

# ENVIRONMENT CABINET MEMBER MEETING

## Agenda Item 23

Brighton & Hove City Council

<b>Subject:</b>	<b>Response to consultation paper on a new Planning Policy Statement 4: Planning for Prosperous Economies</b>		
<b>Date of Meeting:</b>	<b>30 July 2009</b>		
<b>Report of:</b>	<b>Director of Environment</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Carly Dockerill</b>	<b>Tel:</b> 29-2382
	<b>E-mail:</b>	<b>carly.dockerill@brighton-hove.gov.uk</b>	
<b>Key Decision:</b>	<b>No</b>		
<b>Wards Affected:</b>	<b>All</b>		

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 The purpose of this report is to advise members of the new draft Planning Policy Statement 4: Planning for Prosperous Economies and seek agreement on the proposed response to the Department of Communities and Local Government.

#### 2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member for Environment notes the content of draft PPS4 Planning for Prosperous Economies and agrees the proposed response on draft PPS4 to the Department of Communities and Local Government as set out in Appendix B of this report.

#### 3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Since the planning white paper 'Planning for a Sustainable Future' was published in 2007 the Government has been considering its strategy for delivering its commitment to review the planning policy framework to make planning policies clearer, more concise, more businesslike and easier to use. It published a new draft planning policy statement on Sustainable Economic Development in December 2007 to replace PPG4.
- 3.2 The new PPS4 aims to update draft Planning Policy Statement 4: Sustainable Economic Development; update draft Planning Policy Statement 6: Planning for Town Centres; and consolidate national planning policy on economic development into a single streamlined planning policy statement. A summary of key points made in draft PPS4 is in appendix A.
- 3.3 In its final form the PPS will replace Planning Policy Guidance Note 4: Industrial, Commercial Development and Small Firms (PPG4, 1992), Planning Policy Guidance Note 5; Simplified Planning Zones (PPG5 1992) which will be republished as practice guidance and Planning Policy Statement 6: Planning for Town Centres (PPS6, 2005).

- 3.4 The PPS will also replace certain paragraphs of Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) and Planning Policy Guidance Note 13: Transport.
- 3.5 A significant implication of the new draft PPS4 is the inclusion of town centre uses within the wider definition of 'economic development', which in policy terms was previously limited to industrial and commercial uses. This means that uses such as retail, leisure, art, culture and tourism should be considered favourably if they provide employment opportunities, generate wealth and produce or generate an economic output.

#### **Proposed Response to PPS4**

- 3.6 Overall the council is generally supportive of the aims of draft PPS4 in that it will:
- Help achieve sustainable growth;
  - Promote the vitality and viability shopping centres as important places for communities and ensure that they are economically successful;
  - Ensure economic growth and development is focused in existing centres;
  - Promote high quality and inclusive design;
  - Deliver more sustainable patterns of development and respond to climate change.
- 3.7 The council does however have concerns relating to the following:
- The inclusion of retail within the definition of economic development. There is a concern that employment sites or premises could be at risk of being replaced by retail and leisure uses in mixed use schemes.
  - The additional resources that may be required by officers in order to assess the impacts of edge and out of centres developments and the undertaking of Local Economic Assessments alongside Strategic Housing Land Availability Assessments. This may mean that resources are further stretched.
  - Need for more clarity to aid the interpretation of policies.
- 3.8 Details of the city council's draft response are set out in Appendix B.

#### **4. CONSULTATION**

- 4.1 Internal consultation with the Economic Development team have been undertaken and any comments incorporated into this report accordingly.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- 5.1 There are no direct financial implications arising from the recommendations contained within the report.

*Finance Officer Consulted: Patrick Rice*

*Date: 10/06/09*

Legal Implications:

- 5.2 The Human Rights Act has been considered and it is considered that there are no Human Rights implications arising from the report.

*Lawyer Consulted:*

*Alison Gatherer*

*Date: 12/06/09*

Equalities Implications:

- 5.3 There will not be any significant impact of any of the equality strands.

Sustainability Implications:

- 5.4 The principle of sustainable development underpins the policy proposal. Its emphasis on high quality design, including encouraging low and zero-carbon commercial development as practicable, should play a part in promoting an attractive and inclusive built environment and addressing climate change issues.

Crime & Disorder Implications:

- 5.5 The proposals require local authorities to promote good design when planning for sustainable economic growth. This should help to reduce the costs associated with bad design such as higher crime rates. In managing the late night economy the proposals require local authorities to set out the number and scale of leisure developments they wish to encourage based on their potential impact, including the cumulative impact, on the character and function of the centre, anti-social behaviour, crime, including tackling security issues raised by crowded places, and the amenities of nearby residents.

Risk and Opportunity Management Implications:

- 5.6 None identified.

Corporate / Citywide Implications:

- 5.7 Retaining the town centre as a competitive Regional Shopping area is essential to the economy of the city as well as securing the economic growth of the city.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 6.1 The report considers the draft guidance in comparison to the status quo.

**7. REASONS FOR REPORT RECOMMENDATIONS**

- 7.1 To ensure there is detailed, up to date, clear advice to all those with an interest in the development process on the economy and relevant town centre issues.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Appendix A: Outline of Proposed Consultation on draft PPS4
2. Appendix B: Consultation response to CLG: Consultation on draft PPS4

### **Documents In Members' Rooms**

None

### **Background Documents**

1. Draft 'Planning Policy Statement 4: Planning for Prosperous Economies 2009'  
see website;  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/consultationeconomicpps.pdf>
2. Planning for Town Centres: Good Practice Guide on Need, Impact and the Sequential Approach  
<http://www.gvagrimley.co.uk/Documents/pdr/Planning%20for%20Town%20Centres%20-%20Good%20Practice%20Guide%20on%20Need,%20Impact%20and%20the%20Sequential%20Approach%20LIVING%20DRAFT.pdf>