small number of exemplar resort towns in the country, documenting the development of the seaside holiday as a phenomenon in response to increased leisure time, disposable income and mass transport.

ii. Key elements of character:

Character feature	Contribution to significance
Street plan and distinctive hierarchy of streets.	The network of interconnecting intimate narrow streets and lanes are the hallmark of the Old Town and Lanes area. They illustrate the development of the Old Town from the medieval plotlands of the historic fishing settlement to the popular seaside resort of the 18th, 19 th and 20 th centuries. The busy commercial city centre grew out of the cardinal streets that define the area.
Key views, including long street views to the sea.	These provide the visual connection between the spaces of the Old Town and the sea, illustrating the historic drivers of the town and later city's development from fishing village to seaside resort.
Town houses.	Provide evidence of the Town Centre's role as the home of a residential community over several centuries. They provide evidence of evolving architectural styles relating to the history of the area's development. Many of the town houses have special architectural interest in their own right.
Hotels and guesthouses.	Converted houses and purpose-built hotels demonstrate the rising popularity of the centre

	as a visitor destination.
Buildings for entertainment.	A high density of music halls, theatres and cinemas competed to add variety to the visiting experience.
Buildings for religion.	A full range of churches, chapels and the synagogue was necessary to provide capacity for all the denominations of both residents and visitors.
Public buildings.	Buildings that have served a function as places of administration, public debate, ceremony or assembly illustrate the area's historic role as the administrative heart of the growing town.
Building materials.	A wide range of local materials is evident in the Old Town: clunch (chalk block) flint, brick, tiles, mathematical tiles, weatherboarding and painted stucco. Also, particular to Brighton, is bungaroosh, a concretion of mainly flint and brick bound with lime mortar. These materials reflect changing tastes and also the hierarchy of building status.
Architectural details.	Detail gives richness to the character of the area. Some details, such as bow windows, stucco motifs and historic shopfronts are particularly distinctive to Brighton.
Public realm.	The Lanes and smaller roads of the area are characterized by red brick paviers, distinguishing the historic core of Brighton from surrounding areas. The development of the King's Road as a promenade with unique street furniture was the defining element in the emergence of Brighton as a resort. The process of upgrading streets has continued up to the present.

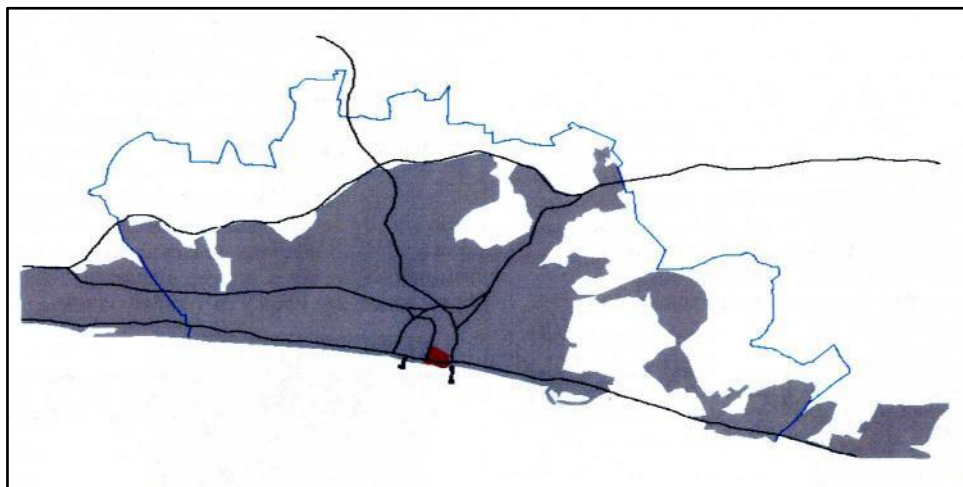
1. Introduction

Purpose

- 1.1 The aims of the Character Statement are:
 - to define the special architectural and historic interest that justifies the designation of the conservation area;
 - to sustain or enhance the significance of the area in planning decisions;
 - to identify those elements that contribute positively to the character and appearance that should be preserved or enhanced for the enjoyment of this and future generations; and
 - to identify issues that detract from the area's special interest, or affect its character, in order to inform the preparation of management proposals in future.
- 1.2 The Statement will also help to raise public awareness of the qualities that make the Old Town a special place.
- 1.3 By addressing the existing character of the area, the Statement helps to ensure that future changes respect its special interest. Issues that may affect the conservation of the Old Town are noted in Section 7 and they will be taken forwards in more detail into a separate management plan for the area.

History of designation

- 1.4 The Old Town Conservation Area was first designated in 1973 and extended in 1977. Conservation areas are designated in order to safeguard the special architectural and historic interest of an area.



The Old Town (red) in relation to the built up area of Brighton & Hove and the city boundary (blue)

Legislation and policy context

- 1.5 Conservation areas are defined as ‘Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.’¹
- 1.6 The main consequences of designation are that:
- Planning permission is required for the demolition of buildings
 - Notice must be served on the Council where works to trees are proposed
 - The Council must pay special attention to the character of the conservation area when considering planning applications
- These points are explained in more detail in the Council’s Conservation Strategy.²

Public consultation

- 1.7 This document was commissioned by Brighton Hippodrome CIC on behalf of Brighton & Hove City Council. The draft was informed by a Steering Group of local stakeholders.
- 1.8 The draft was subject to a formal six week period of public consultation and the comments received helped to inform the final document.

2. Landscape setting

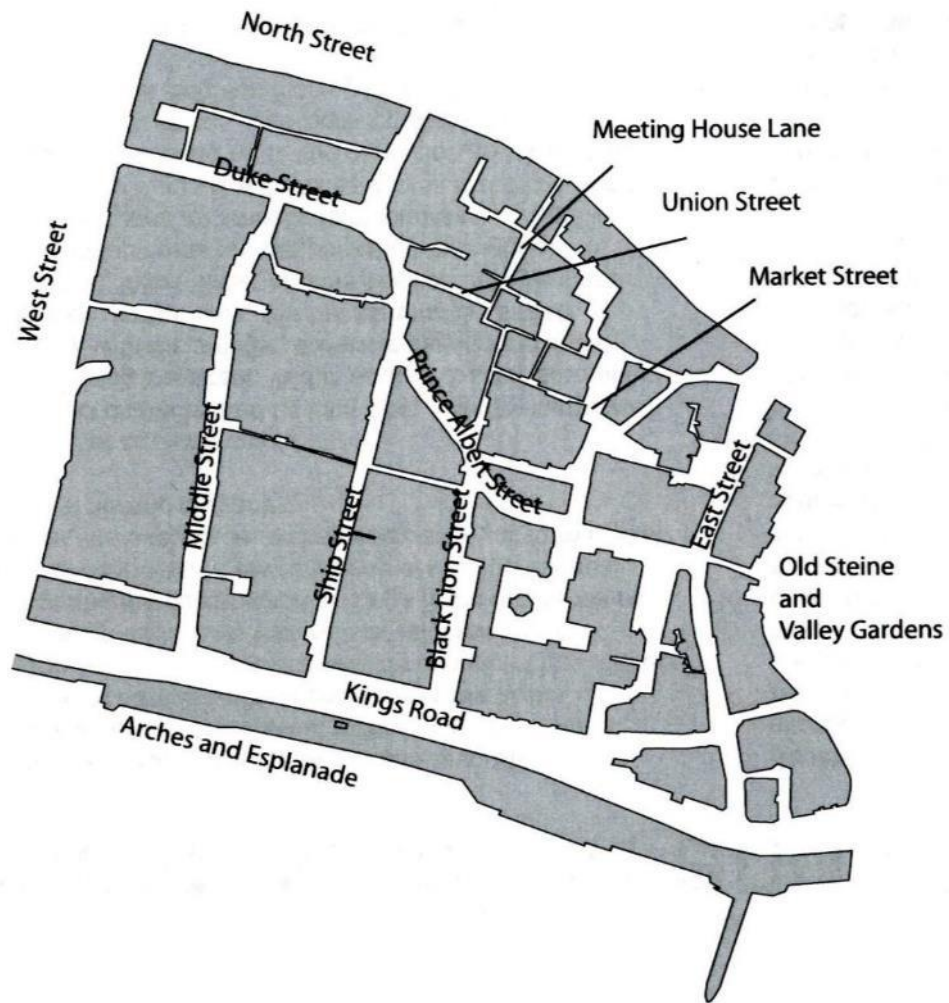
Location and activities

- 2.1 The Old Town Conservation Area lies at the heart of Brighton. It is defined by West Street, North Street and East Street and, to the south, by King’s Road and the beach down to the low water mark. The boundary follows the medieval extent of Brighton, then known as Brighthelmstone.
- 2.2 The area retains a residential population, served by a primary school and places of worship, as well as hotels, restaurants and cafés. While the use of larger entertainment venues has declined, the area retains both traditional public houses and more recently introduced bars and nightclubs that reflect a vibrant economy.

¹ Section 69 - Planning (Listed Buildings and Conservation Areas) Act 1990

² <http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/Conservation%20Strategy%202015.pdf>

2.3 In addition to catering for local residents and visitors, the Old Town also forms a part of Brighton's modern city centre, with civic and religious buildings serving the wider city community. The 'outer streets' are an integral part of the city centre's commercial area, while the 'lanes' are now distinctive as an area of independent and 'high end' shops, cafes and restaurants, which benefit from the attractive surroundings of small scale Victorian and Edwardian shop units.



B
Block plan of the Old Town Conservation Area

Geology and topography

2.4 Brighton is built on the clays and sands overlying the chalk of the South Downs. The Wellesbourne was a small stream that ran from the downs to the sea to the east of the Old Town along what is now known as Valley Gardens or Old Steine. It was enclosed in a culvert in 1793.

- 2.5 The area rises significantly from south to north and to the west from the valley of the Wellesbourne. While the southern boundary is literally at sea level, the northwest corner by the clock-tower is about 150ft (46m) higher.

Setting

- 2.6 The Old Town Conservation Area has an urban context except for its southern seaward aspect. To the east it is bounded by the Valley Gardens Conservation Area, which comprises the open gardens of the Steine and the buildings surrounding them including the Royal Pavilion and buildings on the north side of North Street.
- 2.7 The North Laine Conservation Area follows Bond Street to the north side of North Street. The remainder of the north side comprises relatively modern buildings up to the corner with Queen's Road. This junction is punctuated by the Jubilee Clock Tower of 1888.
- 2.8 West Street was widened in the 1930s, so the buildings on the west side facing the conservation area are largely of that period. The exception is St Paul's Church which had been built back from the earlier building line in the 1840s. South of the church, the buildings on the west side are modern. Then at King's Road and the beach, the western boundary of the Old Town Conservation Area is contiguous with the eastern boundary of the Regency Square Conservation area.
- 2.9 St Nicholas' Church, the original parish church serving the Old Town, dates from at least the 14th century. Surprisingly, it was built to the north-west well outside the medieval town. One explanation for this elevated site is that it was intended as a landmark for those at sea.

