

City Plan 2041

Key Issues Consultation

Planning Policy, Projects and Heritage Team

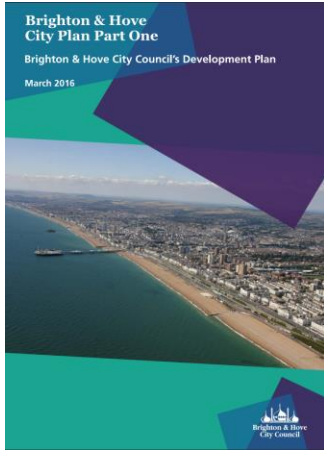


What is the City Plan?

A framework of planning policies that guide future development to 2041:

- Identifies the housing and commercial space requirements
- Supports high quality and well-designed places and buildings
- Encourages the conservation and enhancement of the city's environment, biodiversity and our important heritage assets
- Ensures necessary infrastructure supports new development
- Covers the whole city apart from those parts that fall within the South Downs National Park (South Downs Local Plan)

What is changing?



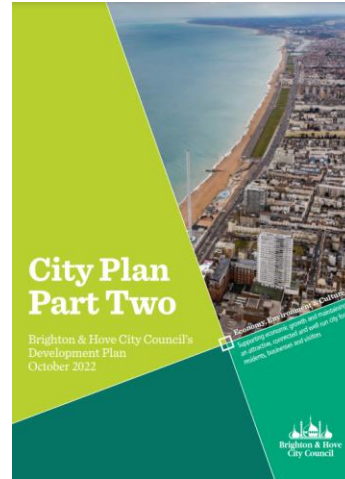
City Plan Part One

Adopted 2016

Spatial Strategy and strategic site allocations and city-wide policies

Needs to be updated to:

- ensure it reflects changing circumstances,
- the key aims of the new council plan
- looks forward to 2041

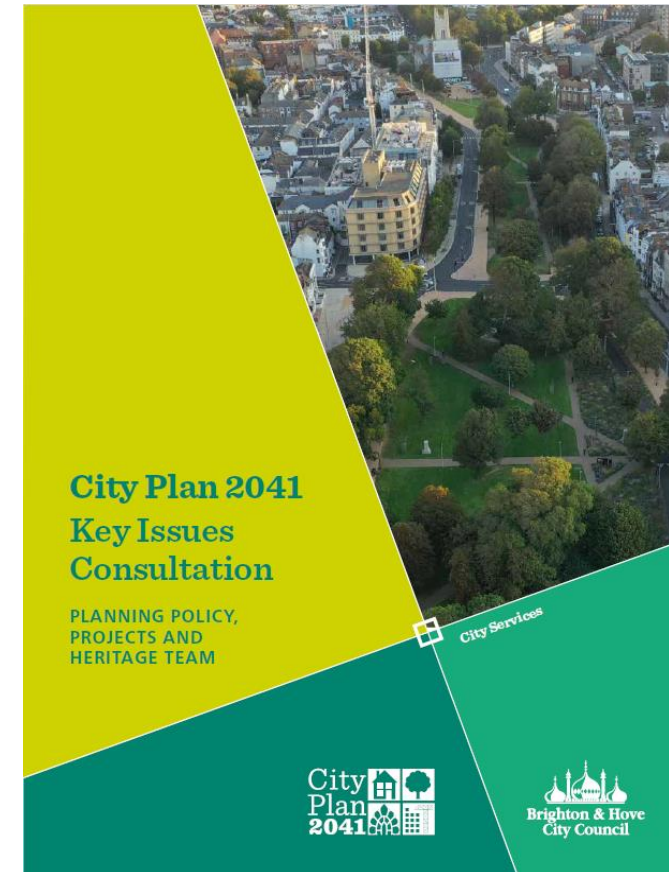
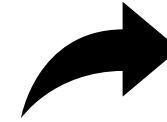


City Plan Part Two

Adopted 2022

Suite of detailed development management policies and further site allocations. Up to date so:

- is not part of the review unless there are changes to national policy
- or exceptional changes to local priorities



Key issues consultation

This is the first stage in producing the City Plan 2041:

- We have set out the key issues we think the City Plan should address
- We want your views on these and whether there are other issues we need to consider
- There will be future public engagement as we prepare the draft plan and before the Plan is formally submitted for examination

