

WHO OWNS BRIGHTON?

THE PROCESS

PLANNING IN ENGLAND: PATIENCE IS A VIRTUE?

Mike Bodkin. TOWN. 17 February 2024

TOWN.



Mission and values

WE BUILD GOOD PLACES FOR BETTER LIVES

We’re a profit-with-purpose business.

We strive to make development a force for good..

We work in partnership.

We walk our talk.

Planning & the Process in England

- Planning in England (& Wales)
- National Planning Policy Framework & Planning Policy Guidance
- Local Plans
- Planning applications and appeals
- How do sites get allocated?
- Greenfield vs Brownfield
- Delivering complex sites: some challenges
- Planning in Brighton: City Plan Parts 1 & 2
- What's special about Brighton?





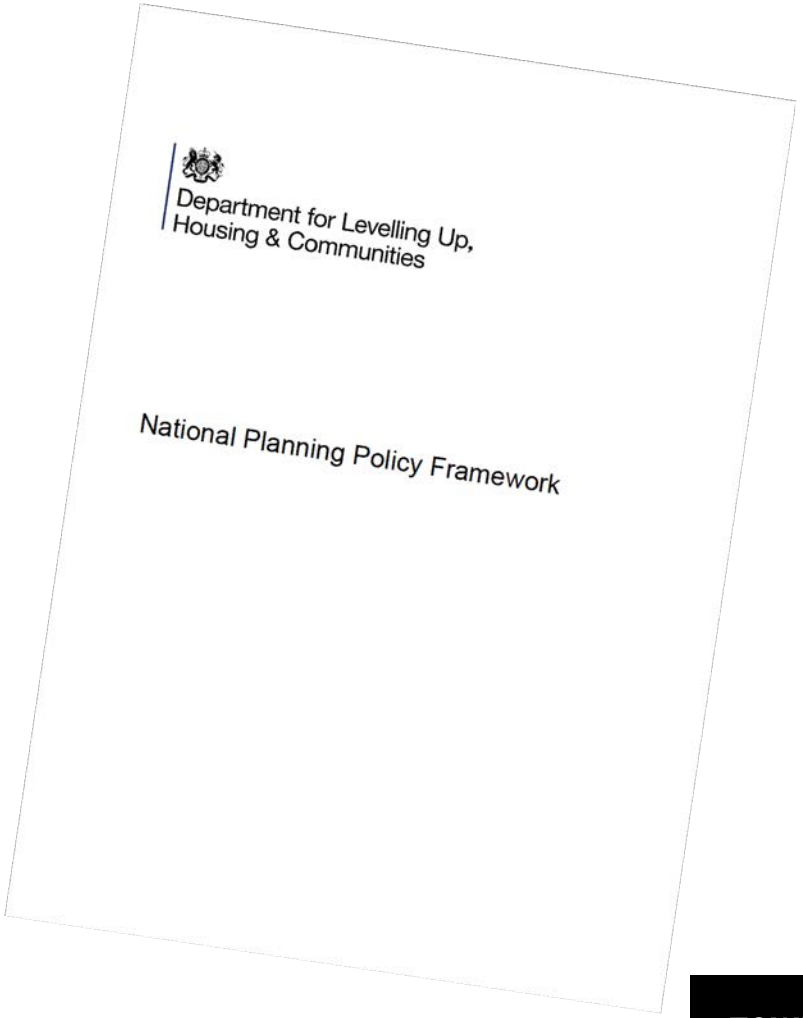


Planning In England & Wales

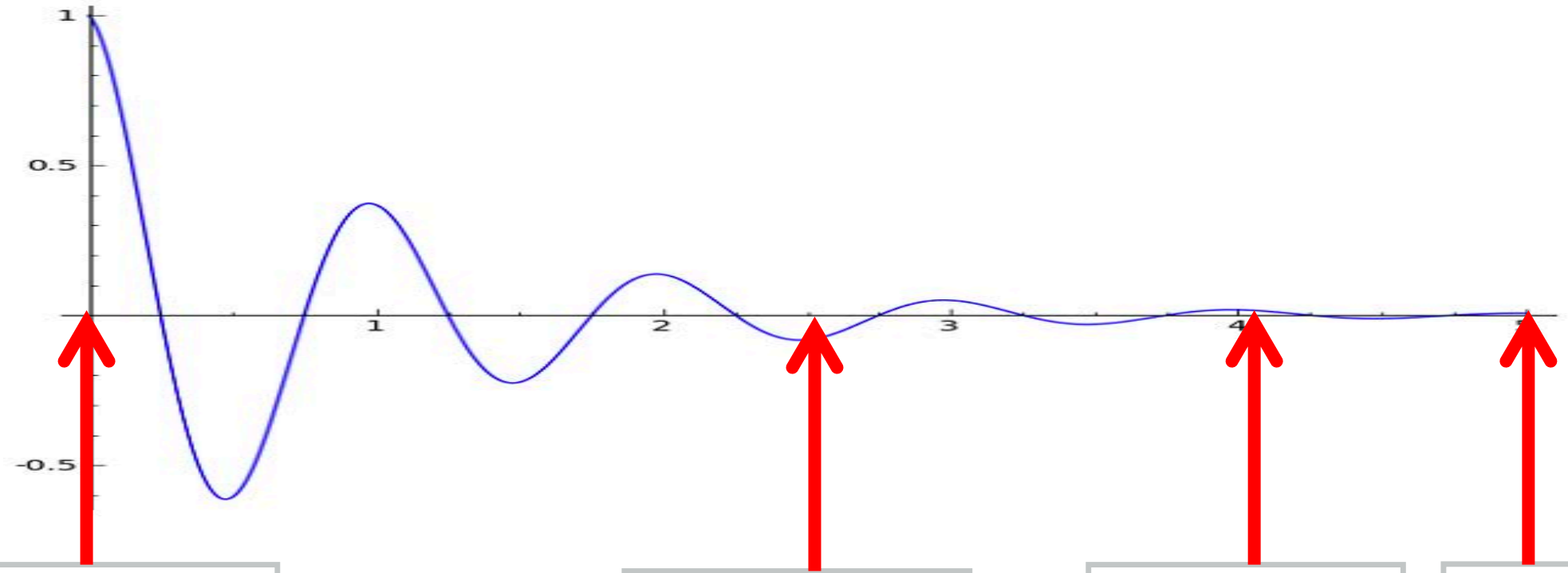
- Why is it different?
- Lack of written constitution, case law & precedence.
- Birth of the planning system: Industrialisation, urban planning, garden cities & the welfare state.
- Town & Country Planning Acts – nationalising the right to develop.
- Development of the current system: local plans and development control (management).
- Layers of complexity – environmental impact assessment, sustainability appraisals, neighbourhood plans…

National Planning Policy Framework & Planning Policy Guidance

- **NPPF – sweeping away complexity or shifting emphasis to Courts?**
- **Pre-NPPF: Policy Guidance.**
- **Presumption in favour of sustainable development and the plan-led system.**
- **“Just say no” - Green belts, National Parks & other protected designations.**
- **The national pendulum – housing growth or nimbyism?**
- **Planning and housing delivery as a political football.**
- **Change is a constant – both in terms of policy and the system itself.**



