FOOD AND PLANNING IN BRIGHTON & HOVE

Clare Devereux, Food Matters
Brighton and Hove

- In affluent South East of England – 45 mins from London
- 280,000 population
- Squeezed between the downs (national park) and the sea
- High density, highly developed, scarcity of green space
- Health inequalities – diet related disease, obesity problems
- 8 million visitors a year- 400 cafes and restaurants
- Lower average wage than the national
- Strong history of environmental activism
- Elected first Green Party MP to Westminster
Making food visible in Brighton & Hove

- History of community food work
- 10 years with a Food Partnership
- Strategic & grass roots delivery of projects
- Harvest Brighton & Hove – urban growing project
- Leave a policy legacy
Food growing & planning work in Brighton & Hove

- History of sustainable development – One Brighton
- Bevendean Community Garden
- Planning Advice Note
- Sustainability Checklist
- Influencing City Plan
- Mapping the urban fringe
Is there provision for food growing included on the development site?

- Yes  
- No

<table>
<thead>
<tr>
<th>Food growing</th>
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<tbody>
<tr>
<td>Raised beds</td>
<td></td>
<td>sqm</td>
</tr>
<tr>
<td>Roof garden</td>
<td></td>
<td>sqm</td>
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<tr>
<td>Dedicated area on ground level</td>
<td></td>
<td>sqm</td>
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<tr>
<td>Fruit trees</td>
<td></td>
<td>trees</td>
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<tr>
<td>Nut trees</td>
<td></td>
<td>trees</td>
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<tr>
<td>Other, please specify</td>
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Planning Advice Note

- **Proposed model guidance**
- B&H wanted to adopt
- **Aim:** Ensure lasting impact
- First of its kind nationally
- Intended to inspire planning authorities & developers
- **No** new requirements

3 Sections

- Policy framework
- Technical, planning, design
- Case studies, resources, potential approaches

**Adopted September 2011**
What has it achieved?

- Positive Response from developers
- Statistics for Residential (20 months)
  - 38% of all residential developments propose food growing as part of their scheme including:
  - 383 sqm dedicated area on ground
  - 142 sqm Raised beds
  - 87 sqm dedicated area on roof gardens
  - 25 fruit and nut trees
  - Average of 8m², ½ fruit tree per scheme
- Previously an estimated 5 developments included food growing
- Rise from 1 to 38% since adoption
- Gaining momentum
The Keep, Woollards Field, Brighton

Historic Archive centre.
Old fashioned community orchard
Local heritage varieties: ‘White Transparent’
Two local 2 schools involved

BREEAM excellent with 70% score in energy and water sections. 300kW biomass boiler using local woodchip, green roof, 17m² solar thermal, rainwater harvesting.

Developer East Sussex County Council

Architect Atkins

Planning application BH2010/03259

Status Completion expected 2013
Former Co-op Department Store
London Road, Brighton

New accommodation for 351 students with ground floor retail.
Edible landscaping 17 espaliered apple trees
S106: Off site open space contribution for allotment garden.

BREEAM Multi Residential Excellent (60% in energy and water sections).
Original 1920s façade retained, PVs, 150 cycle spaces.

Developer • Watkin Jones & Co-op Group

Architect • O’Connell East Architects

Planning application BH2012/02675

Status Currently under construction
Varley Halls of Residence, Brighton University

New accommodation for 564 students. Allotments proposed to supply canteen and potentially for student use in the future.

BREEAM Excellent. Energy centre with Gas CHP. District Heating system throughout site and food growing facilities.

Developer University of Brighton

Architect BDP Architects

Planning application BH2010/00235

Status Completed in 2013
New accommodation for 351 students with ground floor retail. Edible landscaping 17 espaliered apple trees S106: Off site open space contribution for allotment garden.

BREEAM Multi Residential Excellent (60% in energy and water sections). Original 1920s façade retained, PVs, 150 cycle spaces.

Developer • Watkin Jones & Co-op Group

Architect • O’Connell East Architects

Planning application BH2012/02675

Status Currently under construction
Site J, New England Quarter, Brighton

One hundred and forty seven residential units, office, hotel and retail.

Rooftop allotments. Greenway and square with lift and stair access to Brighton Station. Code level 4, BREEAM Office Excellent and BREEAM Hotel Very Good. Green walls, brown roofs, PVs and car club.

Developer
Hyde Newbuild

Architect
Munkenbeck+Partners Urbanism

Planning application
BH2010/03999

Status
Residential block currently under construction.
Richardson’s Yard, New England Road

Temporary change of use to residential within 36 containers for use as individual dwelling units. Composting facilities, 25m² raised bed allotments, container planting, growing tutoring from Harvest to residents, Fruit trees, a portable garden initiative, intern post to oversee food growing maintenance and engage residents.

Developer: QED Capital Assets, Brighton Housing Trust
Planning application: BH2013/00245
Status: Approved 2013
PortZED

Mixed use development comprising commercial premises (A1, A3, B1, D1) with associated new access and 52 residential units in 6no blocks.
Edible green herb Wall, fruit trees in public spaces.

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<tr>
<th>Developer</th>
<th>BohoGreen</th>
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<tr>
<td>Architect</td>
<td>ZedFactory</td>
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<td>BH2012/04044</td>
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<tr>
<td>Status</td>
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OTHER PLANNING ACTION:

Influencing City Plan:

‘Recognise, safeguard and encourage the role of allotments; garden plots within developments; small scale agriculture and farmers markets in providing access to healthy, affordable locally produced food options’
Mapping available land:
Lessons Learnt

• Having a food partnership key
• Allocated officer with food background in planning dept
• Growing projects in new developments need to have good management systems in place
• Planners, architects, landscape designers etc need to be learning how to integrate food systems into their work whilst training
To access the PAN 06: www.brighton-hove.gov.uk
Briefing document: http://foodmatters.org/2013/11/18/pan-briefing/