

Submission City Plan Part One

Brighton & Hove City Council's Local Development Framework

June 2013

Consultation Statement (Regulation 22)



**Brighton & Hove
City Council**

Statement of Consultation

Statement of Representations Made and Main Issues Raised

(Regulation 22(1) (c) (v) and (d) of the Town and Country Planning (Local Planning)
(England) Regulations 2012

1. Introduction	3
1.1 Role of the Document	3
1.2 Compliance with Statement of Community Involvement	3
2. Consultation on the City Plan Part 1	4
2.1 Background.....	4
2.2 Proposed Submission City Plan Part 1	4
When the Proposed Submission Plan was Published.....	4
The Proposed Submission Documents	5
Where the documents were made available	6
Notification of Publication.....	6
Media	7
3. The Number of Representations made under Regulation 22.....	8
4. Representations by Policy – Summary of Main Issues	9
DA1 – Brighton Centre and Churchill Square Area.....	9
DA2 – Brighton Marina, Gas Works and Black Rock Area	10
DA3 – Lewes Road Area	12
DA4 – New England Quarter and London Road Area	14
DA5 – Eastern Road and Edward Street Area.....	15
DA6 – Hove Station Area.....	16
DA7 – Toad’s Hole Valley	17
DA8 – Shoreham Harbour	19
SA1 – The Seafront	20
SA2 – Central Brighton	20
SA3 – Valley Gardens	20
SA4 – Urban Fringe	21
SA5 – The South Downs	21
SA6 – Sustainable Neighbourhoods	22
CP1 Housing Delivery.....	22
CP2 Sustainable Economic Development	24
CP3 Employment Land.....	24
CP4 Retail Provision.....	27
CP5 Culture and Tourism	27
CP6 Visitor Accommodation	27
CP7 Infrastructure and Developer Contributions	28
CP8 Sustainable Buildings.....	29
CP9 Sustainable Transport.....	30
CP10 Biodiversity	32
CP11 Flood Risk.....	32
CP12 Urban Design.....	32
CP13 Public Streets and Spaces.....	33
CP14 Housing Density.....	33
CP15 Heritage	33
CP16 Open Space.....	33

CP17 Sports Provision.....	34
CP18 Healthy City	35
CP19 Housing Mix	35
CP20 Affordable Housing	36
CP21 Student Housing and Housing in Multiple Occupation	37
CP22 Traveller Accommodation	39
Sustainability Appraisal.....	40
General Comments.....	40
Policies Map	45
Appendix 1 List of Consultees for the Proposed Submission City Plan (Part 1) .	47
Appendix 2. List of Respondents	70
Appendix 3 Advertisement of Submission City Plan (Part 1)	74
Appendix 4. Letter, Representation Form & Guidance Notes	85

1. Introduction

1.1 Role of the Document

Brighton & Hove City Council is required under current planning regulations¹ to prepare a Consultation Statement to accompany the submission of the City Plan Part 1 to the Secretary of State. This statement sets out how the city council published the Proposed Submission City Plan Part 1 and advertised the opportunities for people to make formal representations to the Inspector about its soundness in accordance with the council's adopted Statement of Community Involvement (SCI) and the Town & Country Planning (Local Planning) (England) Regulations 2012. This statement shows that the requirements set out in the SCI and government regulations have been met. The statement also indicates the number of representations made and provides a summary of the main issues raised in those representations. Copies of the representations made in accordance with Regulation 20 are published in a separate report: Original Copies of Representations – June 2013.

This document sets out:

- i) How the general and specific consultation bodies who were invited to make representations at earlier stages of the plan preparation (under regulation 18) were notified of the publication of the Proposed Submission City Plan Part 1;
- ii) Where and within what period the representations had to be made;
- iii) The procedure for making representations; and
- iv) A summary of main issues raised as a result of the representations received.

Please note that the Consultation Statement published in May 2013 sets out the consultation undertaken at the City Plan Issues and Options Stage and the Consultation Statement published February 2013 covers the consultation undertaken at the draft City Plan Part 1 stage and therefore address the regulation requirements 22 (c) (i)- (v).

Details of the consultation undertaken to prepare the Core Strategy (until its withdrawal in September 2011) can be found in the Submission Consultation Statement (Regulation 30(1) (d) February 2010).