The Planning Process & Scope for Change



First idea / sign up landowners

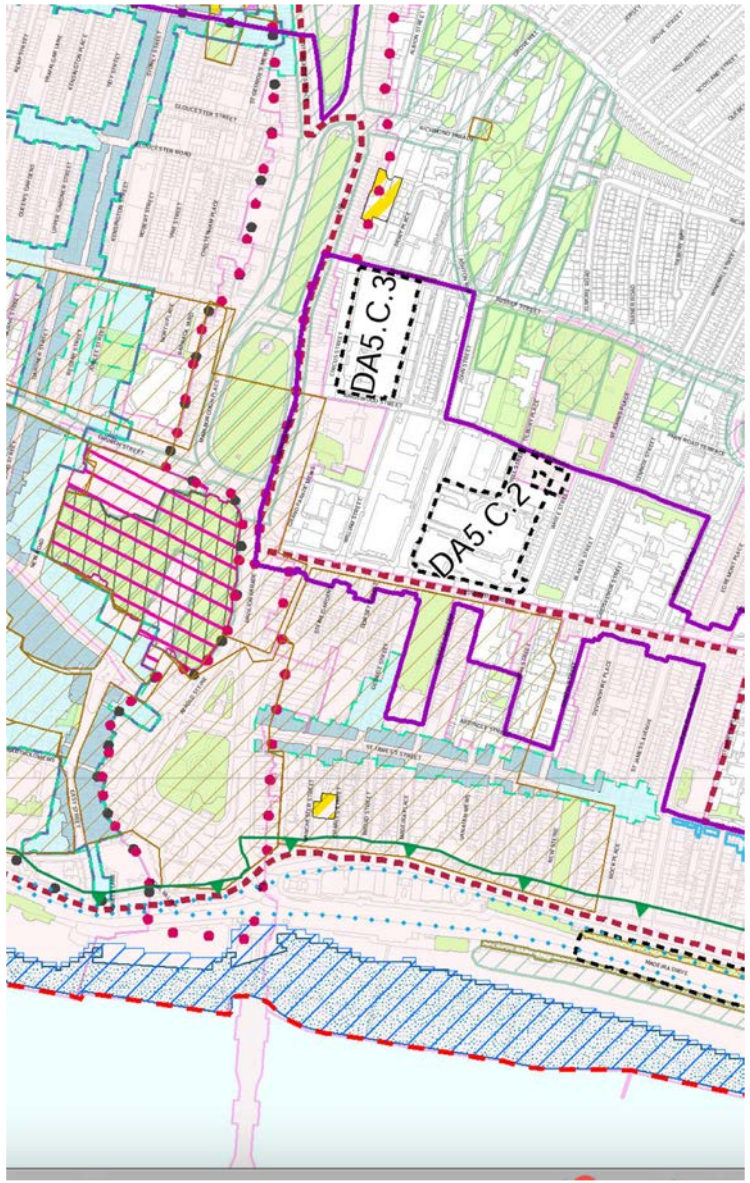
Local Plan Allocation

Submit Planning Application

Planning Permission Granted

Local Plans

- Have become more complicated, detailed and process much longer over time
- Allocation of (strategic) sites and wide range of policies
- Requirement to look ahead 15+ years and review every five years
- Supported by Area Action Plans, Supplementary Planning Documents and other policy initiatives
- Public engagement can be limited and often focused on opposing allocation of certain sites
- Planning, funding, programming of infrastructure to support growth also limited & challenging







Planning Applications (And Appeals)

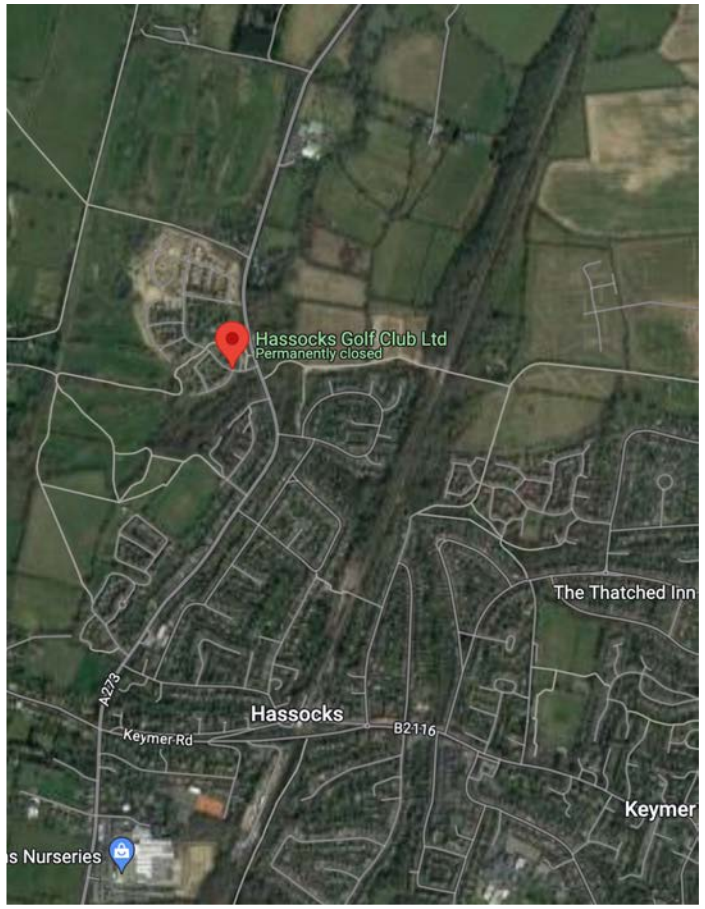
- Pre-application engagement:

