

ENVIRONMENT CABINET MEMBER MEETING

Agenda Item 148

Brighton & Hove City Council

Subject:	London Road Central Masterplan Supplementary Planning Document (SPD)		
Date of Meeting:	7 May 2009		
Report of:	Director of Environment		
Contact Officer:	Name: Alan Buck	Tel: 29-2287	
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Key Decision:	No		
Wards Affected:	St. Peter's and North Laine		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The report advises of the progress to date on the production of a Supplementary Planning Document (SPD) on London Road Central Masterplan and seeks approval of a draft SPD for the purposes of formal public consultation. The draft SPD and annex document are attached in Appendices A and B.

RECOMMENDATIONS:

- 2.1 (1) That the draft Supplementary Planning Document on London Road Central Masterplan be approved for the purposes of formal public consultation.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The London Road & Lewes Road Regeneration Strategy (known as LR2) was approved by the Policy & Resources Committee on 26 July 2009. LR2 acts as a background document to the emerging Local Development Framework and includes a number of recommendations for early actions in respect of London Road, including preparing a masterplan SPD for the central London Road area.
- 3.2 A masterplan for central London Road is also needed urgently to provide a planning and urban design framework in respect of a number of current major development proposals within and around the central London Road area. There is also scope to update the masterplan in the future to take on board, refine and apply ongoing work in respect of quantum of floorspace (through the LDF process) and strategic traffic movements around the city.
- 3.3 Early stakeholder consultation on Issues & Options took place in June 2008. Responses informed the format and content of the draft SPD.
- 3.4 An officer steering group was formed to support work on the draft SPD. The group as well as Members were consulted on a preliminary version of the document in November 2008.

3.5 The draft SPD has as far as possible taken into account issues raised during the above consultation exercises. The document seeks to strengthen the role of London Road as one of the city's town centres and promotes a variety of measures to help achieve this objective, including the following:

- **Opportunities for new inward investment to improve the area's retail and commercial offer.**
 - Sites are identified for a range of development types, including affordable accommodation for local businesses.

- **An attractive, vibrant and safe environment for all that encourages social engagement and enjoyment of the area.**
 - An improved public realm with a safer, more legible streetscape and high quality public spaces;
 - mixed-use developments with active frontages at ground floor to distribute footfall and increase passive surveillance within the area;
 - a more "permeable" street network;
 - establishing a secondary circuit of activities and attractions in the area.

- **Improved access to and within the area**
 - Removing barriers to movement;
 - improving signage to destinations;
 - differentiating surfaces to define shared space;
 - redesigning the bus interchange at the junction with Ann St and Oxford St to form a central square/shared space; and
 - better connections with surrounding neighbourhoods and open spaces.
 - introducing new and enhance existing east-west links through the area, particularly for pedestrians, linking Preston Circus, The Level, Brighton Station and St Peter's Church.

- **A more sustainable and healthy environment**
 - Design solutions that help deliver improvements in air quality; and
 - high standards of sustainable building design.

- **Identification of funding opportunities to fund infrastructure improvements**
 - Establishing a "community pot" through Section 106 agreements, Local Transport Plan and other funding opportunities to fund masterplan objectives.

3.6 Once the draft document has been approved, full consultation will be carried out with a wide range of groups and organisations, including those who attended previous events, for a statutory six-week period commencing in late May and extending into June 2009. The draft SPD will also be publicised in the press and on the council's website as well as via a drop-in three-day exhibition in the former Co-op building on London Road.