3. Historical development

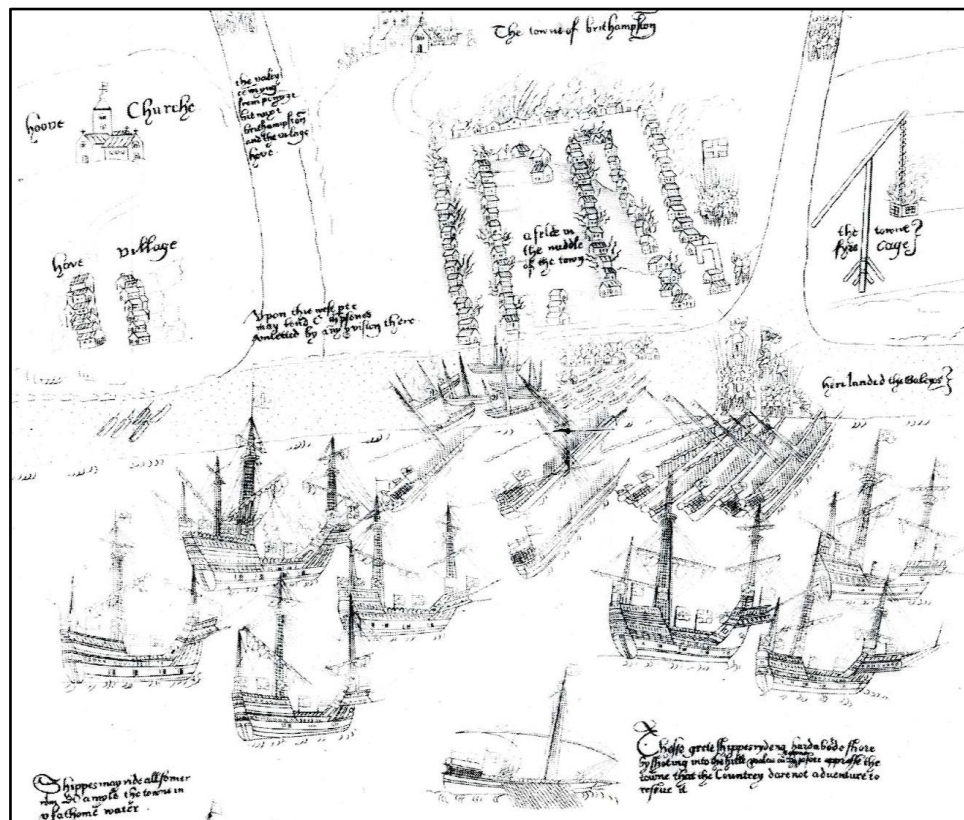
Overview

- 3.1 Historically the Old Town was a fishing settlement and a centre for an agricultural hinterland. Following the development of Brighton as a fashionable holiday resort in the late 18th century it became more densely built up with a mixture of housing, hotels and guesthouses and, as the resort developed, a focus for entertainment venues.

3.2 The Old Town also took on the role of Town Centre to the enlarged Brighton of the late 19th and early 20th century with the addition of banks and civic and religious buildings. It remained part of the expanded commercial heart of the town, with its outer main streets accommodating larger shop units, many of which were redeveloped during the 20th century. Within the Old Town, the dense network of streets retained the finer grain of smaller properties, which has allowed the development of a distinctive mix of mainly independent businesses, whilst retaining much of the historic residential character.

Brighthelmstone

3.3 The original fishing settlement of Brighthelmstone appears to have developed in Saxon times on the foreshore below a chalk cliff. This was known as the Lower Town and a church was recorded in the Domesday survey of 1086.



Map of 1520s (but dated 1545) showing the French attack on the lower town in 1515. The form of the Old Town is already established and the Hempshares is noted as 'a filde in the middle of ye town'.

- 3.4 The town expanded onto the higher ground above the cliff in the 13th or 14th century as a result of maritime erosion and destruction caused by French raids. A religious house had been established by the 12th century as an outpost of St Pancras' Priory in Lewes, and the parish church of St Nicholas was established to the north-west of the settlement by the 14th century.
- 3.5 The Lower Town became a working area for fishermen, while the Old Town developed the pattern of streets running north-south connected by alleyways or lanes that broadly survive today. This medieval plan was not densely developed: an open space at the centre, known as the Hempshares, was for the growing of hemp for rope-making and hops for brewing.
- 3.6 King Edward II granted a charter in 1312 for a Thursday market and an annual fair for St Bartholomew. Despite French attacks, the fishing industry flourished and, by the 16th and 17th centuries, Brighton's fishing economy had become one of the most important on the south coast. This prosperity was reflected in the consolidation of the town with a town hall (1580), a market house and a school (1665). The town seemed to be little concerned with the Civil War until 1651 when Brighton was the point where Charles II escaped to France after his defeat at Worcester.
- 3.7 In the early 18th century, however, there was a decline in the fishing industry and the population halved. The Lower Town and its defences were progressively destroyed by the sea and the potential for coastal trade was eclipsed by places with natural harbours, such as Shoreham. By 1744, almost three-quarters of Brighton's 454 houses were exempted from rates because of poverty.

Development of the resort

- 3.8 The fashion for taking spa waters and for sea-bathing had begun in the mid-17th century. Brighton responded with the gradual development of boarding houses, coffee houses, assembly rooms and a library, but it was the influence of Dr Richard Russell of Lewes that allowed the reinvented town to prosper. Russell published a famous dissertation in 1750 that advocated the drinking of sea-water as well as bathing.
- 3.9 As a result, Brighton became increasingly fashionable with visitors including Dr Johnson and the socialite writer, Fanny Burney. It was already the premier seaside resort by the 1780s when the Prince of Wales added royal patronage.

- 3.10 Under the Brighton Town Act of 1773, commissioners were appointed to oversee paving, lighting and street-cleaning. Road improvements reduced the journey time from London to about five hours and the town saw rapid expansion. This was characterized by a change from 18th century vernacular architecture to the more formal stuccoed terraces of the Regency style.



Budgen's map of 1788. The town is well developed but still largely constrained by West, North and East Streets

- 3.11 The commissioners widened the lane along the cliff-top to create King's Road, which became a fashionable sea-front parade. They also built markets and, in 1830, the imposing town hall. However, the major change came with the railway connection to London opened in 1841. This made Brighton accessible to day-visitors and a range of entertainments followed to cater for increased numbers – theatres and music halls were succeeded by cinemas and amusement arcades. The Hippodrome opened as an ice rink in 1897.
- 3.12 In 1842, Prince Albert Street cut diagonally across the established grid of the Old Town to link West Street with the market and town hall. Continuing pressure for commercial and entertainment uses

led to ever larger buildings, particularly on North Street, West Street and the seafront.

- 3.13 Developments in the 20th century have included the replacement of warehouses on East Street with the Regent Arcade (1961) and the creation of Brighton Square in the Lanes (1966). A large garage to the north of the Hippodrome became the Dukes Lane retail scheme (1979), linking Ship Street and Middle Street, Bartholomew Square was developed in the mid-1980s and the Nile Pavilions (1987) were inserted into the north side of Nile Street. More recently, Nos.11-13 Black Lion Street have been re-modelled by architect Piers Gough to form Moore House.

Archaeology

- 3.14 There is very little evidence of any pre-historic activity in the area, but evidence from the wider landscape indicates this area was heavily occupied and utilised from at least the Bronze Age period (c.1500BC). The discovery of a Roman cemetery at nearby Trafalgar Street, suggests settlement in the area, with the nearby Springfield Roman Villa indicating high status occupation. Although no evidence of early Saxon occupation has so far been identified in the Old Town, cemeteries, such as the one discovered at Stafford Road, and place names indicate some occupation of the Brighton area in the form of small agricultural settlements. Distribution maps of such evidence for early occupation show that the density of finds recovered within and near to the Old Town area is similar to the Downland and Coastal Plain elsewhere in the county.
- 3.15 No later Saxon sites have been recorded in the area, but the name *Brighton* is a contraction (first reliably recorded in 1686 and popularly adopted from the early 19th century) of earlier forms of the place name that developed from *Bristelmestune*, *Bristelmeston* and *Bricelmestune*. Variant spellings in the late 11th and early 12th centuries derive from a personal name, in Old English meaning 'Beorthelm's farm', strongly indicating there was a pre-Domesday settlement. As with other ports in the south-east, Brighton appears to have developed as a landing-place, and only subsequently saw seigneurial interest and development into a town. There is no suggestion in the Domesday Book, however, that Brighton was a town – the manors were inhabited by villagers and smallholders, not burgesses. The Domesday Book does record a church at Brighton, probably the parish church of St Nicholas.
- 3.16 During the medieval period the settlement developed into a market town, with a licence being granted by Edward II (this grant is likely

to have done no more than formalize customary usage). A dependent parochial chapel, dedicated by c.1185 to St Bartholomew, and with evidence of a substantial graveyard, was located within the heart of the later medieval town. This dependent chapel evidently served the town itself and appears to have been a typical foundation at the time of the creation of a new town. The Old Town covers the western part of the medieval and pre-1740 town, and includes the main north-south streets of West Street, Middle Street, Ship Street and Black Lion Street, as far north as Duke Street/ Prince Albert Street. As such it appears to have been densely occupied in the medieval period and more so during the fishing boom of the late 16th and early 17th centuries: the building of houses off the narrow lanes, or passageways, between the main streets may date from this period.

- 3.17 That the maritime economy of medieval Brighton was based on fishing rather than that of a more general port is evident from the absence of identifiable local merchants in the historical records. The coastal location would have made Brighton vulnerable to French raids during the Hundred Years' War. Some defences were in place at Brighton by the late 15th century, with 'the werke' (later called 'the Bulwark') and a sea-gate (possibly implying a wall along the low cliff-top) recorded in 1497. These defences were insufficient to repel an attack by the French in 1514.
- 3.18 Evidently, at the beginning of the 16th century, Brighton was still only a minor fishing town. The decayed state of key Cinque Ports, such as Hastings, Rye and Winchelsea, in the 16th century doubtless helped Brighton benefit from revival in the North Sea fisheries. Along with other south-coast ports, Brighton was involved in both the cod and herring fisheries. However the industry declined again in the 17th century, and although the trade continued to remain a visible feature of the town (with boats hauled up the beach), fishing thereafter was small scale and limited to local herring and mackerel.
- 3.19 From the economic low point of the early 18th century, Brighton recovered so that by 1780 the town had emerged as the nation's pre-eminent seaside resort. The concentration of listed buildings on Ship Street reflects the particularly good survival of 18th and 19th century townhouses on this street. Historic plot boundaries partly survive in the southern two-thirds of the Old Town, at right-angles to the main north-south streets, possibly suggesting survival of medieval burgage plots. However the Old Town has seen

- considerable change in the 20th century (principally through the piecemeal replacement of individual 18th and 19th century houses).
- 3.20 The redevelopment of the Old Town in the 18th, 19th and 20th centuries means that earlier archaeological potential is moderate, although it is possible that pockets of pre-1700 archaeology may survive amongst the earlier buildings. The potential for later post-medieval archaeology is very high, especially relating to historic buildings. The Old Town can, therefore, be regarded as an archaeologically sensitive area and, indeed, most of the conservation area is within an Archaeological Notification Area.

4. Spatial analysis

General character and plan form

- 4.1 The character of the Old Town is more complicated than that of many places because it has an evolved history that partly reflects the social and economic consequences of boom and depression. This has left much variation in building heights, dates, styles and building materials, but the narrow internal streets have a rhythm related to the plots of the medieval layout.
- 4.2 There is also a strong north-south grain generated by parallel streets – West Street, Middle Street, Ship Street, Black Lion Street, Market Street and East Street. This pattern is interrupted by the diagonal overlay of Prince Albert Street and more recently by the creation of Bartholomew Square.
- 4.3 The streets forming the edges of the area, particularly North Street, West Street and King's Road have a much more urban scale, which derives from street-widening in the 19th and 20th centuries and redevelopment with buildings on a larger scale. In contrast, the east-west connections are tertiary in scale and often no more than narrow passages or lanes.

Open spaces and trees

- 4.4 The dense urban form of the Old Town, generally built up to the back of the pavements, makes little provision for formal open space. This contrasts considerably with the openness of the King's Road which, with its own suite of street furniture, has all the formality of a planned promenade overlooking the beach. The 1980s development that created Bartholomew Square was less successful partly because of the detailing of the buildings

themselves but more fundamentally because it cut off the connection of Market Street to the seafront.

- 4.5 Informal spaces are created by Market Street and Brighton Place where markets have been held in the past; by the loosely defined square on the west side of East Street, which is animated by café seating; and by the rather neglected area to the east of the Town Hall. More recently created are the spaces along the Esplanade below King's Road



The informal square on the west side of East Street

- 4.6 Less planned still are the spaces created by road junctions, such as the widening of East Street as it meets North Street to create Castle Square, or the junction of Ship Street and Duke Street that gives a setting to the Fabrica Gallery.
- 4.7 Private spaces also contribute to the character of the area. Principally the gardens to the Friends Meeting House on Prince Albert Street, but also the glimpses into access yards and gardens, such as the modern Avalon development at 19-63 West Street.
- 4.8 There is no historical precedent for trees in the area, so the few that do exist are all the more important. These include significant trees edging the square in East Street, trees in the gardens of the Friends' Meeting House, a large fig tree that punctuates Ship Street Gardens and more recent planting in the pedestrianized part of Duke Street.

