

Introduction

The Core Strategy is part of Brighton & Hove's Local Development Framework, a suite of planning documents that will guide planning and development of the city over the next twenty years. The purpose of the Core Strategy is to provide the overall strategic vision for the future of Brighton & Hove through to 2026. It will set out how the council will respond to local priorities and meet the challenges of the future and identify the broad locations, scale and type of development and supporting infrastructure that will take place in the city. It addresses the important city-wide matters such as delivering more sustainable development and neighbourhoods and sets out the council's strategic approach to housing, the economy, shopping and transport. Preparation of the Core Strategy has been informed by extensive consultation, the aims of the city's Sustainable Community Strategy, other city-wide plans and strategies, national planning policy and the draft South East Plan (the regional spatial strategy).

The Local Development Framework documents including the Core Strategy will eventually replace the council's Local Plan which was adopted on 21st July 2005.

The Local Development Framework

This document is part of the new suite of documents known as the Local Development Framework (LDF), which has been introduced (under Government legislation) to replace Local Plans as a more comprehensive means of planning for future sustainable development. Under the new system there is a regional level of planning, overseen by the South East England Regional Assembly (SEERA), and below that it is the responsibility of each local council to produce an LDF for its area, within a timescale agreed with the Government.

The regional plan produced by SEERA is known as the South East Plan. This Plan will guide development in the region as a whole through to 2026. The draft Plan was submitted to the Government by SEERA in March 2006 and adoption of the Plan is anticipated in 2008.

The Local Development Framework for Brighton & Hove will include the following Development Plan Documents (DPDs):

- A Core Strategy - the strategic policies
- A Development Policies and Site Allocations document - generic policies for all types of development and the allocation of land or sites for specific uses
- Area Action Plans - specific proposals for areas of significant change
- A Waste & Minerals Development Framework - prepared jointly with East Sussex County Council

These will be supported by:

- A Proposals Map - showing all policy designations for the city; and
- Supplementary Planning Documents - detailed policy on particular subjects

The LDF also includes a number of process documents:

- A Local Development Scheme - the programme for the LDF as a whole
- The Statement of Community Involvement - setting out how we will involve people in the preparation of local development documents and the council's approach to consultation on planning applications

An Annual Monitoring Report - showing how we are meeting the aims of the LDF

The East Sussex and Brighton & Hove Waste Local Plan was adopted in February 2006. Local Plan and Waste Local Plan policies are automatically 'saved' for three years from the date of adoption but future Annual Monitoring Reports will address the issue of which policies should be saved for longer.

A Revised Preferred Options stage

The council has made good progress in preparing the Core Strategy. The Council initiated a very wide ranging debate, at the Issues and Options stage (October 2005) about the city's future. These ideas were developed into the Preferred Options stage which was published in October 2006. However, a number of matters have arisen, following the Preferred Options stage, which required us to consider a change in approach to the Preferred Option. The completion of a final Core Strategy has therefore been deferred for this revised Preferred Options stage to allow:

- further research and evidence gathering required by recently published national planning policy;
- more details to be provided on the location, scale and type of development to be delivered by the spatial strategy; and
- a more area-based approach to planning to be introduced, setting out how the council will respond to local priorities and meet the challenges of the future ('place-shaping') as requested by the Government Office for the South East.

In accordance with the Council's standards of consultation set out in the adopted Statement of Community Involvement, the Council is undertaking another stage of consultation, before it prepares and submits its Core Strategy to the Secretary of State for public examination. This will be a six week period of consultation.

The Government Office for the South East has been consulted on this additional stage of consultation and given a positive response to this new area-based approach to the Core Strategy.

Stage	Dates
Issues & Options document - early community involvement	October 2005 - May 2006
Formal public consultation on Preferred Options	November - December 2006
Revised Preferred Options informal public consultation (this is the stage we are at now)	June - August 2008
Formal public consultation on Submission document	January - February 2009
Submission of Core Strategy to the Government	May 2009
Independent Examination in Public	October 2009 (estimated)
Adoption of the Core Strategy	January 2010 (estimated)

The Revised Preferred Options document

This document sets out the new approach the Council proposes since the original Core Strategy Preferred Options report was published in October 2006. The document outlines the preferred policy directions, indicating if the preferred option has altered and the reasoning for this and highlights alternatives where appropriate.