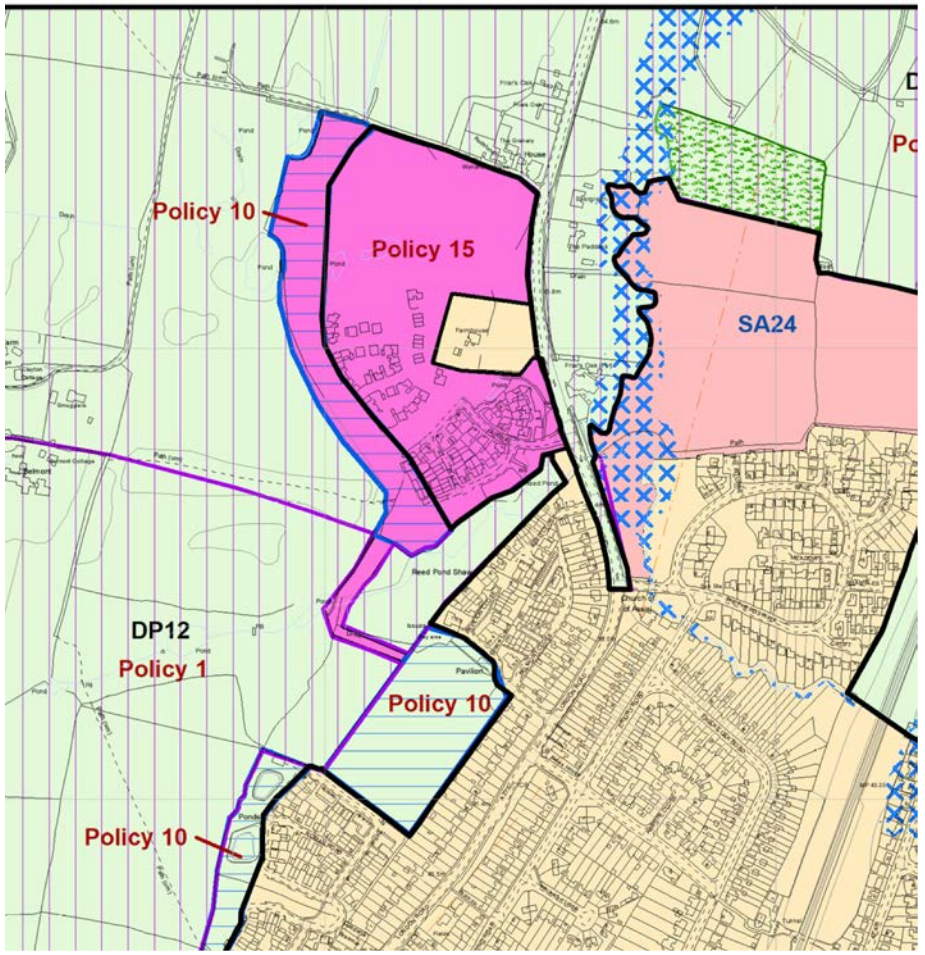
  "*They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community*" NPPF para 40.