Views, focal points, focal buildings

- 4.9 Within the Old Town, views are largely internal along the townscape of the narrow streets. The double curve of Prince Albert Street provides an unfolding sequence of views as one passes from Duke Street to Bartholomews. East Street provides an important view past the Indian Memorial Gateway to the Royal Pavilion.
- 4.10 The north-south streets give glimpses of the sea, providing evidence of the historical connection of both the historical fishing settlement and the resort with the beach and sea. Bursting out into the seafront panoramas of King's Road, views open up towards the Palace Pier and the remains of the West Pier, which further emphasise the 'holiday history.' These views are also punctuated by the larger buildings of hotels and apartments lining the seafront. Other prominent landmarks, outside the area but seen across it, include St Paul's Church, the Royal Pavilion, the Clock Tower and the i360 tower.



Ship Street leading to the sea

- 4.11 Historical focal points within the conservation area include the Town Hall, the Fabrica Gallery, the Hippodrome and the Old Ship Hotel, all of which were designed to be visually dominant in order to attract users or suggest status and respectability. Characteristic of the area is the added emphasis given to buildings at road junctions, such as Nos.17/18 Prince Albert Street (Food for Friends), by

rounding the corners. Key views are shown on the Townscape Appraisal Map in the Appendix.

Property boundaries

- 4.12 In such a densely built up area, boundary walls are less apparent. While brick is commonly used for walls, coursed beach pebbles are used to good effect for the boundaries of No15 Prince Albert Street and for the grounds of the Friends' Meeting House, making use of a distinctive local material and harking back to the Old Town's origins as a beach-side fishing settlement. This lower quality material is made formal by the use of stone copings.
- 4.13 In back yards, walls may be built using the Brighton speciality, bungaroosh, a conglomerate of brick snaps and flint bound by a coarse lime mortar and sometimes including stone, chalk or tiles.

Public realm

- 4.14 Historically, carriageways were no more than rammed earth and stone. Hence the need for boot-scrapers seen outside many of the Old Town's 18th and 19th century houses. Tarmac was applied to King's Road in 1910 and the other streets followed.
- 4.15 Pavements were typically of local brick, edged with granite kerbs that came by coastal trade from Cornwall. Several of the surviving kerb-stones are inscribed with the letter 'H' denoting either the craftsman or the quarry.
- 4.16 Further materials, such as coloured concrete slabs and bricks laid in herringbone patterns have been introduced in modern schemes of pedestrian priority, for instance in Duke Street (1985), Brighton Place (1989) and more recently in East Street. While they are not historic, these schemes enhance the character of the conservation area and reflect a longstanding and ongoing interest in reducing vehicular traffic in the Old Town.
- 4.17 Gas lighting was introduced to Brighton in the early 19th century. However, the



Windsor lanterns seen today in the Old Town are generally 20th century reproductions. Similarly, the liberal modern use of bollards has recycled historical designs. A known historical pattern is the listed post in West Street. The particular exceptions are the distinctive cast-iron street lights and railings along King's Road, which were purpose-designed in the 1880s and '90s and are now protected as listed buildings.

- 4.18 Traffic volume conflicts with pedestrian use of the area and has a negative effect on appreciation of its special interest. A survey in 2012 found that a significant proportion of traffic in the Old Town was through-traffic and concern was also expressed about the effect of heavy goods vehicles (HGVs) on the historic character. Accordingly, a scheme of traffic management is being adopted. This will restrict vehicle movement in Ship Street and East Street, will limit the hours for HGV deliveries, and will promote further pedestrianisation.

5. The buildings of the Conservation Area

Historical uses and positive building types

- 5.1 In addition to the listed and locally listed buildings, there are those that make a positive contribution to the character of the conservation area even though they are not specifically designated. These buildings, identified in the Townscape Appraisal Map (Appendix 1), are important components of the designated area and their conservation is a material consideration in planning decisions.
- 5.2 Identifying buildings as positive does not necessarily take condition into account. Where buildings have been neglected or altered, they are included if they have the potential for repair or remedial action to enhance their underlying qualities.
- 5.3 The Old Town has evolved from once being the whole of Brighton to its modern role as the centre for a much larger settlement. This means that residential uses, formerly in the majority, are now a smaller but nonetheless important minority. As a result, houses and non-commercial buildings from Brighton's Regency period, or earlier, are likely to contribute positively to the historic interest of the area, even where they may have undergone later alterations to accommodate new uses.

- 5.4 While the parish church of St Nicholas is outside the conservation area, as is St Paul's Church in West Street, the Old Town was also served by the former Holy Trinity Church, built as a chapel of ease for the area in 1817. This is now the Fabrica Gallery at the upper end of Ship Street. This building illustrates the growth of Brighton's population in the early 19th century as well as the continuing residential character of the Old Town at that time.



The Fabrica Gallery is a landmark in Ship Street

- 5.5 Further ecclesiastical buildings include the non-conformist Elim Tabernacle in Union Street, built in 1825 to replace a meeting house of 1688 that gave the adjacent Meeting House Lane its name. Also, the Friends' Meeting House (1805) and the Brighton Synagogue (1874) in Middle Street. These buildings served Brighton's developing 19th century population as well as the seasonal influx of visitors. They contribute to an understanding of the changing character of the Old Town as it took on the town centre role for communities spread across the expanded area of Brighton. They also have architectural interest in their own right as buildings that were a focus of investment and continue to have a strong communal value whether they remain in use or not.
- 5.6 The Town Hall, reconstructed in 1897, was a major civic focus for the Old Town, reflecting the area's role as the administrative heart of the city. The associated market building was demolished in the mid-20th century to make way for the council offices and hotel that now define Bartholomew Square. Public uses also include the

Middle Street Primary School, the oldest in the town, first opened in 1805, subsequently extended and then rebuilt in 1974.



Brighton Town Hall

- 5.7 Accessibility from London was a particular factor in the success of Brighton as a seaside resort and the route from the railway station to the beach was lined with attractions, such as theatres, music halls and cinemas. The Old Town became a centre for entertainments typified by the Hippodrome, which was successively an ice rink, a circus, a theatre and then a bingo hall. This building demonstrates the use of innovative construction techniques providing an inspiring experience for visitors in addition to the entertainments it presented.
- 5.8 Accommodation for visitors was initially provided in coaching inns or at a domestic scale in rented properties and guest houses. In the late 18th century, inns began to evolve into hotels. One of the earliest was the Old Ship Inn, which also hosted civic functions in its assembly rooms. Another surviving example is the Clarence in North Street.
- 5.9 The first purpose-built hotels were introduced in the early 19th century: the Royal Albion Hotel opened in The Old Steine in 1826. Hotel-building accelerated after Brighton was connected to the railway network and, with a premium for sea views, the seafront was characterized by hotels. The Princes Hotel on Grand Junction

Road was converted out of a terrace of houses in 1840 and the Queen's Hotel on the King's Road was opened in 1846.



The former Princes Hotel, Grand Junction Road

- 5.10 There are many good-quality shopfronts both historic and modern. Easily missed are those that clearly began as modest functional outlets and are now overlaid by modern fascias. Signage, including hanging signs, can enliven the area, but in excessive cases the character of the conservation area can be threatened.

Building styles, materials and colours

- 5.11 The range of styles from the 17th century to the present day gives the area a distinctive palette of materials, colours and textures.
- 5.12 Scale and mass: While plot widths may be determined by the medieval layout, building heights are a product of both age and status. In Ship Street, for instance, the early two-storey range at Nos.31-33 contrasts starkly with the adjacent four-storey height of No.34 dating from the 19th century. Although this may seem haphazard, there are underlying rhythms of width, fenestration, a generally vertical emphasis and diminishing storey heights. These illustrate the development of a hierarchy within the area during the 19th and 20th centuries and now contribute to its intimate character.
- 5.13 In contrast, larger scale uses tend to line the main streets at the edge of the area – North Street, West Street and King's Road. The opportunity for these developments, including banks, offices, hotels

and the larger shops, was often provided by road-widening improvements in the 20th century.

- 5.14 Materials: Building materials are typically related to status, as well as the age of buildings and their historic functions. Earlier buildings, generally in vernacular style, were faced in local beach-cobbles, flints and occasionally weatherboarding. These materials could be elevated in status by fine craftsmanship: The squared flints fronting No.69 Ship Street are of exceptional quality.



- 5.15 Brick became popular in the 18th century for higher status buildings, while mathematical tiles or render were used to cover historically inferior materials such as soft-wood framing or bungaroosh. This mixture of materials is seen within individual streets illustrating the socially mixed historical character of the Old Town.
- 5.16 Elsewhere, throughout the area, architecturally detailed stucco was used in imitation of ashlar stonework from the Regency period onwards. It is an important part of the character of the Old Town, and of Brighton as a whole, as the town came to pre-eminence in the Regency period.
- 5.17 Roofs were generally clad with plain red clay tiles. There was limited coastal trade in slate from the 18th century, but the real impetus for slate came from the introduction of railways in the 1840s.
- 5.18 Colours and textures: Traditionally, colours have been generated by the building materials; the greys of flint and the reds and yellows of brickwork. Stucco was often self-coloured to replicate stone when first applied, but is generally painted now. White and cream colours give a consistency, for instance to the seafront, while non-conforming dark grey strikes a discordant note in Duke Street.

Listed buildings

- 5.19 A high density of listed buildings, particularly in the Lanes, Ship Street and Prince Albert Street, demonstrate the quality of buildings in the area. While there are no buildings at Grade I, the Hippodrome, the Synagogue and the Old Ship Assembly Rooms are all Grade II*.



The Synagogue, Middle Street – Listed grade II*

Locally listed buildings

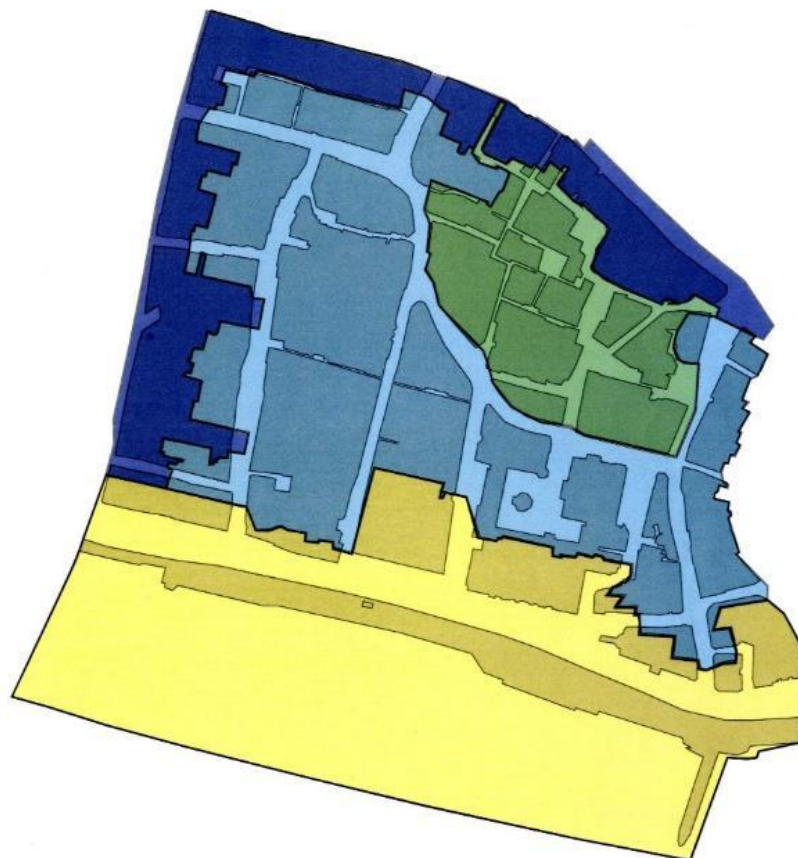
- 5.20 In 2015, the Council published a revised Local List of Heritage Assets. This identifies buildings and gardens which, although not designated in the national context, are nonetheless important to local distinctiveness or for local associations.
- 5.21 There are three buildings on the local list within the Old Town:
- East Street/Grand Junction Road – 1930 former cinema
 - King’s Road – The Old Ship Hotel
 - West Street – the Molly Malone PH
- 5.22 The criteria for local listing in Brighton treat conservation areas differently because conservation area designation already provides a greater level of protection than local listing. Accordingly, only those that are atypical of the area but also of particular interest in their own right are included. It follows that the buildings noted on the Townscape Appraisal Map (Appendix 1) as making a positive contribution to the character of the area are likely to include several with qualities commensurate with the local list.

