

**SOUTH EAST ENGLAND REGIONAL ASSEMBLY
REGIONAL PLANNING COMMITTEE**

RPC SUB-GROUP – STATUTORY CONSULTATIONS

Date: 8 January 2008

Subject: Planning application consultation ref A/07/125

Site Address:	Land at Brighton Marina
Proposal:	The demolition of Asda, petrol filling station and McDonalds to create an enlarged retail area; the construction of 1,294 new dwellings; and associated access and parking.
Local Planning Authority:	Brighton and Hove City Council
Applicant:	Explore Living/ X-Leisure I&I
Date consultation issued:	04 December 2007

Report of: **Regional Planner**

Recommendation:

On the basis of the information provided, it is considered that the proposed development would not materially conflict with or prejudice the implementation of the Regional Spatial Strategy (RPG9 and Alterations) or the draft South East Plan (March 2006).

The South East England Regional Assembly makes the following observations:

The city council should secure the following through conditions or legal agreements:-

- The city council should secure an appropriate range of types and sizes of dwellings in line with local need, in accordance with Policy H4 of RPG9 and H6 of the draft South East Plan.
- An appropriate package of transport infrastructure and other measures including an agreed travel plan to promote alternatives to the car in accordance with Policies T1, T10 and T13 (RPG9 as altered) and T1, T5 and T8 of the draft South East Plan;
- The phasing and delivery of community and other infrastructure appropriate to the scale of the development and to meet the needs of residents in accordance with Policy INF2 of RPG9 and Policies CC5, NRMI and SCT9 of the draft South East Plan;
- An appropriate level of car and cycle parking to comply with Policy T12 of RPG9 (as altered) and Policy T7 of the draft South East Plan;
- The adoption of key development principles for each phase of development to make good use of land and to secure a high quality of environment

consistent with Policy Q2 of RPG9 and Policies CC12 and H5 of the draft South East Plan;

- The incorporation of water and energy efficiency measures and the promotion of renewable energy and sustainable construction in accordance with Policies INF2 and INF4 of RPG9 and Policies CC2, CC3, CC4, NRM1, EN1, EN2, W2 and M1 of the draft South East Plan; and
- Appropriate mitigation measures in relation to noise and air quality, flood risk management, impacts on water quality and measures to enhance biodiversity of the site in accordance with Policies Q2, E2 and INF2 of RPG9 and Policies NRM1, NRM3, NRM4, NRM7 and NRM8 of the draft South East Plan.

1. Purpose of Report

- 1.1 The purpose of this report is to set out the recommended consultation response to the above application for consideration and agreement.

2. Site Description and Background

- 2.1 The application site is an 11.92ha brownfield site in Brighton Marina, which is situated on the eastern extremity of the built up area of Brighton town centre, 2.5km to its east and 3km east of Brighton Station.
- 2.2 A location map is included in Annex 1.

3. Details of the proposal

- 3.1 The application is for:
- The demolition of Asda superstore to create an enlarged store of 790 sqm increase 2,702 sqm of other retail uses with 764 residential units above;
 - A community hall of 314sqm;
 - Demolition of a petrol filling station to create 204sqm of retail uses at ground floor with 148 residential units above;
 - Demolition of McDonalds to create an enlarged drive-thru restaurant of 212sqm increase and 148sqm of other retail uses, with 233 residential units above;
 - Demolition of estates office to create 35 residential units;
 - Demolition of western end of multi-storey car-park to create 114 residential units and demolition of eastern end of car-park to create a petrol filling station
 - Construction of a CHP unit; and
 - Associated access and parking
- 3.2 As the principle for retail is already established on the site, and policy SR5 of the Brighton and Hove local plan lists Brighton Marina as a town or district centre,

the application for retail poses no regionally significant issues. The report will, therefore, focus on the residential aspect of the application.