4. CONSULTATION

- 4.1 Invitations for early stakeholder events were sent in Spring 2008 to 672 organisations and individuals (including developers, landowners, local councillors, planning agents, residents, amenity groups, local schools and churches) as well as council officers representing different interests in the London Road area. Ninety two representatives attended the events, held in June.
- 4.2 Results of the above consultation revealed support for:
- comprehensive retail redevelopment while securing opportunities for small, independent retailers;
 - re-use of existing empty office space combined with a range of new, flexible office facilities;
 - focussing on the needs of pedestrians and cyclists while improving traffic flow;
 - flexible use of open spaces;
 - public realm design that minimises anti-social behaviour and delivers quality open space in new development; and
 - transport- and design-related solutions to air quality problems.
- 4.3 The legislation requires that an SPD be subject to a sustainability appraisal. The sustainability appraisal evaluates the contribution made by the Draft SPD towards achieving sustainable development. The draft Sustainability Appraisal will be out for consultation at the same time as the draft SPD.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 Direct costs for the production of the SPD and consultation have been included within City Planning's budget allocation. Should Brighton and Hove City Council be required to comply with the SPD the financial implications will be included within a report to the relevant service committee.

Finance Officer consulted: Derek Mansfield Date:01/12/08

Legal Implications:

- 5.2 Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended by the Town and Country Planning (Local Development) (England) Regulations 2008 requires that SPDs must be subject to formal public consultation for a period of not less than four nor more than six weeks prior to adoption. Regulation 17 sets out detailed publicity requirements which will need to be followed. The "full consultation" referred to in paragraph 3.4 of this Report will need to comply with these requirements. Regulation 18 of the 2004 Regulations provides that planning authorities cannot adopt SPDs until they have considered any representations made within the consultation period and prepared a statement summarising the main issues raised in the representations and saying how these have been addressed within the SPD the authority intend to adopt.

Lawyer consulted: Hilary Woodward Date: 04/12/08

Equalities Implications:

- 5.3 Local Development Framework Core Strategy Equality Impact Assessment (EQIA) issues relevant to this SPD have been considered. Monitoring and implementation measures have been put in place to evaluate the impact of this SPD as a result.

Sustainability Implications:

- 5.4 Sustainability issues inform all of the measures promoted in the draft SPD, which as referenced above, is subject to a Sustainability Appraisal.

Crime & Disorder Implications:

- 5.5 The masterplan seeks to draw increased users into and around London Road and help provide for a safer environment in the area through a range of measures including the identification of new development opportunities, public realm improvements and the promotion of other urban design interventions. The document also identifies community measures to help result in a more safe and secure environment for all.

Risk and Opportunity Management Implications:

- 5.6 None identified.

Corporate / Citywide Implications:

- 5.7 Along with Lewes Road, improvements to the London Road area are fundamental in realising the objectives of the London Road & Lewes Road Regeneration Strategy (LR2). This AIF-funded study was approved by the former Policy & Resources Committee on 26 July 2007. Lewes Road and London Road are key gateways to the city and their regeneration is regarded as an important component in promoting and sustaining the long term economic growth of the city.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 As part as the SPD development process, alternative options were discussed with stakeholders at the early consultation phase. Options ranged from 'do nothing', through minimum levels of intervention, to significant levels of intervention within the area. These issues are discussed at length in appendices to this report. The Sustainability Appraisal tested the option of 'doing nothing' and examined alternative options and found the proposals identified in the draft SPD to be the most sustainable option.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 To ensure there is detailed, clear advice to all those with an interest in the development process on relevant policies.
- 7.2 To take forward proposals in the London Road & Lewes Road Regeneration Strategy for the regeneration of the London Road Central Area;
- 7.3 To meet Government guidance.

SUPPORTING DOCUMENTATION

Appendices:

1. London Road Central Masterplan SPD
2. London Road Central Masterplan SPD – appendices

Documents In Members' Rooms

1. London Road Central Supplementary Planning Document/Masterplan, Issues & Options consultation report SPD, July 2008
2. London Road Central Masterplan SPD
3. London Road Central Masterplan SPD – appendices
4. Sustainability Appraisal

Background Documents

1. Planning Policy Statement 6: Planning for Town Centres (2005)
2. The Brighton & Hove Local Plan Policy SR5: Town and district shopping centres (2005)
3. London Road & Lewes Road Regeneration Strategy (2007)
4. Brighton & Hove Local Development Framework Core Strategy Preferred Policy DA4: New England Quarter and London Road (2008)
5. Sustainability Appraisal