Other buildings



5.23 Buildings and sites that are not designated or noted as positive may be considered to make a neutral or negative contribution to the character. Neutral buildings are often the more modern interventions, whereas negative sites can be seen as opportunities for change.

6. Character areas

6.1 The development of the Old Town over time has resulted in distinctive parts that can be considered in further detail. This appraisal identifies four sub-areas. However, boundaries should not be taken too literally as existing buildings and future proposals can have a wider effect.



Character areas:

	The Centre
	The Lanes
	The Seafront
	West Street & North Street

The centre

- 6.2 This area includes the north-south alignment of streets that survive from the medieval plan and the narrower east-west streets and lanes that connect the area with West Street and Valley Gardens. These connections were improved in 1842 when Prince Albert Street was constructed to link Duke Street and Bartholomews.
- 6.3 Middle Street, once a main route from the centre to the sea, is now relatively quiet with a domestic scale resulting from the narrow street, strong rhythm of the narrow plots, a largely consistent three-storey height and an irregular building line.
- 6.4 The street was clearly much busier in the late 19th and 20th centuries when the Hippodrome drew crowds to circus and music hall entertainments and latterly bingo. Currently disused, it was built in 1897 as an ice rink with what became a large circular auditorium under a huge dome as a circus/theatre in 1901/2. In its present form, the entrance is relatively understated, while the dome is not readily apparent in the streetscene.



The Hippodrome, Middle Street

- 6.5 The former hotel at No.8/9 brought the seafront scale into Middle Street with five large storeys looming over its neighbours. Otherwise, the domestic scale is typified by the rounded bays of Nos.74-76 and the late 18th century houses opposite the Hippodrome that turn into Boyces Street.

- 6.6 The Synagogue, built in 1874 to the design of Thomas Lainson, is significant in a European context. It maintains the rhythm of the street by dividing its bulk into three distinct bays. This device is used less successfully on the mid-20th century building at Nos.15-17 opposite.
- 6.7 Ship Street takes its name from the Old Ship Inn, which has early 17th century origins. To the rear are the Assembly Rooms (another important historic focus for entertainment) with a frontage of 1895 that does not do justice to the 18th century interior where Paganini played in 1831.
- 6.8 Like Middle Street, Ship Street also retains a domestic character with three-storey Georgian houses. Mathematical tiles were used for the bow fronts of No.7, while Nos.8 and 69 are faced with flint. Elsewhere, brick and stucco predominate. The street has a high proportion of listed buildings and few modern intrusions.



No.69 Ship Street. Note detail of high quality flintwork on page 21 above

- 6.9 One very different property is the gothic building at Nos.3-6 with a timbered gateway and brick infill panels. This is a whimsical mock-Tudor rebuilding in 1933 of the New Ship Inn of the 1630s.
- 6.10 Ship Street is interrupted by Prince Albert Street and near that junction is the open service area to the rear of the Hippodrome. Once occupied by a row of small properties at right angles to the street, there is now a break in the active frontage with views to the

unsightly parking area, the rear of the Hippodrome's fly tower and the intrusive side elevation of Nos.18-19. Cumulatively, this results in a negative impact on the area's character and appearance.

6.11 Ship Street becomes more urban at its north end. It is dominated here by the 19th century Post Office, which was remodelled in 1925 using Portland stone. Opposite is the former Holy Trinity Church originally built of stone and flint in 1817 to the design of Amon H Wilds. It was altered in 1825 by Charles Barry as it became an Anglican chapel of ease, then the stucco side elevation was added in 1867 when Duke Street was widened, and the front was remodelled in 1885. The church became a museum and is now the Fabrica Gallery.

6.12 Ship Street Gardens is a narrow brick-paved lane connecting Ship Street to Middle Street. It houses a balance of commercial and residential uses which once characterised the area: The north side is lined with well-preserved 19th century shopfronts, while the south side is a brick and flint garden wall to a small range of cottages with further terraced houses beyond. At the centre of the gardens there is a large and dominating fig tree which, together with tamarind, were the only form of vegetation in the town at the beginning of the 19th century. It adds an unusual green element to the tight urban grain.



6.13 Black Lion Street was connected more directly through to North Street until it was cut across by Prince Albert Street. The east side was fronted by the market until it was redeveloped in the 1980s to form Bartholomew Square. The east side now is almost wholly taken up by the flank wall of the Thistle Hotel (now Jury's Waterfront), the offices of Bartholomew House and the access ramp to the underground car park. The concrete frame and green glass bays of the hotel and office buildings form a substantial negative element in the historical character of the Old Town.

- 6.14 The west side is also dominated by the modern extensions to the Old Ship Hotel and the incongruous Moore House, designed by Piers Gough, which makes a reference to vernacular weatherboarding but rejects the orthogonal norms of the historical context. The Cricketer's Arms is said to be the oldest public house in Brighton. Although re-fronted with bow windows in 1824, it dates from the late 17th century. Adjacent is the Black Lion PH, which looks historic with a pebbled ground floor and slate-hanging above, but is actually a sensitive recent reconstruction using distinctive materials well suited to the conservation area.
- 6.15 Black Lion Lane is an extremely narrow passageway squeezing between the Cricketer's and the Black Lion. The south side is fronted by three 18th century cottages with slate-hanging above boarded ground floors, indicative perhaps of timber-framing. Concrete slabs have replaced the original brick paving, creating an area of poor quality public realm.

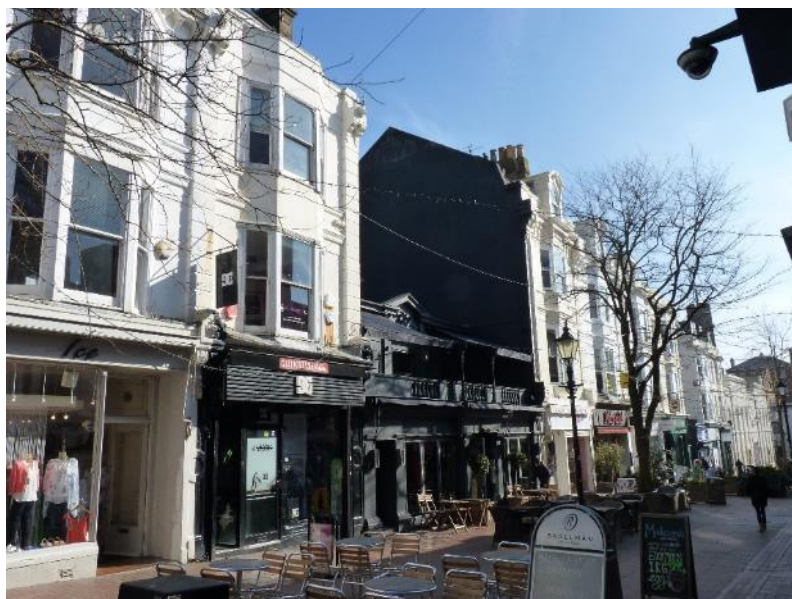


Building contrasts in Market Street including the glazed tiles at No.23

- 6.16 Market Street was once the principal street for food shops associated with the market hall that opened in 1774. The lower part of Market Street was obliterated in the 1980s by the construction of Bartholomew Square and the Thistle Hotel which cut off its historic connection to the seafront. The northern part, with Brighton Place creates a fine open space fronted by modest 17th, 18th and 19th century buildings. The Pumphouse PH, on the site of the Old

Town's original water supply, and the shop at No.23 are faced with black glazed mathematical tiles.

- 6.17 Duke Street was part of the 17th century layout of the Old Town, but it was widened on the north side in 1867. This caused the loss of a theatre dating from 1790, although No.32 respects the height and set-back of the original building. Widening also led to a remodelling of the south wall of Holy Trinity Church.



The pedestrianised part of Duke Street

- 6.18 The south side is lined with early 19th century houses, now shops, including the listed pair at Nos.12-13. On the corner with Middle Street, the Victory PH has a lively late 19th century front of decorative ceramic tiles applied to an earlier building. The adjacent narrow building has ominously, since 2014, been painted entirely in black. On the north side, Duke Street Yard includes a remarkable timber-fronted house of about 1780.
- 6.19 The area from West Street to Middle Street was pedestrianised in 1983. Trees planted down the centre provide an attractive focus to views from Ship Street.
- 6.20 Prince Albert Street was added in 1842 to connect the north-south streets. Unlike the more gridded streets, this route is a progression of sinuous curves with unfolding views punctuated by rounded street corners. As it passes the open space of the Friends' Meeting House it is fronted, unusually for this area, by single storey shops

with bold details. Those on the north side are framed with pilasters and a balustrade of red terracotta. Beyond, No.15 is a particularly distinguished three-storey house, now offices.

- 6.21 The street is then lined with curved terraces leading to the Town Hall. Being of a later date than much of the area, bow windows and consistent shopfronts create a formality that is more often seen outside the Old Town.
- 6.22 Bartholomew Square was created in the 1980s when the final part of the market building was demolished and replaced with civic offices. Jury's Waterfront Hotel (formerly the Ramada Renaissance, then the Thistle), built at the same time, severed the connection to the seafront and without active frontages the square remains rather a dead end. The architecture is not an adequate foil to the listed Town Hall and the lack of animation has led to it being infilled with a standalone restaurant of contemporary design.
- 6.23 The concrete paving in the square and around the Town Hall, a haphazard collection of buff bricks, grey and red slabs, is extremely dated, adding to the forlorn atmosphere.



6.24

complements the civic scale of

the

once stood close to the

modern
Priory
House
and the
Jury's

Waterfront Hotel to reach the seafront. The east side includes several late 18th century vernacular houses.

- 6.25 East Street formed the eastern limit of the built-up area, until the late 18th century, with a defensive gate onto the Pool Valley. As the town expanded with grand residential properties fronting the Old Steine (now forming part of Valley Gardens Conservation Area),

buildings on East Street developed to service these houses. Following this it has become a significant retail area. Most of the buildings date from the 19th century with a strong rhythm of bow windows and canted bays. No.62 has pilasters decorated with the typical late 19th century sunflower motif.

- 6.26 Towards the north end, East Street widens into an informal square fronted by the Sussex Tavern, which is thought to be the eastern side of an historical open area called the Knab. Space such as this is a rarity in the Old Town and it is enlivened by outdoor dining and three important trees. Further north, East Street widens and the scale increases as it meets North Street and Castle Square with views towards the Royal Pavilion.

The Lanes

- 6.27 This is the area broadly to the north and east of Prince Albert Street. It was the last part of the open land, known as the hempshares that was developed mainly from the 18th century.



- 6.28 The area is very different from the rest of the Old Town, being characterised by dense two-storey properties fronting narrow, brick-paved lanes. Most of the buildings date from the 18th and 19th centuries although earlier evidence may well be hidden behind later frontages. It is now popular for its small independent shops, many of which have 19th century shopfronts, and it has become an important destination for visitors.
- 6.29 Meeting House Lane runs north-south connecting North Street and Prince Albert Street. Until the latter cut through in 1842, the southern section was part of Black Lion Street. A further arm leads east to Brighton Place. The lane is not named after the Friends' Meeting House, but rather the Presbyterian Meeting House that was established at the junction with Union Street in 1688.

