

Part Two - Spatial Strategy

2.1 Brighton & Hove must respond to and provide for the needs of a growing population and a growing local economy over the next 20 years. This includes providing for the 11,000 new homes required by the draft South East Plan. The city must do this within the physical limits of the city, a future South Downs National Park and a scarcity of developable land, whilst meeting and integrating the environmental, social and economic aims of sustainable development.

2.2 From the start of the preparation of the Core Strategy (the 'issues and options' stage in 2005) there has been a reassessment and refinement of the approach to accommodating development in the city over the next 20 years from the initial 5 possible broad approaches, to the original preferred Spatial Strategy and consideration of alternative approaches set out in the Preferred Options Core Strategy, October 2006 and this refinement has involved ongoing consultation, sustainability appraisal and evidence gathering. Further details are set out in Annex 1. The original spatial strategy, which set out 10 broad areas for accommodating growth has been re-examined in light of consultation responses, further research and evidence gathering and emerging national planning policy and guidance since October 2006.

2.3 The potential of limited development within the urban fringe was re-assessed following publication of the 2007 proposed boundary modifications for the South Downs National Park and through the Strategic Housing Land Availability Assessment. The potential of identifying a strategic development site at Shoreham Harbour was re-examined in light of emerging proposals put forward by the South East England Development Agency.

2.4 The council's preferred option is still 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, directing significant growth and development to key broad areas identified for regeneration or renewal to bring about sustainable communities.

2.5 The original 10 broad areas were identified from applying the combined accessibility-led approach and the urban character / urban capacity-led approach to accommodating growth. The opportunities and potential for development within these original 10 areas have been further examined in order to indicate broadly the capacity of the areas to take additional development and the type of development that would be most appropriate.

2.6 Local priorities (such as transport improvements, community safety, open space or public realm improvements) within these areas and how these could be best addressed through the Core Strategy (identified as 'place-shaping' priorities) are now set out as part of the proposals for these areas as well as an indication of how the area proposals will be implemented and delivered. Alternative development options for the areas were also identified and considered and this is set out in Annex 1.

2.7 The revised spatial strategy was informed by an Appropriate Assessment Scoping Report, an interim Transport Assessment, a Strategic Flood Risk Assessment, Strategic Housing Land Availability Assessment (interim findings), Strategic Housing Market Assessment and through a revised Sustainability Appraisal.