- But remember the process diagram – scope for changes can be small.
- Environmental Impact Assessments and supporting studies.
- Role of consultees.
- If it goes wrong (for the developer) – s.78 appeals and Public Inquiries.

How do sites get allocated?

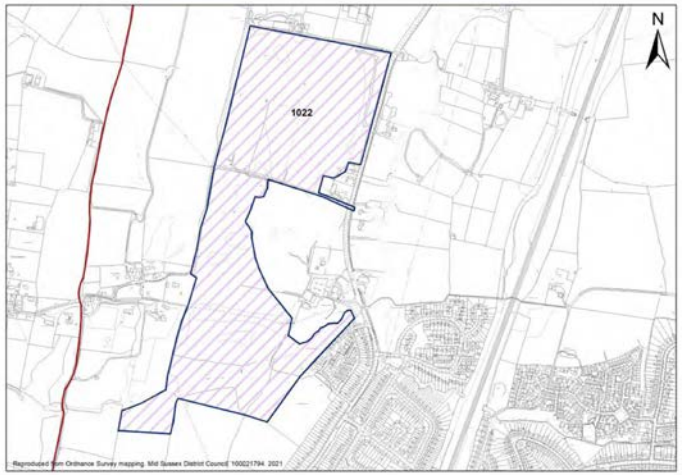
- SHLAAs & HELAAs (and the odd SHELAA)





Stage 1 Site Pro-Forma – All Sites

SHELAA Ref	**1022**	**Parish**	Hassocks
Site Location	Former Hassocks Golf Club, London Road, Hassocks		