- 6.30 From the south, the entrance funnels down invitingly. However, the entrance from North Street between two modern buildings is almost anonymous. Above the shopfronts buildings are fronted with a mix of brick, weatherboarding and mathematical tiles.
- 6.31 Union Street is similarly flanked by small-scale shops and cafes, notably the 19th century shopfronts of Nos.1-5 and the cobble fronts of Nos.9/10. Hanging signs add to the visual diversity of the area, however 'A' boards increase clutter at street level. The former Presbyterian meeting house, dating originally from 1688 and from which the street takes its name, was rebuilt and enlarged in 1810 and again, by Amon Henry Wilds and Charles Busby, in 1825. It closed in 1988 and has been converted into a public house.



The award-winning Brighton Square is a focus for The Lanes

- 6.32 Brighton Square added 24 shops to the Lanes in 1966. The scheme, which made use of a derelict site, was designed by Fitzroy Robinson architects and won a Civic Trust award. Construction has started on a further lane (to be named Hannington Lane) to be added between Market Street adjacent to Brighton Square and the rear of properties on North Street, opening into North Street through a newly created footpath as Puget's Lane.
- 6.33 Nile Street was named after Nelson's victory at the Battle of the Nile in 1798, although it predates the event by some time. It was pedestrianised in 1989 when the Nile Pavilions, designed by the

Robin Clayton Partnership, were built along the north side incorporating the listed No.16 Prince Albert Street.

- 6.34 Brighton Place stands on a slight rise once known as the Knab, which was developed from the 17th century to provide workers' housing. In contrast with the Lanes, it is a wide space enlivened by pavement cafes and lined with 18th and 19th century buildings of two and three storeys. Brick, render, flint and tile-hanging contribute a varied palette of colours and textures that all relate to the evolved character of the street. The clock-tower of the former Hanningtons department store provides architectural interest to views northwards.

The seafront

- 6.35 King's Road follows the line of the cliff that separated the Lower Town on the foreshore from the Old Town above. Until the 19th century it would appear that there was no more than a minor lane linking the ends of the north-south streets.
- 6.36 In 1821-2 a formal promenade was built between East Street and West Street. It was extended eastwards as Grand Junction Road in 1829 and westwards to Brunswick Town in 1834 becoming a fashionable carriage drive with extensive seaside views. The promenade was widened in the mid-19th century and again in the 1880s. The distinctive railings and shelters date from this time, while the ornate lamp-posts were added in the 1930s. The ironwork was cast by Every's Foundry in Lewes. Today, the road is blighted by traffic that cuts off the Old Town from the seafront, with consequent noise and pollution.
- 6.37 King's Road is supported on a line of brick arches, which now house leisure uses – bars, clubs, galleries and the Brighton fishing Museum – fronting directly onto the beach. The foreshore is further enlivened as uses spill out onto the foreshore, with funfair attractions, sculpture and structures inspired by beach huts, winch houses and fish stalls. These are largely temporary, small scale and low level structures such that no particular structure dominates.



Brick arches supporting King's Road

- 6.38 The beach itself is a major factor in both the area's character and its historic interest as a driving force in Brighton's development as a seaside resort. It provides extensive views along the coast and back towards the Kings Road buildings towering above the brick arches. The area between West Street, being the direct route from the railway station, and the Palace Pier is particularly well patronised during the summer season.
- 6.39 Compared with much of Brighton, the King's Road itself is not an architectural showcase – buildings with canted bays have either been stripped of their detail or never had it in the first place – and the scale is larger than the rest of the Old Town. There are exceptions, however: the former Sheridan Hotel on the corner of West Street is a six-storey 'wedding cake' of decorative stucco; Nos. 42/43 are faced with black-glazed mathematical tiles; and No.39 is decorated with shell motifs and urns. Nonetheless, the well-detailed entrances to No.41 and Nos.54/55 are swamped by the paraphernalia of garish advertising on awnings and over-deep fascias.
- 6.40 The Old Ship Hotel is said to be the oldest inn in Brighton, but the frontage dates from the 19th century, apart from the 1950s extension rising to six storeys. This addition on the corner of Black Lion Street might be considered obtrusive but for the adjacent Jury's Waterfront Hotel, built of concrete with plain canted bays of green glass in 1984-7. The design by Michael Lyell Associates,

which cuts across the historic street layout, has been heavily criticised as an eyesore since it was built.



Jury's Waterfront Hotel, King's Road

- 6.41 From the Jury's Waterfront Hotel, Kings Road continues towards East Street with smaller-scale 18th and 19th century buildings. On the south side, and fronting the sea on Grand Junction Parade, is the Queen's Hotel. Although the hotel now occupies the whole block, it can still be read as several buildings including No.6 Kings Road, 1825 by A H Wilds, and the range fronting the west side of East Street. The modern bay on the corner of East Street and Grand Junction Parade, added in the mid-1980s, does not enhance the building.
- 6.42 To the east of East Street, Clarendon Mansions (1869) and the former Princes Hotel (c.1840) are both listed buildings. Between them is the former ABC cinema of 1930. This locally listed Art Deco building on the site of the former Brills Baths has cream faience facades that wrap around Clarendon Mansions to give an imposing entrance frontage onto East Street.



Entrance front of the former ABC Cinema on East Street

North Street and West Street

- 6.43 West Street is one of the defining streets of the medieval Old Town. The upper end was widened in 1868 at the same time as Duke Street. Then the whole street was widened on the west side in the 1930s with office blocks, including a large Montague Burton building giving a very urban scale.
- 6.44 On the east side, the scale steps down from the former Sheridan Hotel on the seafront to the blank façade of a night-club. The main part of this site dates to 1867 when the iron-framed Grand Concert Hall was built in the centre of the site and an Italianate hotel building on both the West Street and Middle Street frontages, by the architect Horatio Goult for William Childs. The current West Street elevation is a plain fronted nightclub entrance built in 1969 and which lacks any reference to its context. The building runs through to the façade of a five-storey former hotel in Middle Street. Clearly, a development scheme to revive this run-down site would also help to animate Middle Street.
- 6.45 As the direct route from the railway station to the sea, West Street became a focus for entertainments, such as cinemas and amusement arcades. Some of these facilities were purpose built, but often they have been converted from earlier buildings, such as the large early 19th century house at No.77, which stands out in the streetscene because of two unusually wide bows.



The wide bow-fronts of No.77 West Street

- 6.46 Most of the buildings on the east side are late 19th century or modern. At No.57, the locally listed Molly Malone PH is an ornately detailed Baroque revival building of 1901. However, the modern buildings at Nos.51-53 and at No.59 undermine the vertical emphasis that gives the street much of its character as does a range of poor shopfronts.
- 6.47 North Street was the northern edge of the medieval town leading northwest to the parish church. Further to the northwest it became Dyke Road, formerly the principal connection to London. In the 18th century, this was the main entrance for visitors to the developing resort and North Street became the main commercial thoroughfare, which it has been ever since.
- 6.48 As its importance increased, North Street was widened in the 1870s and again in the 1930s with further adjustments being made in the 1960s. Consequently, little survives from before the mid-19th century and the north side is particularly characterised by larger commercial buildings of the late 19th and 20th centuries.
- 6.49 Buildings on the south side are a mix of styles and quality united by a fairly consistent use of sash windows, decorative cornices and string courses. The former Clarence Hotel at Nos.30-31 is the only surviving evidence of coaching inns in North Street, while Burger King at No.63 belies its past use as the Bijou Electric Empire (better

known as the Prince's Cinema or Jacey), one of four cinemas in North Street.



South side of North Street: formerly Hannington's department store

- 6.50 Near the corner with Ship Street is the 1935 building of the former Vokins department store. Hanningtons store, first opened in 1808, expanded to occupy a range of buildings from the East Street corner to No.14 including the highly decorative Nos.8-10, which had been the Brighton Union Bank. This high quality townscape is let down by buildings, such as Nos.21-25, a clumsy modern attempt to re-work Brighton's typical canted bays.
- 6.51 North Street opens into Castle Square at the junction with East Street. However, as with the whole of North Street, the space tends to be dominated by heavy traffic. Redevelopment on the corner of Castle Square and East Street has reconfigured the plot so that the conservation area boundary now runs through the middle of the building.

7. Issues for future management

- 7.1 Analysis of the conservation area in the preceding sections has identified a number of issues affecting its special architectural and historic interest. They are considered together in this section and will be incorporated into a separate management plan, following adoption of this character statement.

Designations

- 7.2 Conservation area boundary review. The existing conservation area boundary encompasses the medieval town within the defining East Street, North Street and West Street. This is a very robust area distinctly different from the planned development of Brighton from the Regency period onwards. The area is also further defined by the designation of adjacent conservation areas to the east and north. Accordingly, no reason is seen to expand the existing designation even though there is architectural and historic interest in buildings to the west and north. This could be recognized in other ways.
- 7.3 One small administrative anomaly that could be rectified in due course is the way the boundary appears to cut through the building on the corner of Castle Square and East Street. This appears to reflect the pattern of properties before the corner was redeveloped in the late 20th century.

Cumulative impact of minor alterations

- 7.4 The loss of architectural detail, particularly the timber-framed windows of buildings constructed in the 18th and 19th centuries, is notable within the conservation area. Individually, these losses might be viewed as relatively minor alterations. However, where an area is affected by multiple changes taking place in an un-coordinated and piecemeal way, this can result in a cumulative negative impact. This drives down the perception of the area's special interest and the quality of its historic character.
- 7.5 While residential properties that are single family dwellings have 'permitted development rights' that provide permission for most minor alterations, these rights are not generally enjoyed by buildings in other uses such as shops, offices and flats.
- 7.6 Buildings that contribute positively to the character of the conservation area are considered to be an integral element of the conservation area as a designated heritage asset even when they are not separately listed. This means that their qualities must be taken into account in the planning decision-making process. Within this conservation area almost all such buildings are in non-residential or multiple uses, and therefore do not benefit from permitted development rights for minor alterations.



Boyces Street: Plastic windows and door at No.6

- 7.7 The problem of lost architectural detail through minor alterations was particularly notable on Middle Street. In most cases the loss of architectural detailing is reversible, although modern replacements will never provide the same historic interest and workmanship as a building's original fixtures and fittings.

Vacant buildings and economic activity

- 7.8 The conservation area contains a number of key buildings that make a positive contribution to the area's special historic or architectural interest but are unfortunately vacant. This tends to lead to a lack of maintenance and consequent decay that places the building at risk and can blight the vitality of its surroundings.
- 7.9 The most significant such case in the Old Town is that of the Brighton Hippodrome where the structure is now seriously at risk. The Hippodrome occupies a large parcel of land with a long frontage on Middle Street and a service yard entrance on Ship Street and its condition is having a negative effect on the character and appearance of the conservation area. Loss of significant historic fabric or economic potential would be a threat to the conservation area's special interest and to the surviving evidence of Brighton's development as a seaside resort in the late 19th and early 20th century.



Middle Street: the extensive vacant frontage of the Hippodrome has a blighting effect on this part of the street, whereas repair and refurbishment could regenerate the whole street

- 7.10 Other buildings on Middle Street, including Nos.7&8 and the former Brighton Synagogue give the appearance of vacancy. The apparent lack of use affects the character of the street, reducing the economic vitality of the area and creating areas of inactive and poorly maintained street frontage.
- 7.11 A row of vacant shops at Ship Street Gardens is similarly affecting the vitality of an area of mixed commercial and residential use. This threatens the maintenance of buildings that contribute positively to the area's character as well as reducing the additional security of the passive surveillance provided by occupied shops.

Unsympathetic development

- 7.12 Ensuring that new development proposals contribute to the preservation and enhancement of the area is one of the key purposes of designating a conservation area. Two developments within the Old Town Conservation Area or in its setting stand out for having a significantly adverse impact on its character: the Jury's Waterfront Hotel and the Odeon Cinema.



