

SN2 Residential Renewal Areas



Supporting Documents:

- Sustainable Community Strategy - 2006
- Reducing Inequality Review - 2008
- Refreshed Local Area Agreement -2007
- Neighbourhood Renewal Strategy - 2002
- Neighbourhood Action Plans - 2007
- Retail Study - 2006
- Urban Characterisation Study - 2007
- Open Spaces Study - 2008
- Local Transport Plan 2006
- Community Safety, Crime Reduction and Drugs Strategy - 2005
- Emerging Community Engagement Framework - 2008
- Draft Brighton & Hove Social Enterprise Strategy - 2008

Context

2.174 A major priority of the current Sustainable Community Strategy and Local Area Agreement is to reduce inequalities between disadvantaged areas and the rest of the city. A number of neighbourhoods in Brighton & Hove have been identified as facing high levels of disadvantage (based on national indicators of multiple deprivation). Brighton & Hove has two wards within the top 2% most deprived wards in the country and four Super Output Areas in the top 3% most deprived. The city council has secured funding to improve these areas through the New Deal for Communities initiative, which prioritised Moulsecoomb and Whitehawk in East Brighton, and Neighbourhood Renewal Fund. The city's Neighbourhood Renewal Strategy 2002-2010 originally identified a further sixteen neighbourhoods, of which, nine have neighbourhood action plans which set out the priorities for each neighbourhood for the period 2007/8-2009/10 and Neighbourhood Renewal Fund.

2.175 These programmes are reaching the end of their life and the policy approach is under review nationally and locally. For example, more detailed statistical analysis allows smaller pockets of disadvantage to be identified below the neighbourhood level using Super Output Area and Lower-layer Super Output Area data¹⁷. The role of this strategy is to be flexible enough to implement new approaches, nationally and locally, and to maintain the momentum of the reducing inequalities which remains a priority in Brighton & Hove. It applies to areas identified as not performing well in relation to established agreed indicators – for example high workless levels, lower incomes, poor quality housing, high teenage pregnancy rates, poorer health, greater levels of crime and fear of crime. The strategy introduces a set of priorities specific to these parts of the city that goes beyond the general Sustainable Neighbourhoods strategy (SN1 above).

¹⁷ Super Output Area and Lower-layer Output area data refers to a new geographic hierarchy designed to improve the reporting of small area statistics in England and Wales

Preferred Option – SN2 Residential Renewal Areas

Contribute to creating a city of opportunities by ensuring a better quality of life for the most disadvantaged communities by reducing inequalities and addressing the factors which exclude people from full engagement with community life.

Work with the Local Strategic Partnership, other partnerships and local communities to reduce inequality in the city by helping to implement priorities through planning policy.

1. Promote sustainable community safety by prioritising improvements to identified crime hotspots, public realm and open space (see CP3 Public Streets and Places and CP9 Developer Contributions).
2. Contribute to improving sustainable access to and from the deprived areas in outer locations especially where car ownership levels are low by working closely with public transport operators and improving cycle and walking links (see CP8 Sustainable Transport).
3. Address high unemployment levels in deprived areas by increasing good quality employment opportunities and securing training for local people in disadvantaged areas through planning obligations on major development schemes (see CP9 developer contributions).
4. Work with local communities to identify suitable areas for safer streets measures to that give people a greater priority over vehicles, measures to slow vehicles, improve the environment and allow for shared surfaces (see CP8 Sustainable Transport).
5. Promote a better balance and choice of housing tenures where there is a concentration of social rented housing (see CP11 Housing Delivery and CP12 Affordable Housing).
6. Prioritise improvements to open space, recreation, cultural and sports facilities in areas where there is an identified shortfall in terms of quantity, quality and safety (see CP4 Healthy City and CP6 Open Space, Sports and Recreation) and to meet the needs of the local community.
7. Ensure that major development adjacent to deprived areas contributes to improved and integrated community facilities where there is an identified shortfall including health, youth facilities, education facilities (early years/ primary and extended schools services) and community buildings (see CP9 Developer Contributions).
8. Support programmes and strategies which aim to reduce inequalities and promote healthier lifestyles through working with other agencies to promote renewal or redevelopment to transform the long term outlook for residents and the health of neighbourhoods.
9. Improve quality of public services through improved joint working between all partners through improved engagement with residents and community/neighbourhood groups and empowering local communities.