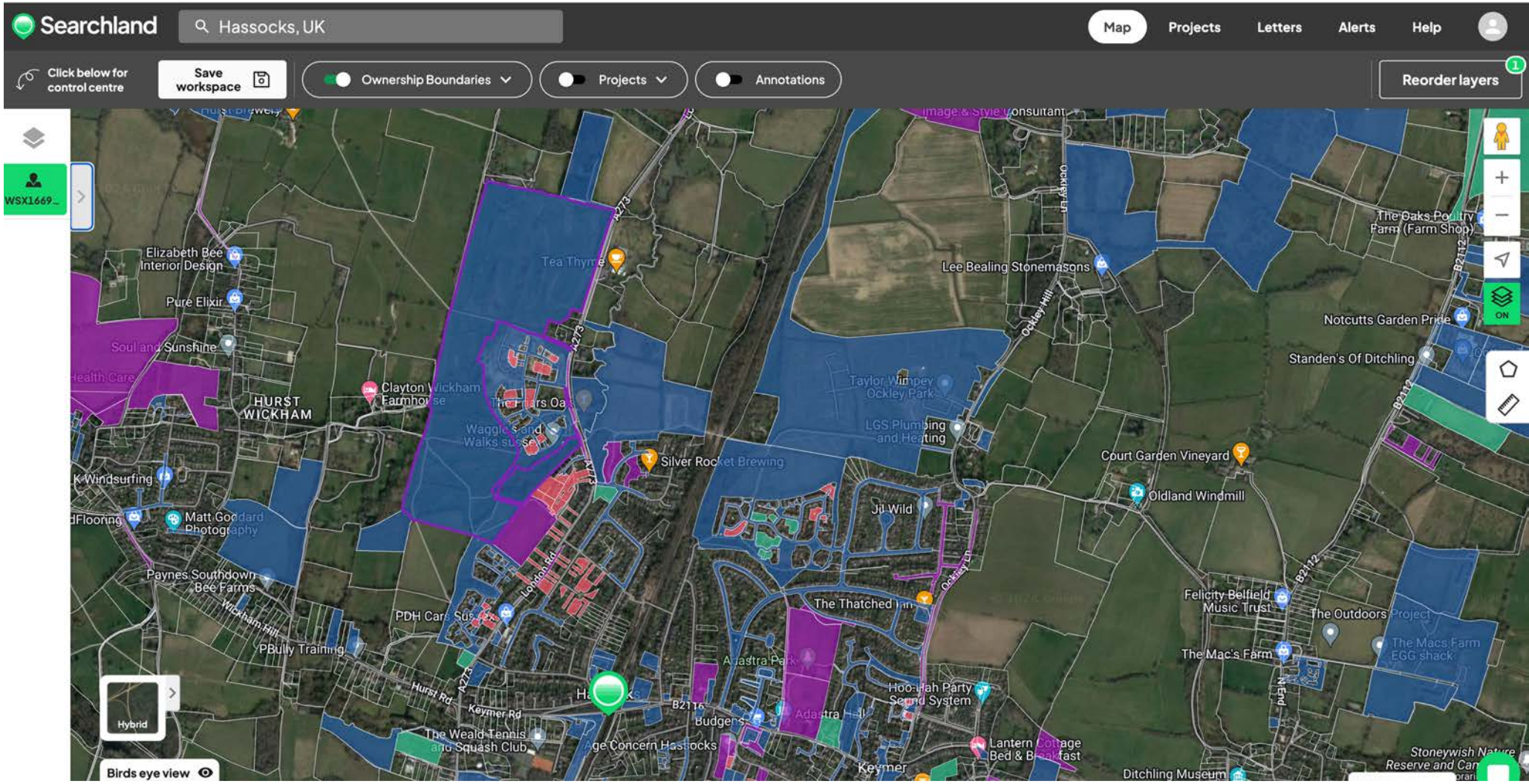


Site uses	Sports Facilities and Grounds	
Gross Site Area (ha)	39.9	
Potential Yield	1171	
Site History		
Absolute Constraint – Flood Zone 2 or 3	×	
Absolute Constraint – Site of Special Scientific Interest	×	
Other Constraints – Ancient Woodland	×	
Other Constraints – Area of Outstanding Natural Beauty	×	
Other Constraints – Local Nature Reserve	×	
Other Constraints – Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
Other Constraints – Scheduled Monument	×	
Other Constraints – Listed Buildings	Development will not affect listed building/s	
Other Constraints – Access	Safe access is not available but potential exists to easily gain access	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment	
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available	
Achievability	There is a reasonable prospect that site could be developed within the Plan period	
Timescale	Medium-Long Term	