Autumn 2024

Key Issues consultation

Winter 2025/26

Draft Plan consultation

Spring/summer 2026

Proposed Submission
Consultation

Winter 2026

Submission to government
for examination

Autumn 2027

Adoption

Key issues consultation topic areas



Spatial Strategy



Sustainability & Climate Change



Homes for everyone



Design & Placemaking



Culture & Tourism



Healthy City & Communities



Transport & Infrastructure



Thriving and diverse economy



Biodiversity & Green Infrastructure

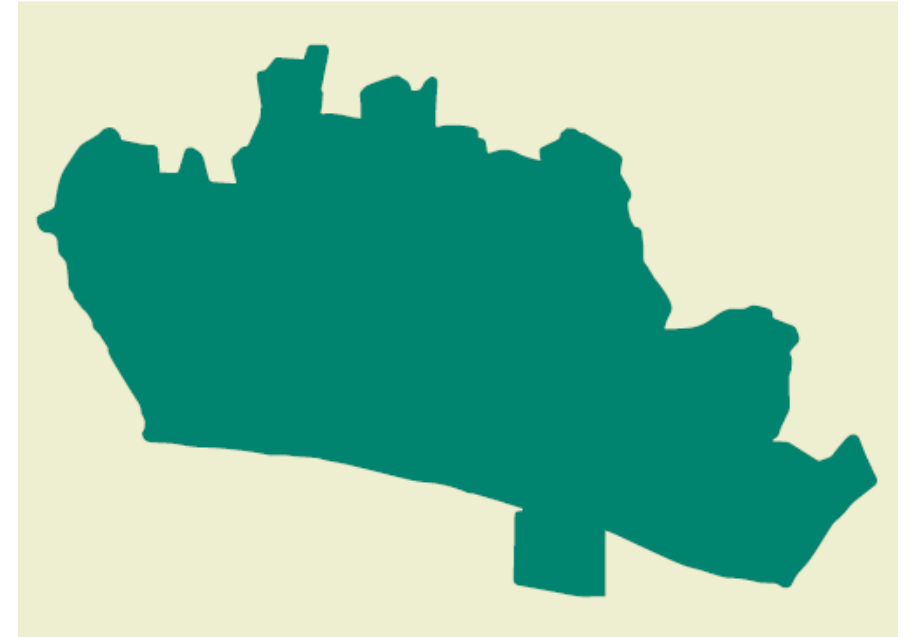
Where should development go?

Currently:

- Brownfield sites
- Mixed use, high density encouraged
- Taller building where appropriate
- 8 Development Areas – on transport routes and identified regeneration opportunities

Future:

- Further opportunities in Development Areas
- Other suitable sites for significant development
- Potential for more homes in low density suburbs
- Tall building suitability



Homes for Everyone

Determining a housing target

- Plan for good quality and affordable homes
- Plan for new housing the city needs.

Providing the right mix and type of homes

- Deliver accessible and high-quality homes for all

Affordable Homes

- Maximise the number of affordable homes for rent
- Continue to seek affordable housing contributions from small sites
- Ask for a proportion of affordable homes as part of 'extra care' or assisted living



Homes for Everyone

Housing to Rent

Ensure purpose built housing to rent

- Includes a mix of housing type
- Contribute towards housing needs
- Provide high standard of living and facilities

Homes in Multiple Occupation

- Propose to retain current approach to limit concentrations

Accommodation Needs for Different Groups

- Housing for older people and those with disabilities
- Student Accommodation
- Self-build and custom housebuilding
- Pitches for gypsies, travelers and travelling showpeople



Sustainability and Climate Change

- Overheating and cooling
- Managing flood risk
- Low and zero carbon energy generation
- Retrofitting existing buildings
- Supporting a circular economy
- Reducing the carbon impact of new development
- Ensuring new buildings minimise energy use and carbon emissions
- Water efficiency in new developments



A Diverse and Sustainable City Economy

Offices

- Ensure delivery new high quality office space
- Protect existing office space
- Encourage refurbishment of older offices

Industrial Land

- How to protect industrial land and premises
- Protect loss of smaller affordable, flexible workspaces
- Encourage refurbishment of existing
- Identify new sites to meet demand



Design and Place Making

Design policy to:

- Guide design of new buildings and spaces
- Raise standard of architecture and place-making
- Conserve and enhance heritage assets
- Conserve and enhance natural landscape
- Provide safe, inclusive environments
- Framework for design codes

We need to:

- Explore how and where we can increase density
- Explore gentle densification of lower density
- Consider areas that may be suitable for tall or very tall buildings



Culture and Tourism

- Continue to protect cultural and leisure venues and spaces
- Encourage events and activities in different parts of the city
- Ensure the city remains attractive to artists and creative entrepreneurs
- Better support the night-time economy

Hotels and Visitor Accommodation

- Identify if we need sites for new hotels
- Consider how to manage short term lets

Our Town and local centres

- Assess all our centres and see whether their boundaries need changing
- Consider if any new space for retail or other town centre uses is needed



Healthy City and Communities

Improving health and reducing health inequalities

- Protecting open space and sports provision
- Promoting travel on foot or by bike
- Health Impact Assessments

Food Systems and access to healthy food

- Provide more opportunities for food growing
- How can we support a sustainable local food system

Open Space and Sports Facilities

- Consider when loss would be allowed
- Review our open space standards



Biodiversity and the natural environment

Restoring and Increasing Biodiversity

We are considering whether we should:

- set a higher target
- where to locate off site biodiversity net gain



Improving the natural environment

We are considering whether we should

- Set a target for the amount of green infrastructure required

Transport and Infrastructure

Parking Standards

- Review parking standards for new development

Sustainable Transport Hubs

- Neighbourhood hubs
- Edges of city, such as park and ride

Infrastructure to support growth

- What is needed and where in the city



How to comment

- We have set out questions to help you tell us what you think
- We want to hear your views on the issues that most interest you

Consultation runs for 11 weeks from 4 November 2024 to 20 January 2025

- We encourage you to use the online consultation portal, Your Voice:
www.brighton-hove.gov.uk/city-plan-2041-key-issues