Supporting Text

2.176 The strategy for reducing inequality in the city requires close working between the council, other statutory agencies, businesses and community and voluntary sector and effective engagement with local communities to identify priorities. Research has been

undertaken to assess the success of previous strategies in the Reducing Inequality Review which makes recommendations for future approaches and strategies. This will inform the review of the Sustainable Community Strategy, Local Area Agreements and associated citywide strategies. The Core Strategy aims to contribute to delivering these priorities and strategies. The preferred option has been prepared under a changing policy context and for this reason the Residential Renewal Areas (RRAs) are not specifically identified. The areas will be identified through other strategies.

2.177 Community safety is a priority for all residents of Brighton & Hove. In deprived areas it is a matter of even greater importance as these areas often have a relatively high crime rates compared to other parts of the city particularly in those adjacent to the city centre. The Crime and Disorder Reduction Partnership in their three yearly Community Safety, Crime Reduction and Drugs Strategy, which identifies environment improvement zones (part of the city identified as hotspots for crime).

2.178 Deprived areas are characterised by high levels of people on Incapacity Benefit and high levels of worklessness and long term unemployment. One way to tackle this is through providing job and training opportunities for young people and adults within sustainable travelling distance of residential renewal areas for example by requiring major development schemes to employ local people in the construction of major developments.

2.179 Close working with the local communities is essential in identifying priorities for safer streets. Safer streets, including child friendly streets and home zones have been identified as a priority in a number of Neighbourhood Action Plans prepared by ten of the neighbourhood renewal areas. Following consultation responses on the first Preferred Options Core Strategy these priorities have been extended to cover all residential areas of the city subject to funding.

2.180 There are marked health inequalities between disadvantaged areas (residential renewal areas) and the rest of the city. Improvements to open spaces and recreation facilities within these areas, including better facilities with good access and community safety improvements for all ages, will allow residents to have healthier lifestyles. The Open Space, Sport and Recreation Study aims to set out an open space framework that will inform the open space, parks and sports strategies and help identify priorities for improvement.

2.181 Securing balanced communities includes providing a better choice of housing type, size and tenure. In some disadvantaged areas of the city there is a concentration of social rented housing. Introducing a better balance of housing choice to these communities can be addressed, for example, by allowing a higher proportion of intermediate housing¹⁸ as part of the affordable housing element of new developments (see policy CP12 Affordable Housing).

2.182 Part 8 would require effective working with Health, Housing and Adult and Social Care and other support providers to identify areas of disadvantage where renewal or redevelopment and a package of support measures (e.g. education, training opportunities) could transform the long term prospects for families and young people, their health prospects and the overall health of the neighbourhood. A vital way of improving how services are delivered in these areas is by working closely with residents, community development workers and community groups.

¹⁸ Intermediate Housing is defined as housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. home buy), other low cost homes for sale and intermediate rent. (PPS3 Housing, 2007)

2.183 A key action to achieve better outcomes for the residential renewal areas is improving the engagement between services and local communities, this includes empowering communities to achieve better outcomes for themselves.

Implementation

2.184 Planning can contribute to community safety priorities by securing developer contributions from new developments towards improving the public realm. Additionally new development will be subject to secure by design guidance (through a Community Safety Supplementary Planning Document) and there will be a community safety policy in the Development Policies and Site Allocations DPD.

2.185 Sustainable transport and safer streets priorities are identified through the Local Transport Plan and may be funded through related developer contributions and the LTP. Improving housing choice will be implemented through policies CP11 Housing Delivery and CP12 Affordable Housing.

2.186 Prioritising improvements to open spaces and sports facilities within these areas needs to be part of an overarching open spaces strategy prepared in consultation with local communities. It can be implemented through developer contributions, partial release for development to fund improvements or by sharing existing facilities (e.g. extended schools programme - see SN1). In terms of allowing release of open space, this would only be allowed when identified as part of an open spaces strategy, where the open space is poor quality, where there is an oversupply within the locality and the development is minimal to fund improvements (see CP6 Open Space).

2.187 Provision of employment opportunities will reflect priorities in the Brighton & Hove Economic Strategy, such as through the development of high quality employment opportunities easily accessible by sustainable transport from these neighbourhoods. Training opportunities will be required as part of major development schemes in close proximity to disadvantaged areas (see CP9 Developer Contributions).

2.188 Planning can help facilitate contributions towards other priorities for community facilities in deprived areas identified, for example, through neighbourhood action plans, will be secured from major developments nearby to renewal areas. Partners including the public and voluntary sector will implement measures to achieve more effective involvement in delivery of services.

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