Bartholomew Square: Jury's Waterfront Hotel and offices

- 7.13 The Waterfront Hotel has a long frontage that was built across Market Street. The raw concrete, relieved only by green glass, gives a jarring contrast with the older stuccoed buildings on King's Road, while the poor corner treatment and raised ground floor create inactive frontages to King's Road and Black Lion Street.
- 7.14 The Odeon Cinema, just outside the conservation area, has an alien roof-form and blind frontages that disengage with the surroundings again in marked contrast with the intricacy and consistent materials of the seafront buildings in the conservation area.
- 7.15 These are not the only cases: the building at Nos.51-53 West Street has an unfortunate horizontal emphasis while Nos.21-25 North Street is a leaden attempt to ape local details. There are clear lessons to be learned from the recent past to inform future developments. These include issues such as street-plan, bulk, rhythm, activity, materials and detailing as well as preserving and enhancing the character of historic areas.



Nos.21-25 North Street

Opportunities

- 7.16 Every effort should be made to build on the opportunities that arise in ways that enhance the qualities of the area. The major opportunity at present is the repair and reuse of the Brighton Hippodrome, which has the potential to revitalize the centre of the conservation area.
- 7.17 Other opportunities arise through redevelopment proposals, such as the addition to the Lanes, development of the garages to the Old Ship Hotel, and rebuilding between No.78 West Street and Nos.7/8 Middle Street. However, there are many more minor opportunities to secure the better use of buildings, for instance through improvements to upper floors.

Public realm

- 7.18 There are opportunities for improving street surfaces, to better reflect or enhance the historic interest and character of the Old Town. A wide variety of materials have been used throughout the conservation area. The brick paving in Duke Street seeks to replicate the traditional surfaces of the area and has been fairly successful, while the red and grey slabs in Bartholomew Square and East Street have not stood the test of time. In addition there is widespread evidence of low maintenance and patch repairs in tarmac.



Bartholomew Square: incoherent street surfaces poorly maintained

- 7.19 As well as considering street surfaces, there is scope for a coordinated approach to street furniture – seating, bollards, streetlights and railings – and the reduction of street signage and other clutter to the minimum necessary. While King’s Road enjoys its own distinctive street furniture, it also suffers from unrelieved expanses of tarmac.
- 7.20 From the 1860s, street nameplates were ceramic, set in cast-iron frames, but they were largely replaced with alloy signs from the 1940s onwards. The earlier pattern is to be revived for the Hannington Lane development.
- 7.21 The effect of public utilities on the conservation area needs to be considered, including the arrangements for refuse collection that lead to some unsightly communal bins on streets.

Shopfronts

- 7.22 The conservation area includes many well preserved historic shopfronts, as well as sensitive replacements. However, there are also areas of garish modern shopfronts with over-sized fascias and awnings in unsympathetic modern materials that detract from the architectural interest and quality of the conservation area. These are particularly notable on North Street, West Street and King’s Road, and they include examples used by national chains as well as smaller independent retailers.



Duke Street: traditional shopfront details obscured by an over-deep fascia

Traffic management

7.23 The City Council is embarking on a programme of improved traffic management that will make significant improvements to the movement of vehicles particularly on Ship Street and Black Lion Street. This could build on the success of schemes for shared surfaces integrating pedestrian and vehicular use.

7.24 However, the impact of traffic on King's Road is and will remain considerable, effectively divorcing the seafront hotels and shops from the promenade to the south with a constant stream of heavy traffic. Improvements to King's Road are central to the Council's Seafront Strategy.

Management Plan

7.25 The issues raised in this Character Statement will be taken forward for consideration in a conservation area management plan. Without prejudicing the content of such a plan, it might potentially address:

- Designations
- Principles for the conservation of buildings
- Strategies for tourism, regeneration and the public realm
- Guidance on the design of new developments
- Design for movement – pedestrians and vehicles
- Planning controls for change and development

- Resources
- Site specific actions
- Community involvement and collaboration

8. Commitment

Adoption

This character statement was formally adopted by the city council on following public consultation.

- 8.1 The statement is a material consideration to be taken into account in the determination of planning matters affecting the Old Town Conservation Area.

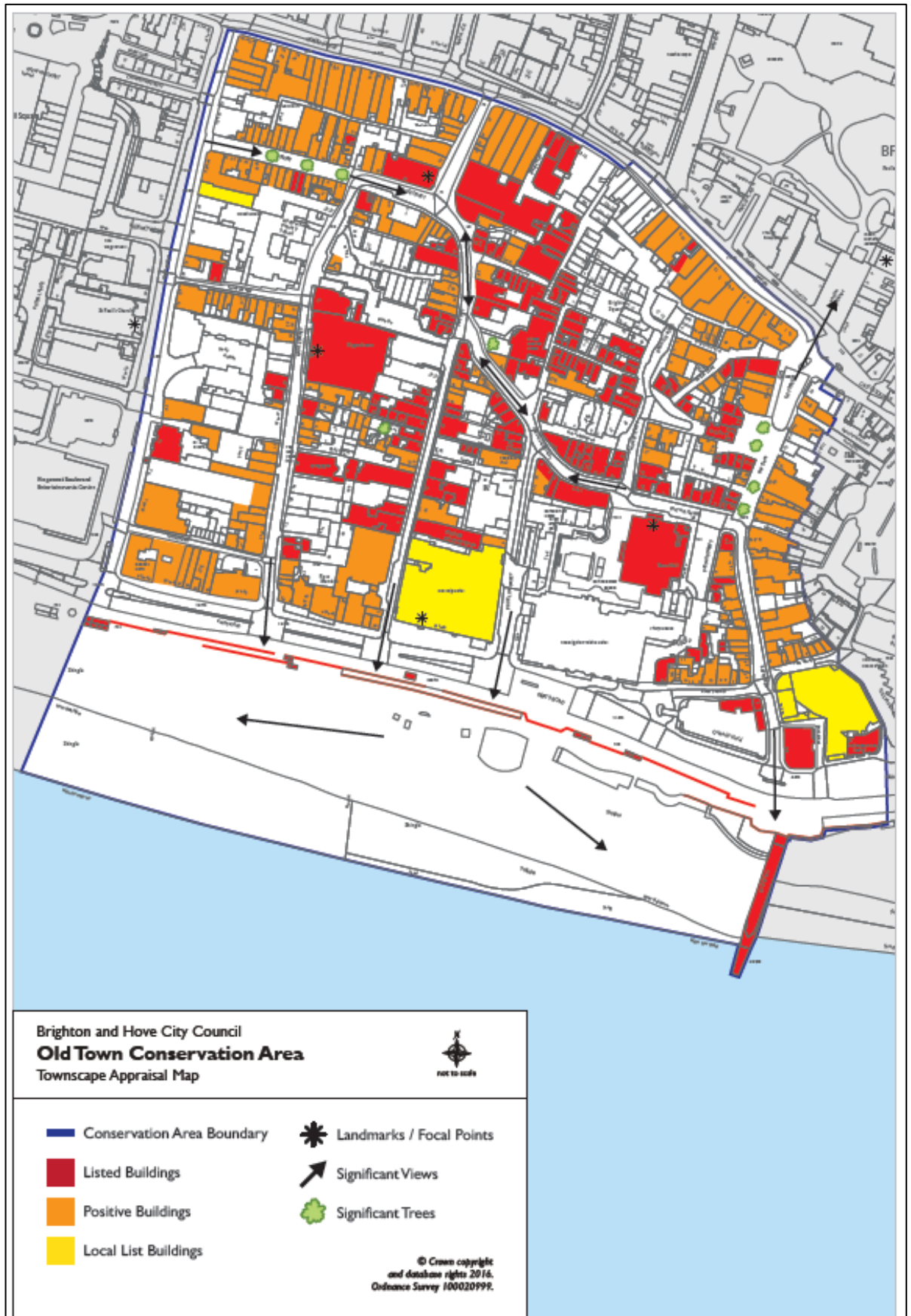
Review

- 8.2 Local authorities have a statutory duty to review conservation areas 'from time to time'. Best practice suggests a review cycle of between 5-10 years. This will depend upon the degree of change and the pressure for change that the area experiences in coming years.



the area

Appendix: Townscape Appraisal Map



Old Town Conservation Area Character Statement

Consultation Report

Comments were invited in respect of five questions:

1. Do you have any comments to make on the summary of the area's historic development?
2. Do you agree with the general assessment of what factors make up the special interest of the Old Town conservation area in terms of its character and appearance?
3. Do you agree with the spatial analysis of the conservation area?
4. Do you agree with the identification of four distinct 'character areas' within the Old Town?
5. Do you have any other comments?

Respondent	Comments	Action
N Bushby	Support for the conservation area but more concerned about outer areas.	Noted.
C J Pobjoy	1. A thorough summary of the history.	Noted and welcomed.
	2. Buildings and materials should be maintained to reflect importance.	Noted.
	3. Yes.	Noted.
	4. Yes.	Noted.
	5. Supports regeneration particularly of the Hippodrome.	Noted.
	Need to insist that residents and businesses maintain their properties in keeping with historical status.	To be addressed in the management plan as far as possible.
L Selig	1. No.	Noted.
	2. Yes.	Noted.
	3. Yes.	Noted.
	4. Yes.	Noted.
	5. Council should resist major retailing chains.	Difficult to enforce through planning policy, but consider the issue in the management plan stage.
Tommy Coyne	No comments recorded.	Noted.

Regency Society	5. Proposes boundary revisions to take in parts of the Old Steine, the north side of North Street and the west side of West Street.	This issue was considered by the Steering Group with reference to historic maps and the conclusion was that the conservation area must address Old Town as it is now rather than as it may have briefly existed at one point in the past.
Katharine Rodda	5. More should be said about King's Road - smelly, dirty, noisy, polluting and dysfunctional. Assess using TfL matrix. Also shared spaces within the area and surfacing e.g. in Middle St and East St.	Revise text to identify the issues more robustly. However, some of these concerns can be considered in the management plan.
Laura King	1. Yes - Concerns about Moshimo and vacant shops, lamp standards and conversion of commercial space to residential.	Ensure these issues are identified and then considered in the management plan, where achievable through the planning system and where consistent with other policy.
	2. Yes	Noted.
	3. Yes, but concern that development threats are not adequately represented – e.g. redevelopments of the Brighton Centre, Churchill Sq, Hannington's Lane and Moshimo	Management of future change in the area will be considered in the management plan but recent planning approvals will not be reviewed.
	4. No – “whole area should be classified”.	This comment appears to misunderstand that the four areas do add up to represent the whole area, which will remain designated.
	5. Repeats threat from proposed developments and the effect of the i360.	As response to question 1 above.
Conservation Advisory Group (CAG)	1. No comment.	Noted.
	2. Basically sound but too general. Suggest street-by-street commentary as in other statements such as Valley Gardens.	Reviewed, but excessive detail that does not add to the overall character assessment has been avoided.
	3. Suggests 13 specific views that should be taken into account.	Reviewed and key views included.

	4. Agreed, but include south and west side of Old Steyne.	This issue was considered by the Steering Group with reference to historic maps and the conclusion was that the conservation area must address Old Town as it is now rather than as it may have briefly existed at one point in the past.
	Use street numbering rather than building names.	Reviewed and amended but names are used where relevant.
	Suggests 14 areas that should be specifically referred to.	Reviewed, but avoiding excessive detail that does not add to the overall character assessment.
	Use of the word 'twitchen' is Sussex but not Brighton.	Amended. The term 'lane' has been used instead.
	5. Several specific points of clarification particularly in relation to Section 6.	Reviewed and amended as relevant. However, 'bow window' is a reasonable term for a non-technical audience, rather than 'tripartite segmental bay'.
	5.1 The Historic England format not specifically followed in respect of negative factors, general condition, risk, problems, pressures and capacity for change.	The Historic England format is for guidance only and Historic England have confirmed that a tailored approach should be taken in each case. Some of these issues are picked up in the sub-area analysis and in Section 7.
	5.2 Limited guidance provided. If that is to come in the management plan, this should be made explicit.	Section 7 clarifies what will be covered in the management plan without prejudicing consultation on that document.
	5.3 Identification of local list buildings should not be constrained by the conservation area designation.	The council has an up-to-date Local List that will be reviewed in 4 years. But buildings within conservation areas will only be added where they have a heritage value that is atypical of the area.
	5.4 Add a section on new development proposals, not all of which are opportunities.	This will be a matter for the management plan.
	5.5 Note the effect of public utilities on public realm e.g. rubbish storage.	Reference added in section 7.18 on Public Realm.
	5.6 Need for guidance on new buildings and works to existing buildings.	The appraisal is not the place for this. The issue will be addressed through forthcoming City Plan policy and the management plan.
	5.7 The document should create a vision for enhancement.	The appraisal is not the place for this. The issue will be addressed through the management plan.