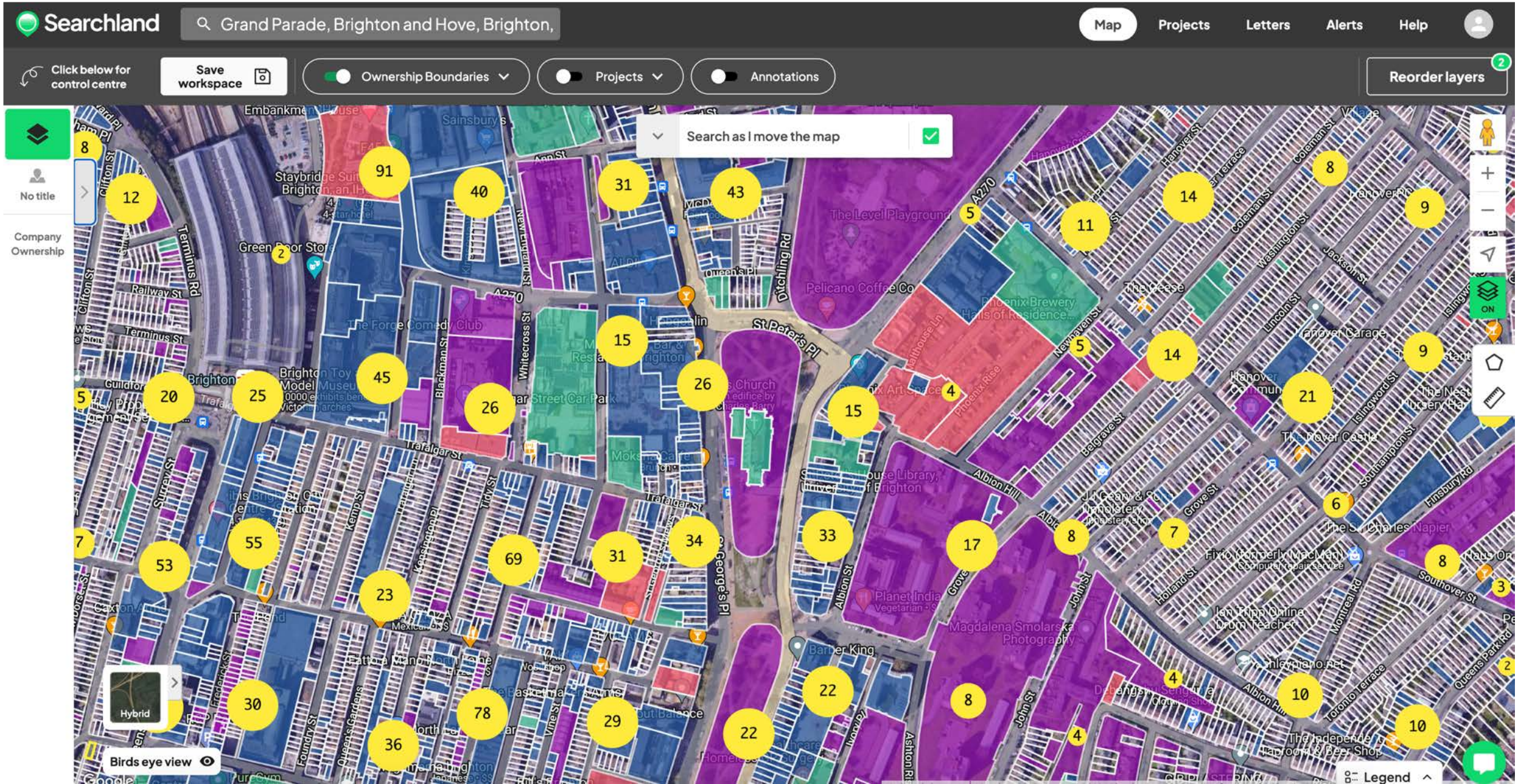
TOWN.

Greenfield vs Brownfield

- Why is greenfield easier, cheaper, simpler to develop?
- Yet inherently less sustainable by location



Greenfield vs Brownfield



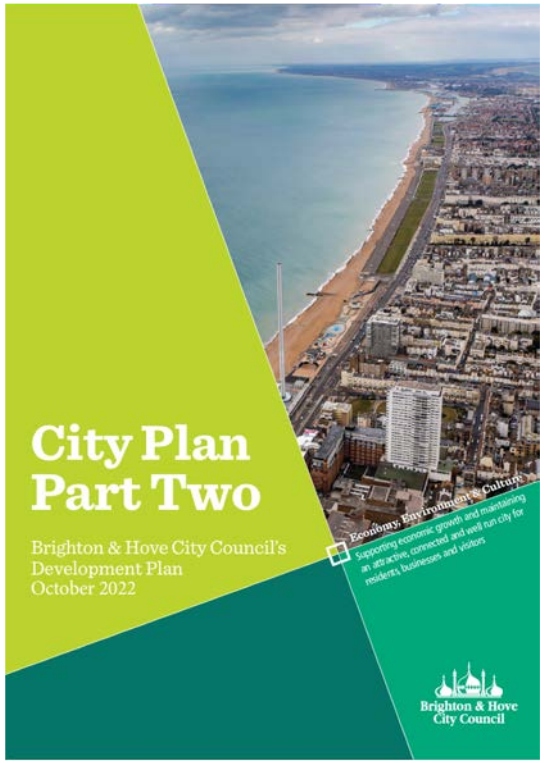
Delivering complex sites – some challenges