A substantial number of background documents have been undertaken to inform the preparation of the Core Strategy. The Council commissioned a number of new background studies following the Preferred Options Consultation in 2006. The findings from these studies are published as background documents to this revised preferred options stage. The studies are:

- Hotel Futures Study 2007
- Urban Characterisation Study 2007
- London Road and Lewes Road (LR2) Regeneration Strategy 2007
- Public Space Public Life Study 2007
- Strategic Flood Risk Assessment 2008

- Open Space, Sport and Recreation Study 2008
- Strategic Housing Market Assessment 2008
- Creative Industries Workspace Study 2008
- Reducing Inequality Review 2008

A Strategic Housing Land Availability Assessment and a Transport Assessment are currently underway and interim findings have been published to accompany the revised Core Strategy Preferred Options document.

Each preferred policy option is now accompanied by a list of its key supporting documents and background documents and a full list is set out in separate Supporting Evidence Document.

The Preferred Options document has also been significantly restructured. In taking a more area-based approach, issues previously set out under the headings of the council's Sustainable Community Strategy have been reorganised. Those that more appropriately relate to a development area, special area or relate generally to neighbourhoods have now been dealt with in those sections. Where the 2006 Preferred Options would be more effectively joined together, these have been integrated into a new preferred option in the Core Policies. Other alterations to the preferred options have resulted from the October 2006 - December 2006 consultation responses or findings from commissioned background studies/ other strategies adopted since October 2006. Further where an issue is better dealt with in another local development document such as a Supplementary Planning Document or the Site Allocations DPD or Development Plan DPD this also has been highlighted.

For clarity a section on implementation is included with each preferred option and the supporting evidence for each preferred option is set out in Annex 1. This provides a summary of the consultation responses, the alternative options considered, the Sustainability Appraisal recommendations and the reason for the revised Preferred Options.

The new structure is explained below:

Part One - Context, vision and objectives. This section sets out the key issues facing the city over the next twenty years, and summarises the policy context for the Core Strategy. It also sets out a vision of the city that we are aiming for in 2026 and lists our strategic spatial objectives, from which all future planning policies will flow. These objectives have been revised to take account of consultation and the area-based approach now being pursued.

Part Two - Spatial Strategy sets out our preferred spatial strategy for accommodating the future sustainable development of the city. This is structured as follows:

Proposed development areas - details the type and amount of development within each area and identifies place-shaping and development priorities. Each development area includes a section on implementation and delivery.

Special areas - those areas in need of a special planning approach or needing effective policy coordination (some of these areas were previously identified as major cross-theme issues and areas set out in Part six of the original Preferred Options Core Strategy).

Sustainable neighbourhoods - a set of proposals to cover the remaining residential areas of the city with the priority of improving sustainability in neighbourhoods and reducing inequality.

Part Three - Core Policies consists of our preferred approach to strategic policy issues

such as housing, transport and shopping. Rather than arranged under the headings of the council's Sustainable Community Strategy as previously, these will be listed from CP1-CP19.

Part Four - Monitoring – which sets out in table format all the monitoring indicators and targets for the Core Strategy;

Annex 1 - supporting evidence for the preferred options and the proposed changes to the adopted Local Plan Proposal Map as a result of Core Policies

A glossary of terms.

Key Diagram – illustrating broad locations of future development.

Sustainability Appraisal

In producing this document we have aimed to ensure that our preferred options, when taken together, will ensure the sustainable development (see definition below) of the city and the creation of sustainable communities. This is tested by a Sustainability Appraisal. This is a separate document produced alongside the Core Strategy, which critically examines its objectives and options and tests them against the principles of sustainable development. However, it is a two way process. So in turn, the Sustainability Appraisal contributes to the reasoning behind, and the refinement of, the Core Strategy.

