

Executive Summary

Brighton & Hove's Local Development Framework must reflect the role and importance of the city in the sub-region and the south east and respond to and provide for the needs of a growing population and a growing local economy over the next 20 years. The population is expected to grow to 295,700 by 2026 if current trends continue and 8,000 new jobs will be needed over the next ten years to maintain the city's current employment rate.

Therefore the Core Strategy must plan to provide for the 11,000 new homes required by the draft South East Plan whilst maximising the delivery of affordable housing across the city to address the city's housing need (a target is set in the Core Strategy to achieve 230 affordable housing units per annum). Employment sites need to be safeguarded to meet the forecast need for employment land over the next 20 years with a priority of generating more jobs and more high value jobs and there is an identified need for an additional 20,000 sq m of office floorspace in the city. The creative industries is a growing and dynamic sector in the city, acting as the largest hub of such businesses in the south east outside London. Forecasts suggest that they will continue to require affordable and appropriate workspace. The city is a primary regional shopping centre and there is significant capacity for new food and non-food retail floorspace to the period 2016 (14,256 sq m and 53,675 sq m respectively) and the priority will be to direct additional retail firstly to Brighton regional centre but also to maintain and enhance the existing network of shopping centres.

It will also mean working with health providers to help deliver and protect a sub-regional network of critical care hospitals and a city wide integrated network of health facilities. Sussex University and the University of Brighton play a major role in the economic, social and cultural life of the city and the sustainable redevelopment and expansion of their campuses needs to be supported through the Core Strategy. Further Education establishments also have plans for refurbishment and consolidation/ expansion of their activities and there is the need to ensure parity in the quality of education and access to schools across the city.

The Local Development Framework needs to reflect the role and importance of the major projects at various stages of development for key sites around the city including the replacement of the Brighton Centre, a new arena at Black Rock, a community stadium and redeveloping the King Alfred sports centre along with proposals for Preston Barracks and the Circus Street site. These developments are expected to bring jobs and prosperity to the city, help to regenerate surrounding areas and reinforce the city's role as a cultural and tourism and sporting hub.

A number of neighbourhoods in Brighton & Hove have been identified as facing high level of disadvantage and major priority of the council and the Local Strategic Partnership is to reduce inequalities between disadvantaged areas and the rest of the city. Issues including worklessness, long term unemployment and health inequalities need to be addressed in the Core Strategy.

All this must be achieved within the physical limits of a coastal city, a scarcity of developable land and a future South Downs National Park which will protect significant areas of the city's remarkable downland countryside which extends around and into the built up area of the city whilst meeting and integrating the environmental, social and economic aims of sustainable development.

This means ensuring that new development is delivered in a way which reduces the city's ecological footprint, contributes towards meeting the city's targets for reduction in carbon emissions and are resilient to the predicted local effects of climate change. It also means ensuring that all major new development in the city supports the regeneration of the city and contributes to the creation of high quality, sustainable communities and provides for the demands that it generates, supported by appropriate physical and social infrastructure.

The city is a regional transport hub and although car ownership in the city is one of the lowest nationally congestion remains a significant problem for the city, especially at peak times. Approximately 8,000 commuter journeys are made by car every day within Brighton & Hove, almost half of which are journeys less than 5km. Given the relative absence of major industrial processes in the city, transport is the main cause of poor air quality in the city. The Core Strategy must therefore integrate the priorities of the Local Transport Plan such as the proposed Rapid Transport System to mitigate these impacts and also put forward a strategy for accommodating growth that maximises sustainable transport opportunities in areas of high accessibility.

The council's preferred approach is therefore to accommodate future development by optimising development on brownfield sites throughout the existing built-up area of the city, in order to preserve the countryside.

The council's overarching spatial strategy is as a priority to direct significant development to seven broad areas of the city where it is possible to make full use of public transport/ public transport interchanges and where identified capacity exists to accommodate future development.

The development areas are proposed because they contain opportunities for change, they can deliver development of city wide or regional importance and/or because they are in need of regeneration. These seven areas are:

- Brighton Centre and Churchill Square area
- Brighton Marina and Black Rock
- Lewes Road
- New England Quarter and London Road
- Eastern Road and Edward Street
- Hove Station area
- Shoreham Harbour and South Portslade.

Additional areas of the city are identified as part of the Spatial Strategy as they require a special or coordinated approach to managing future change in these areas and these are the Seafront, Central Brighton, Valley Gardens, the Urban Fringe and the South Downs. Further proposals are set out to improve the sustainability of remaining residential areas of the city with the priority to reduce inequality.