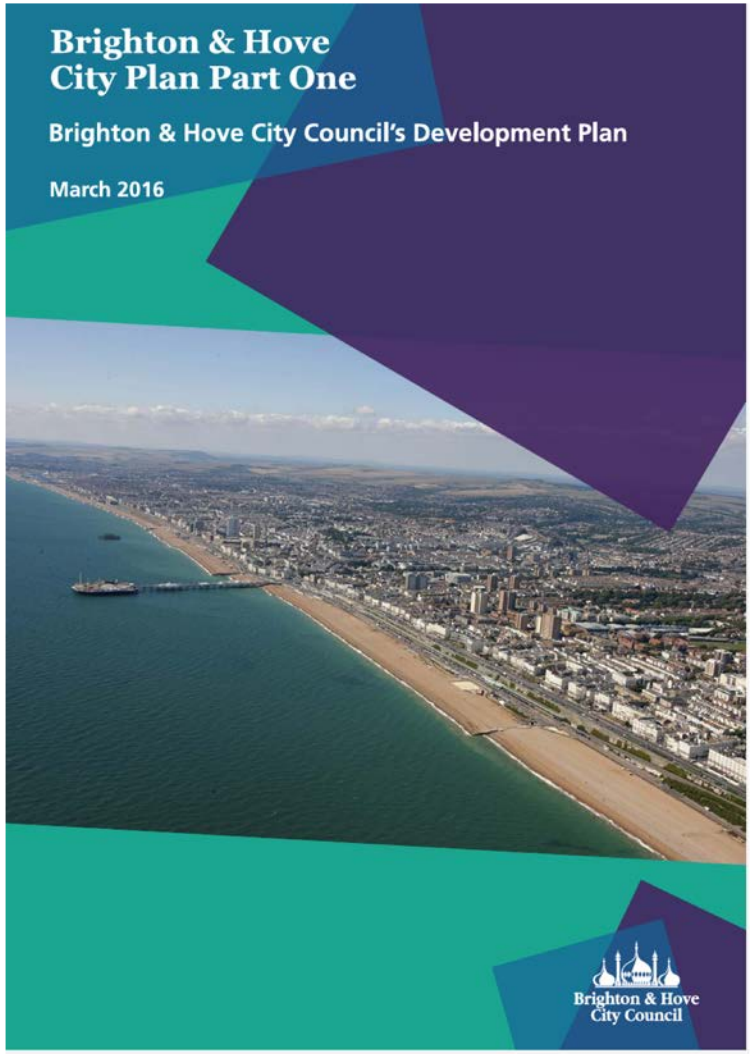
- Land ownership: structuring returns to multiple landowners
- Infrastructure & services
- Ground conditions, contamination, asbestos etc
- Build costs for higher density schemes
- Working in compact urban areas – cranes, traffic management etc
- Contractors and pricing in risk
- Funding and interest rates



Planning Policy in Brighton & Hove

- City Plan Parts 1 & 2
- Previous Plans
- South Downs & the Sea





3. Circus Street Site

Mixed use redevelopment of the former Fruit and Vegetable Market and Kingswood Street Car Park comprising 400-bed student accommodation, a minimum of 160 residential units, a minimum of 3200sqm office space, a Dance Studio and 3,800sqm of University floorspace and ancillary supporting uses. The proposal will be considered in the context of the citywide policies and the following criteria:

a) The new development will be of a high standard of design that is sympathetic to the surrounding historic townscape and adjacent residential properties;

b) A minimum of 750sqm of the proposed 3200sqm office space will be provided in the form of B1 affordable managed workspace;

c) Sustainable transport infrastructure improvements that provide and promote public and sustainable transport will be required to support the scheme;

d) The scheme will deliver wider community benefits including new/improved play space and public realm including improved

[66] Improvements to the quality of the built environment, connectivity between neighbourhoods, access to employment and green space play a vital role in contributing to improved mental health, well-being and perceptions of community cohesion and safety.

69

links to the surrounding area and St James Street and a training place agreement to secure training for local people; and

e) Ancillary supporting uses will be limited to small scale retail and café/restaurant uses linked to the development.

TOWN.


THANKS FOR LISTENING
mike@wearetown.co.uk
TOWN.