The first stage of the Sustainability Appraisal process was the production of a Scoping Report (November 2005) setting out the 'baseline' against which the Core Strategy would be tested. As the drafting of the various preferred options progressed, the Draft Sustainability Appraisal (October 2006) considered each preferred option and all realistic alternatives; its conclusions included suggestions for changes to preferred options and/or mitigation measures in some cases and these were reflected in the 2006 Core Strategy Preferred Options document. The revised preferred options have been reappraised by an updated draft Sustainability Appraisal (2008) and the response to its suggestions for changes to the revised preferred options and/or mitigation measures in some cases is set out in Annex 1.

A non-technical executive summary of the updated draft Sustainability Appraisal accompanies this document. The full Sustainability Appraisal is available on the council's website. The appraisal will itself be subject to the same six week period of consultation.

Sustainable Development

A widely accepted definition of sustainable development is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".* The Government has set out a national sustainable development strategy with five guiding principles:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Using sound science responsibly
- Promoting good governance.

And four priorities:

- Sustainable production and consumption
- Climate change and energy
- Natural resource protection and environmental enhancement
- Sustainable communities.

*'Our Common Future' 1987 (the Brundtland Report)

Relationship of the Core Strategy to other documents

The next Development Plan Document (DPD) to follow on from the Core Strategy will be the Development Policies and Site Allocations DPD. The opportunity to streamline the number of DPDs prepared has led to the decision to combine these previously separate DPD topics. This will also ensure that there is a clearer link between the strategic objectives and policies of the Core Strategy and how they will be implemented through specific site allocations or through the development management process. Whilst an 'Issues and Options' paper for the Site Allocations DPD was published for consultation October 2006 - March 2007 the early stage preparation and engagement on this proposed combined DPD will now commence once the independent examination of the Core Strategy has been completed.

The city council, Adur District Council and West Sussex County Council will be jointly producing an Area Action Plan for Shoreham Harbour and South Portslade. Work is due to start summer 2008 with anticipated adoption March 2011. The Joint Area Action Plan will test and define the regeneration scheme for the Harbour and guide delivery to support Brighton & Hove's Core Strategy.

Waste and Minerals issues will be dealt with in the Waste and Minerals Development Framework (WMDF) which is being prepared with East Sussex County Council. The WMDF is being prepared in parallel with the Local Development Framework and will set out the vision and spatial strategy for the sustainable management of minerals resources, the reduction and recycling of waste and its final disposal.

Preliminary work began on the WMDF in 2006, following adoption of the East Sussex and Brighton & Hove Waste Local Plan. Consultation on the Issues and Options for the Waste and Minerals Core Strategy took place February 2008 – April 2008.

The LDF Core Strategy will need to have regard to waste and minerals issues. The saved policies and site allocations in the Waste Local Plan will be taken into account in the LDF Core Strategy. There is only one active mineral site in the city, at Shoreham Harbour, and activity here will need to be safeguarded or replaced in any regeneration proposals for the area, pending the preparation of the Site Allocations DPD for both minerals and waste. The LDF Core strategy will also have to take into account the need for suitable sites for reprocessing and recycling aggregates from construction and demolition waste to meet the targets set out in the draft South East Plan. A supplementary planning document on Construction and Demolition Waste has been prepared with East Sussex County Council in advance of government proposals for managing such wastes because of the urgent need to reduce such waste going to landfill in this area. Similarly a Planning Advice Note: 'Design guidance for the storage of recyclable materials and waste' has been produced to support increased recycling and waste reduction in order to meet government and draft South East Plan targets.

How to Comment on the Revised Preferred Options document

This is your chance to let us know what you think about the revised Preferred Options. Your views are important to us and there is a six week period, 27th June - 8th August, during which written comments may be made. To help you do so, a response form has been produced to accompany this document. If you do not have a copy, it can be obtained from the council's citydirect offices or you can contact us directly. It can also be downloaded from the council's website.

Completed response forms must be received by no later than 5.00 pm on 8th August.

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