**Brighton & Hove Economic Partnership 5pm on Tuesday 5th Sept at Hove Town Hall.**

**Agenda item 4: City Plan Part 1 Review – Introduction and context (5 mins) – Liz Hobden, City Planner Brighton & Hove City Council**

**Introduction**

* I would like to **thank the chair and Executive Committee** for giving us time at this meeting to engage with members on an important piece of evidence gathering that is underway to support the review of the City Plan
* We are **glad to be able to host the meeting at Hove Town Hall.**
* We very much see this as part of an **ongoing dialogue** between the **Planning Service with the Economic Partnership, Chamber of Commerce and Construction Voice on planning issues in the city.**

**Role of Planning**

* The **Planning Service works proactively** with developers and businesses in the city through the **pre-application service**, working **proactively with landowners** to unlock schemes and through development briefs and major projects to bring forward needed employment space:
	+ Recent examples - **Plus X** at Preston Barracks and at Circus Street
	+ As well as a number of **new office schemes** coming on stream – Longley, Edward Street and in the North Laine
* We are also working proactively through an **officer focusing on unblocking housing sites** – given the number of mixed-use sites in the city and the occasional need for relocation of employment space – there is a strong overlap between housing delivery and protecting and providing new employment space.
* **Article 4 Direction** also introduced in February this year to control change of use from Use Class E (which includes offices/light industrial) to residential use. Focused on city centre and district and local centres.

* **Strategic planning policies** supporting the economic growth in the city are set out in the **City Plan Part 1** (which was adopted in 2016).
* **The Plan recognises the need for inward investment opportunities, business resilience and the role and needs of different sectors of the economy.**
* The plan **safeguards the city’s strategic employment sites** and industrial estates as well as identifying **new sites to deliver new employment** space to meet the city’s needs.
* These strategic policies are supported by further site allocations and detailed development management policies in the **City Plan Part 2** (adopted October 2022).

**Looking forwards**

* We now **need to review the strategic policies in the City Plan Part 1** and consider business needs **to 2041**. We want to support a diverse and sustainable city economy to
	+ deliver a low carbon, circular economy,
	+ create more jobs and
	+ support our small and medium sized businesses and start ups.
* The **focus of the presentation and discussion today is office, industrial and warehousing space requirements including creative industry space** but the city plan review will also address the need requirements of **other key sectors of the local economy** - retail, leisure and tourism, health and education.

**In terms of the study, we need to understand:**

* **how much and what type of office, industrial and warehousing floorspace will be needed by businesses in the city?** over the plan period.
* **how this will be impacted by future trends on ways of working?** (home/ hybrid working etc);
* **the impact of government regulations and changes to the planning system?** (expanded permitted development rights).
* We also want to **better understand the specific space requirements of different sectors of the economy and the need for affordable business space.**

**Employment Land Study and Next Steps**

* The employment land study will look these questions. It is being undertaken for the council by **AECOM and will be an important piece of evidence supporting the City Plan Part 1 Review.**
* It will also **support the refresh** of the **economic strategy** which the BHEP is involved with.
* There will be an opportunity for **further engagement on the City Plan Part 1** Review over the next 3 years – **the first stage is Spring 2024**.
* **We really welcome your involvement and input**.