- 3.3 The application is for full planning permission.
- 3.4 The planning application is also supported by a number of supporting statements and technical reports, which are:
- Design and access statement
 - Transport assessment
 - Flood risk assessment
 - Planning statement
 - Environmental statement
 - Public Art statement
 - Housing statement
 - Health impact assessment
 - Retail impact assessment
 - Statement of community involvement

4. Main Issues and Relevant Policy Considerations

- 4.1 The following are the main regional issues associated with the application, along with the relevant Regional Spatial Strategy policies that need to be considered:-
- The location of the proposal, with the following policies being relevant :-
 - Policy Q1 and H5 of RPG9 and Policies CC8a and H3 of the draft South East Plan – urban focus
 - Housing, with the following policies being relevant:-
 - Policies H2 and H4 of RPG9 and Policies H1, H4, H6, SCT8 of the draft South East Plan – housing

5. Policy Assessment

Location of Development

- 5.1 Policy Q1 and Policy H5 of RPG9 and Policy CC8a of the draft South East Plan seek to direct new development to existing urban areas and brownfield sites. Further, Policy H3 of the draft South East Plan seeks to provide at least 60% of additional housing on previously developed land. As this is a brownfield site in the urban area and a district centre, it accords with regional policy objectives on this matter. It is also relevant to note that Brighton and Hove's Core Strategy

Preferred Options identifies Brighton Marina as a location for future high density, mixed-use development. The proposal is in line with this.

Housing

- 5.2 Policy H2 of RPG9 states that East Sussex should achieve 2,290 dwellings per annum. Policy H1 of the draft South East Plan states that Brighton and Hove should accommodate an additional 550 dwellings per annum during the plan period. Policy H4 of the draft South East Plan states that the affordable housing target for the region is for 25% of all new housing to be social rented accommodation and 10% other forms of affordable housing. Policy SCT8 states that as a guideline 40% of new housing should be affordable.
- 5.3 The application is for 1294 new dwellings, which would contribute to the housing requirements as set out in RPG9 and the draft South East Plan.
- 5.4 The application also states that 40% of the housing will be affordable, split between socially rented and shared ownership. A tenure blind approach to affordable housing has been adopted. This is in line with Policy H4 of RPG9 and Policies H4 and SCT 8 of the draft South East Plan.
- 5.5 Policy H4 of RPG9 and Policy H6 of the draft South East Plan are concerned with housing type and size. The housing on the site will consist of one, two and three bedroom units. The city council should be satisfied that this is an appropriate mix to meet local needs.

Other Matters

5.6 In addition to the above, there are a number of priorities arising out of RPG9 and the draft South East Plan which can be dealt with by way of condition or legal agreement if the borough council is minded to grant planning permission. These relate to the following policy areas:

- Transport;
- Infrastructure;
- Water;
- Air and Noise;
- Natural Environment;
- Sustainable Construction and Energy Efficiency;
- Built Environment.

6. Conclusions

6.1 The site is a brownfield site designated as a district centre in the adopted local plan and for mixed-use development in the emerging core strategy. The proposal is, therefore, broadly in line with local and regional policy.

6.2 If the city council is minded to grant planning permission, it should address the detailed issues identified in this report through the imposition of appropriately worded conditions and/or legal agreements to comply with the objectives of the Regional Spatial Strategy (RPG9 and Alterations) or the draft South East Plan.

7. Recommendation

7.1 Members are requested to agree the following recommendation to the local authority:-

On the basis of the information provided, it is considered that the proposed development would not materially conflict with or prejudice the implementation of the Regional Spatial Strategy (RPG9 and Alterations) or the draft South East Plan (March 2006).

The South East England Regional Assembly makes the following observations:

The city council should secure the following through conditions or legal agreements:-

- The city council should secure an appropriate range of types and sizes of dwellings in line with local need, in accordance with Policy H4 of RPG9 and H6 of the draft South East Plan.
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accordance with Policies T1, T10 and T13 (RPG9 as altered) and T1,T5 and T8 of the draft South East Plan;

- The phasing and delivery of community and other infrastructure appropriate to the scale of the development and to meet the needs of residents in accordance with Policy INF2 of RPG9 and Policies CC5, NRM1 and SCT9 of the draft South East Plan;
- An appropriate level of car and cycle parking to comply with Policy T12 of RPG9 (as altered)and Policy T7 of the draft South East Plan;
- The adoption of key development principles for each phase of development to make good use of land and to secure a high quality of environment consistent with Policy Q2 of RPG9 and Policies CC12 and H5 of the draft South East Plan;
- The incorporation of water and energy efficiency measures and the promotion of renewable energy and sustainable construction in accordance with Policies INF2 and INF4 of RPG9 and Policies CC2, CC3, CC4, NRM1, EN1, EN2, W2 andMI of the draft South East Plan; and
- Appropriate mitigation measures in relation to noise and air quality, flood risk management, impacts on water quality and measures to enhance biodiversity of the site in accordance with Policies Q2, E2 and INF2 of RPG9 and Policies NRM1, NRM3, NRM4, NRM7 and NRM8 of the draft South East Plan.

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