	5.8 Note inclusion on Historic England's 'at risk' register.	The character statement is the first step towards removing the conservation area from the 'at risk' register. Any reference to this would soon make the document out-of-date.
Nick Tyson	Generally a very good document.	Noted and welcomed
	P4. Not a village but always a town. Focus is on the smaller streets but larger cardinal streets are significant too.	Instead use the word 'settlement' for the earlier stage of the area's development, to reflect the growth of Brighton. The cardinal streets have been acknowledged.
	P5. Include mention of clunch and bungaroosh	Added.
	P7. There is almost no surviving medieval fabric.	The point is made about the medieval extent of the settlement defined by East, West and North Streets for which there is still archaeological potential. Add that most of the Old Town is within an Archaeological Notification Area
	P9. Village/town issue again.	Use the word 'settlement' for the earlier stage of the area's development.
	P12. Georgian/Regency styles not defined by bows.	Reviewed and clarified.
	P15. Concern for archaeology.	Add that most of the Old Town is within an Archaeological Notification Area.
	Economic cycles of boom and depression are only one factor to explain complicated history.	Amend to clarify that this is an important factor that has influenced the area's complex history but that other factors have also played a part.
	P18. Comment on constituents of bungaroosh.	Reviewed and revised.
	P22. Concern that loss of Timpson's shoe shop should establish a strong case against such losses.	This decision was properly made by the Planning Committee having regard to all relevant matters and does not set a precedent.
	P23. More detail on mathematical tiles.	Noted.
Hove Civic Society	The need for improvements should be developed into investment programmes not just for buildings, but also for the public realm.	Issues of future improvement are matters for the management plan.

MAJOR PROJECTS & REGENERATION TEAM PROJECT UPDATE

March 2017



AmexCommunityStadium
i360
MajorProjects
CircusStreet
KingAlfred
PermanentTravellersSite
PublicRealm
NewEnglandHouse
Regeneration
OpenMarket
FalmerReleasedLand
PrestonBarracks
UltrafastBroadband
BlackRock
BrightonCentre
PromotingHeritage

Photo Credit: Open Market-Lucy Williams

CITY DEVELOPMENT & REGENERATION UNIT

Team Objectives:

The Major Projects & Regeneration Team manages, together with public and private sector partners, the implementation of key regeneration and infrastructure projects that support the city's economic growth and contribute to the transformation of the city for all, including the development of key employment sites. Successful delivery of these major projects provides new business space and employment opportunities, new homes, and community and leisure facilities. Development can also act as a regenerative catalyst encouraging further investment in the city.

Each of our projects contributes towards a vision of shaping the city by developing and sustaining the economy, preserving and promoting our heritage, growing our cultural offer and improving the quality of life for our residents, visitors and businesses. All projects consider the importance of good urban design and public realm, and also ensure that new development has the minimum possible environmental impact. Generally the projects do not receive direct capital investment from the city council and are dependent upon development partners providing external investment.

The Team:

Richard Davies	x6825
Mark Jago	x1106
Katharine Pearce	x2553
Alan Buck	x3451
Mark Ireland	x2705

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>Waterfront Project</p> <p>A newly built Conference, Entertainment and Exhibition Centre to replace the current Brighton Centre, relocated to Black Rock, with an accompanying extension to the current Churchill Square shopping centre to create a new Regional Shopping Destination incorporating redevelopment of the Kings West site.</p>	<p>Executive Director EE&C: Nick Hibberd</p> <p><i>Project Manager:</i> Katharine Pearce</p>	<p>Officers have continued to meet with Standard Life Investments (owners of Churchill Square Shopping Centre) to progress negotiations on the land agreement which will be the first stage in delivery of a brand new Conferencing and Entertainment venue at the Black Rock site and an expanded Churchill Square Shopping Centre.</p> <p>The outcome of early negotiations was reported to Policy and Resources Committee on 28 April 2016 and the parties are now targeting entering into a conditional land agreement by January/February 2017</p>	<p>Mixed-use development: estimated value in the region of £540m Total Net Additional Jobs: Estimated in the region of 2,000</p> <p>In addition: significant amenity and environmental improvements to the Eastern and Central Seafront, West Street and Russell Road/Cannon Place.</p>	<p>Funds to progress the Waterfront East site (Black Rock) will be provided by Standard Life Investments who will work closely with the Council team. Vacant possession of the Brighton Centre will be progressed once the two linked planning applications for the two sites are ready to be submitted.</p> <p>Conditional agreement to the Land Transfer is now programmed for January/February 2017.</p>
<p>Circus Street</p> <p>The site comprises the former municipal fruit and vegetable market, university annex and Carlton Hill public car park. The proposal for the site is for a high-quality sustainable mixed-use development providing a new university library and teaching space for the University of Brighton; employment space, including managed workspace for the creative industries; residential units,</p>	<p>Executive Director EE&C: Nick Hibberd</p> <p><i>Project Manager:</i> Alan Buck</p>	<p>The project is a partnership between the developer U+I with Brighton & Hove City Council and the University of Brighton. The planning application for the £100m regeneration proposal was accepted by planning committee on 17 September 2014 for a mixed-use scheme and ‘innovation quarter’ which is expected to create 400 jobs and inject £200m into the city’s economy over the next 10 years.</p> <p>Following the temporary use of the site for cultural and community spaces and events over the last few years, the developer was formally given vacant possession of the site in July 2015. Demolition of the former market</p>	<p>This scheme will deliver the following uses:</p> <ul style="list-style-type: none"> • New academic facilities for the University of Brighton and Student Accommodation (486 beds) as part of an improved educational quarter • Dance Studio and Creative Space for the city • Office space, focused on addressing existing market failure for creative and digital sector • Ancillary retail, cafés and workshops to animate the public spaces • Residential: 142 units <p>The headline economic benefits include 169 FTE (full-time equivalent) construction jobs and 262 FTE jobs</p>	<ul style="list-style-type: none"> • December 2012: Started detailed design • June 2013: P&R Committee gave landowner consent for RIBA Stage D scheme • October 2013: Planning application submitted • September 2014: Planning permission minded to grant subject to S106 • March 2015: Section 106 signed • September 2015: Start demolition on site • February 2017: Start remaining demolition work • May 2017: Start construction

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>student accommodation, ancillary retail and a community and professional dance space run by South East Dance.</p>		<p>building commenced in September and was completed in December 2015.</p> <p>Following extensive negotiations with its construction contractors, along with a value-engineering exercise to reduce costs without compromising quality, U+I announced its intention to retender the construction contract. It considers the market has changed to a degree that it will be able to receive increased interest and keener prices from the construction industry,. the retendering process being informed by the work undertaken over the last year in identifying supply chains and reducing costs.</p>	<p>generated by the completed development, and an economic impact in the city economy of £103.8m over ten years.</p> <p>The qualitative benefits include the fact that student housing will relieve pressure on the private rented sector; there will be more, affordable homes; the dance studio provides a focus for dance in the city; it will further integrate the university into the heart of the city bringing enterprise to creativity. There are also physical and townscape improvements linked to the public event square and permeability of the site, replacing the existing derelict market building.</p> <p>The inclusion of the creative space and dance studio within the scheme will contribute to its long-term success in terms of the vibrancy of the area. It will diversify the usage of the site in terms of the range of users and the timings of usage. This will help stop the site becoming an island site and connect it to the other cultural facilities in the city, close to the cultural quarter.</p>	<p>on site</p>
<p>British Airways i360</p> <p>British Airways i360 is a brand new 175m observation tower with</p>	<p>Executive Director EE&C: Nick Hibberd</p>	<p>The BAi360 achieved a successful opening to the public on 4th August 2016.</p>	<p>The BA i360 business plan allows for 100,000 additional visitors to the City and 600-800,000 visitors a year to the attraction itself, providing a significant regeneration for this important</p>	<p>Start on site: June 2014</p> <p>4th August 2016 BAi360 opened to public.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>360 degree views for 25 miles. A Restaurant with Michelin chef, retail, conferencing, and exhibition space are also included.</p> <p>The West Pier Toll Booths (removed from site) have now been restored and reinstated.</p> <p>The final phase of this work will involve a landscaping scheme on two pieces of land to the east and west of the BAI360. This will start in January 2017 and complete for Easter 2017.</p>	<p><i>Project Manager:</i> Katharine Pearce</p>	<p>£1M per annum ring-fenced for seafront maintenance and improvements for the next 25 years or until senior debt repayments are completed.</p>	<p>section of seafront and the less well visited restaurants of Preston Street. Ticket revenue will be used to assist amenity improvements including in the longer term for Regency Square.</p> <p>154-169 operational and construction jobs and an estimated 444 jobs overall.</p> <p>Annual additional spend in the local economy of between £13.09m to £25.4m.</p> <p>An increase of between 2%-3% in tourism earnings overall for the City.</p> <p>27,000-49,000 estimated new overnight visitors creating a minimum of 49 FTE jobs.</p>	<p>28th October 2016 Official opening of BAI360 by HRH the Duke of Edinburgh</p> <p>www.brightoni360.com</p> <p>Regular newsletter with updates available at the same site: http://www.brightoni360.co.uk/mailling-list.html</p> <p>October 2015 – P&R Committee agreed proposals to fund a new Landscaping Scheme to council land on either side of the i360 utilising some of the first funds from the project. Following an open tender process which selected Edburton contractors Ltd, this project is due to start on site 3rd January 2017 and complete by Easter 2017.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>King Alfred</p> <p>Redevelopment of the King Alfred Leisure Centre (KALC) site to secure the long-term replacement of the outdated sports and leisure facilities, along with a major residential led enabling development.</p>	<p>Executive Director EE&C: Nick Hibberd</p> <p><i>Project Manager:</i> Mark Jago</p>	<p>The KALC no longer meets modern expectations and service requirements, is expensive to operate and maintain, and the building is fast approaching the end of its useful life.</p> <p>In July 2013, the Policy & Resources Committee agreed the start of a new project to redevelop the KALC and wider site. In January 2016 the Policy & Resources Committee agreed the appointment of Crest Nicholson in partnership with the Starr Trust as Preferred Developer.</p> <p>Since their appointment the council has been in discussion with the Preferred Developer to progress the legal, financial, and contractual arrangements. This work is ongoing and, subject to progress in the coming months, it is hoped that it will be possible to report to the Policy, Resources & Growth committee by mid-2017.</p>	<p>Provision of modern, high quality, public sports and leisure facilities in the west of the city, and redevelopment of this strategically significant site to enhance the seafront and surrounding area. The enabling development will include a significant number of new homes.</p> <p>The sports centre is proposed to include:</p> <ul style="list-style-type: none"> • 25 metre, eight lane swimming pool with moveable floor and 352 spectator seats • 20m by 10m teaching pool with moveable floor and a 400sqm leisure pool • Sports hall, the size of eight badminton courts and multi-purpose hall • 120 station gym, bike spinning room, workout studio, quiet activity studio and a sauna suite • Gymnastics centre • 3 rink indoor bowls hall • Martial arts dojo • Café • Crèche and soft play room • 200 space car park for sports centre users. <p>The enabling development comprises:</p>	<ul style="list-style-type: none"> • Final Tenders submitted – mid August 2015 • Policy & Resources Committee agrees appointment of Preferred Bidder – 21 January 2016 <p><u>Indicative timetable</u> for future stages:</p> <ul style="list-style-type: none"> • Legal, contractual, and viability work completed with a view to reporting back to the Policy, Resources & Growth Committee – mid-2017 • The timetable beyond this point is under review and is dependent on the timing of the report that is presented to committee. •

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
			<p>Around 560 flats in four main blocks The highest block would be 18 storeys 20% of flats will be affordable homes - for rent or shared ownership.</p> <p>A new public square, community space/ facilities</p> <p>A summary of Frequently Asked Questions is available on the council's website: https://www.brighton-hove.gov.uk/content/planning/major-developments/king-alfred-redevelopment</p>	
<p>Madeira Terraces</p> <p>Rebuilding / redevelopment of the Madeira Terraces structure.</p>	<p>Executive Director EE&C: Nick Hibberd</p> <p><i>Project Manager:</i> Ian Shurrock and Katharine Pearce (MPRT) Programme Manager</p>	<p>The Madeira Terraces suffer from a flawed structural design which makes it very hard to maintain.</p> <p>A lack of expansion joints made cracking likely while its steel beams are hidden from view, encased in concrete and almost impossible to inspect or repair economically.</p> <p>Structural engineers' advice revealed part of the Terraces to be in a serious condition. The council acted quickly to investigate thoroughly by dismantling a section. This revealed widespread problems leading to the current closure.</p> <p>Action has been taken to prevent</p>	<p>Outputs to be confirmed once the scope of the rebuild/redevelopment project is known.</p>	<p>The Council is exploring practical solutions to secure investment to rebuild and regenerate the Terraces and secure the long-term future of the seafront as a whole</p> <p>Actions to date include:</p> <ul style="list-style-type: none"> • Successful Application to CLG's Coastal Revival Fund for £50,000 to develop a master plan and investment options • The Greater Brighton Economic Board agreed at the meeting on the 13th of October to include Madeira Terraces in the project

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
		<p>sections of the Terraces from collapsing and to make the area safe for the public after a survey revealed further structural defects.</p> <p>Surveying showed that the steel beams embedded in the concrete supporting the deck of the Terraces, have corroded and the cast iron has come to the end of its useful life. Repairs cannot be made and a rebuild is likely to be needed. Engineers recently advised that the entire length of the structure should now be closed. The temporary fencing will be replaced with a more permanent anti-climb fencing in the winter following the busy summer season.</p>		<p>pipeline for potential funding through Local Growth Fund Round 3</p> <ul style="list-style-type: none"> • Developing the first phase of a “Madeira Drive Regeneration Strategy” including consideration of business case options for restoration of Madeira Terraces itself. The strategy will be taken to PRG committee in January 2017. <p><u>Next steps:</u></p> <ul style="list-style-type: none"> • Installation of anti-climb fencing completed • Continue to explore additional potential solutions to secure investment to rebuild and regenerate the Terraces • Continue to liaise with tenants on the on-going operation of Madeira Drive • Continue to work with the preferred developer of the Peter Pan site to bring investment to the area for an Open Water Swimming Centre. • Submission of Coastal Communities Fund bid successful and second stage bid now submitted (5th)

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
				<p>December) to be followed by a further submission in January 2017. A decision is expected in March/April 2017.</p>
<p>New England House</p> <p>The proposal is to establish a future vision for New England House as a large scale, high profile and visible managed business centre focused on the Creative industries and Digital businesses. The early proposal is for the city council to seek development partners with whom to develop a clear partnership vision, viable business case and funding package for the development of New England House as a digital media hub.</p>	<p>Executive Director EE&C: Nick Hibberd</p> <p><i>Project Manager:</i> Alan Buck</p>	<p>The growth hub at New England House forms a key part of the City Deal with the government. Feasibility options and a business case have been explored as part of that work. Government have pledged £4.9m towards the project through the City Deal.</p> <p>An updated business case was issued to DCLG with a view to accessing the City Deal funding at the earliest opportunity to help unlock the proposal. This was scrutinised and approved by DCLG on 5 November 2014.</p> <p>Options are being actively explored for securing the refurbishment of the building and securing new additional employment floor space. The preferred option is to facilitate and realise a land deal in respect of the adjacent Longley Industrial Estate (on which BHCC owns the freehold).</p> <p>A suitable land deal would also help secure a wider mixed-use redevelopment across the Longley site and part of the New England House</p>	<ul style="list-style-type: none"> The envisaged outputs of City Deal are to reconfigure and extend New England House at an estimated cost of £24.53m, with a joint venture approach between the City Council and a private sector partner. The expansion of the building would involve increasing the net lettable floor space by 7,089sq.m to 18,459sq.m. <p>If a land deal can be secured in respect of the Longley site, the new employment floor space would be achieved through a revised configuration across both the Longley and New England House sites, along with significant levels of new residential, public realm and improved connectivity in the New England Quarter-London Road area.</p>	<p>A timetable for this project will be determined once there is more certainty around the outcome of negotiations around the potential land deal on the Longley Industrial Estate.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
		<p>car park. This would address City Deal objectives in respect of additional employment floor space, along with wider strategic objectives as set out in the City Plan in respect of the New England Quarter - including new employment floor space and residential development. Following a tripartite meeting at the end of January the various parties should soon be able to determine one way or the other whether such a land deal can be secured.</p> <p>Heating and ventilation options are currently being explored for New England House and this work will inform the design brief to guide the building's refurbishment.</p>		
<p>Open Market</p> <p>To redevelop the Open Market to create an exciting mixed-use development combining a new modern market offering a diverse retail offer and promoting fresh, healthy food and local producers with affordable housing, arts based workshops and a venue for street art and entertainment.</p>	<p>Executive Director EE&C: Nick Hibberd</p> <p><i>Project Manager:</i> Richard Davies</p>	<ul style="list-style-type: none"> ● P&R approval in April 2006 to support the Open Market Traders Association (OMTA) to prepare a redevelopment proposal and Landowner consent approved for RIBA Stage D scheme in February 2010. ● Hyde granted planning permission March 2011. ● Brighton Open Market CIC formed with members being the council, OMTA, Hyde Housing and Ethical Property Company to take ownership of the new market. ● New market officially opened on 	<ul style="list-style-type: none"> ● New covered market with 45 permanent market stalls surrounding a central market square for temporary stalls, visiting markets and a variety of activities. ● CIC to operate the market for local benefit ● 12 A1/B1 workshops ● 87 affordable housing units ● £12.5m external capital investment in local infrastructure. ● Approximately 80 FTE construction jobs ● 120 jobs in the new market, workshops and CIC 	<ul style="list-style-type: none"> ● Reducing council officer support for management and administration of CIC as the market improves viability and strengthens resilience

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>The new market is operated on a not for profit basis for the benefit of the community and contributes to the wider regeneration of the London Road area.</p>		<p>19 July 2014.</p> <ul style="list-style-type: none"> • CIC mortgage from Triodos Bank enables long leasehold of market from Hyde in June 2014 • 87 affordable housing units completed by Hyde and fully occupied June 2014 • 12 workshops completed and leased by Hyde to Ethical Property Company, June 2014 • Ethical Property Company withdrew as managing agents of the market in March 2016. Now managed directly by the CIC • November 2015 Policy & Resources Committee agreed a request from the CIC for a loan of £61,000 to address cashflow issues, subject to implementing a financial recovery plan. Following CIC discussions with the Valuation Office Agency, the business rates for the market square were reduced substantially • In March 2016, four new independent directors join CIC Board • Council loan made to CIC in April 2016 	<ul style="list-style-type: none"> • New opportunities for small business start-ups • Venue to promote local produce and local producers • Code level 4 for disabled residential units (8 out of a total of 87 units) • Very good thermal performance of building fabric • Photovoltaics, green roofs and green walls included in scheme • Works started on site in October 2011 and completed June 2014 	
<p>Preston Barracks Redevelopment of the council owned 2.2 hectare former barracks site and adjacent University land</p>	<p>Executive Director EE&C: Nick Hibberd</p>	<p>Since 2013 the council has worked in partnership with the University of Brighton (UoB) and U+I (formerly Cathedral Group Ltd - the University's preferred development partner) to unlock the redevelopment of the</p>	<p>High quality, sustainable, employment-led, mixed-use development that will act as a regenerative catalyst for this part of the city. The planned scheme will deliver c5,000 sq.m of new</p>	<ul style="list-style-type: none"> • Exchange of Contracts – 15 July 2014 • ‘Meanwhile uses’ start on site – from mid 2015 • ‘Preliminary Conditions’

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>spanning the Lewes Road, to create a mixed-use development that will act as a regenerative catalyst for this part of the city.</p> <p>The sites, on the main Lewes Road, are an 'urban gateway' to the city from the 'Academic Corridor' (close to Brighton and Sussex Universities) and are therefore of strategic importance to Brighton & Hove.</p>	<p><i>Project Manager:</i> Mark Jago</p>	<p>council-owned Preston Barracks site. Detailed reports were presented to the Policy & Resources Committee in July and December 2013, through which agreement to the way forward was secured.</p> <p>The partners exchanged contracts in July 2014 and, having satisfied 'Preliminary Conditions' in March 2016, the project moved to the detailed design phase.</p> <p>The applicants undertook a second stage of pre-application consultation during November 2016, culminating in a public exhibition of the plans on 18th and 19th November.</p> <p>Pre-application discussions with the Local Planning Authority were concluded in January 2017, and plans for the comprehensive redevelopment of the three sites have now been finalised. The applicants are due to submit the planning application in February 2017, and hope to achieve planning consent by mid-2017. Subject to the outcome of this, construction work should begin by early 2018.</p> <p>U+I continue their "meanwhile uses" on the Preston Barracks site as part of their 'Field' concept); plans that</p>	<p>employment space in the form of the Cental Research Laboratory, a business incubation centre that will support new hi-tech and design-led manufacturing start-up companies and entrepreneurs.</p> <p>The current proposal also includes 369 new homes, new University of Brighton academic buildings, student accommodation with approximately 1,300 bedrooms, and a modest amount of retail space.</p> <ul style="list-style-type: none"> • The scheme will greatly improve the built environment in this part of the city, a key approach to the city centre, and will better integrate with neighbouring residential and business land. 	<p>satisfied – March 2016</p> <ul style="list-style-type: none"> • Detailed design process commenced – Spring 2016. • Informal consultation process commenced – April 2016 • 2nd stage consultation and exhibition held – Nov 2016 • Planning application submitted - February 2017 • Planning determination – mid-2017 • Construction commences – early 2018

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		<p>directly link to the future redevelopment and help promote the longer-term vision. The 'Central Research Laboratory' (CRL) pilot project continues to operate successfully with 9 innovative start-ups from Brighton & Hove benefitting from space in the temporary workspaces. A new community café is open, providing both Field tenants and the local community a facility that supports engagement with the local community in the redevelopment proposals.</p>		
<p>Falmer Released Land Redevelopment of the former Falmer School land that was not required for the Brighton Aldridge Community Academy (BACA).</p>	<p>Executive Director EE&C: Nick Hibberd</p> <p><i>Project Manager:</i> Richard Davies</p>	<ul style="list-style-type: none"> • Falmer High School land surplus to BACA requirements is available for alternative uses. • Cabinet February 2012 agreed use of the site by The Community Stadium Ltd (TCSL) for temporary stadium parking and a temporary home for the Bridge Community Education Centre (The Bridge), • Planning permission granted April 2012 for the works. • The Bridge moved into its new temporary home in May 2012. • October 2013 P&R Committee authorised the Executive Director Environment Development & Housing, Executive Director Finance & Resources and Head of Legal Services to enter into negotiations with TCSL regarding the 	<ul style="list-style-type: none"> • Brownfield land brought back into efficient use. • Short-term support of TCSL to provide temporary stadium parking and temporary accommodation for The Bridge. • Continue support for TCSL to provide match day and event parking with potential capital receipt or revenue stream in the long term. • Potential for new student accommodation and educational facilities combined with stadium parking. Potential to provide new permanent home for The Bridge. 	<ul style="list-style-type: none"> • Temporary use of the site for stadium parking and accommodation for the Bridge continuing. • The council and TCSL are discussing Heads of Terms for the redevelopment proposal for Falmer Released Land, which will be brought back to PR&G Committee for approval before proceeding. • Continue officer support for The Bridge to seek a permanent home on or off site and as part of any redevelopment proposal.

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		redevelopment of the Falmer Released Land and agreed that draft Heads of Terms be brought back to P&R for final approval.		