1.2 Compliance with Statement of Community Involvement

The council adopted its Statement of Community Involvement in September 2006 following an examination by an independent planning inspector. It sets out how, when and where the council will consult with local and statutory stakeholders in the process of planning for the local authority area, both in producing development plan documents and in carrying out the development control function. Consultation on the withdrawn Core Strategy and the emerging City Plan has been guided by the approach set out in the SCI, in particular to:

- Enable communities to put forward ideas and suggestions and participate in developing visions, proposals and options for the city

¹ Regulation 22 of the Town and Country Planning (Local Planning) England Regulations 2012

- Let communities know about emerging policies and proposals in good time
- Consult on formal proposals
- Ensure that consultation takes place in locations that are widely accessible
- Provide and seek feedback

The SCI advocates various approaches to consultation. The council's approach is to make the maximum use of early community and other stakeholder involvement especially when input and responses from individual and organisations would make a real difference to planning policy.

Following the Town and Country Planning (Local Development) (England) Amendments Regulation coming into force in June consultation on the City Plan Part 1 conformed to the amended regulations and advice contained within PPS12 Spatial Plans until it was replaced by the National Planning Policy Framework. In addition to the council's SCI, regard has been given to the Community Engagement Framework 2009 (CEF) developed by the Brighton and Hove Strategic Partnership, of which the council is a member. The CEF reinforces the principles of consulting and engaging with communities at an early stage to help ensure their input is meaningful and reflected in the development of a plan or policy.

2. Consultation on the City Plan Part 1

2.1 Background

Consultation on the City Plan Part 1 (and the previous Core Strategy) has been a continuous process. Details of how community involvement was undertaken and who was notified and involved in the Issues and Options stage of the City Plan Part 1 are set out in [City Plan Consultation Statement](#) and for the draft City Plan this is set out in the February 2013 (Regulation 18) [Statement of Consultation](#). The Regulation 18 Statement of Consultation lists comments received from residents, amenity and interest groups, business organisations and other interested parties in the city with an officer response to the comments prior to the Full Council meeting indicating how the comments were taken into account, as set out in [Appendix 5](#) of that Consultation Statement.

2.2 Proposed Submission City Plan Part 1

When the Proposed Submission Plan was Published

Following approval at Full Council on the 31st January 2013, the Proposed Submission City Plan Part 1 and accompanying documents were published on the 25th February 2013 under Regulation 19² for a 7 week period from 25th February to 12th April 2013. A notice of publication submission documents and a representation procedure statement was published in the Brighton & Hove Leader 21st February 2013 (see appendix 3) which is distributed to c. 46,000 homes in Brighton & Hove and surrounding areas.

² Regulation 19 of the Town and Country Planning (Local Planning) England Regulations 2012

The Proposed Submission Documents

Alongside the Proposed Submission City Plan Part 1 (February 2013). The accompanying Submission documents were as follows;

- Annexes
 - Annex 1 – Implementation and Monitoring Plan
 - Annex 2 – Infrastructure and Delivery Plan
 - Annex 3 – Housing Implementation Strategy
- Sustainability Appraisal
 - Annex 1 to the Sustainability Appraisal
 - Non Technical Summary to the Sustainability Appraisal
- Health and Equalities Impact Assessment
 - HEQIA Addendum
- Consultation Statement (Regulation 18)
- Schedule of Changes to the Policies Map
- Local Plan Policies Proposed to be replaced by the City Plan Part 1
- Supporting Evidence Document

A number of new technical background studies were also published at the Proposed Submission Stage:

- Technical Background Paper – Housing Delivery
 - Housing Delivery Paper Appendix 2
- Technical Background Paper – Duty to Cooperate

The following background evidence were also updated/ produced to inform/support the Proposed Submission City Plan (Part 1)

- Employment Land Study Review 2012
- Draft Transport Assessment 2012
- Brighton and Hove Energy Study 2012
- Local Housing Requirements update 2012
- Strategic Housing land Availability assessment (SHLAA) Update 2012
- Housing Needs Assessment 2012
- Site Capacity Assessments 2012

Other background evidence which informed the preparation of the City Plan was available to view on the council's website.

It was also specified on the advert and in the response form that the Submission City Plan Part 1 contained the Planning Inspectorate's recommended 'model policy' for all new development plans, namely, SS1: Presumption in Favour of Sustainable Development and is based on standard wording. It was specified that this was a new policy as it was not included in the draft version of the City Plan Part 1 consulted upon in May/June 2012 and therefore representations were invited on this policy.

Where the documents were made available

The proposed submission documents, the notice of publication and statement of representation procedure which set out the details of where and when the documents could be inspected and response form were made available on the dedicated Proposed Submission City Plan Part 1 section of the council's website and on the council's consultation portal (<http://consult.brighton-hove.gov.uk/portal/bhcc/ldf/cpsub13>) and at the following public deposit points;

- Customer Service Centre (Brighton),
- Customer Service Centre (Hove),
- Customer Service Centre (Portslade),
- Jubilee Library (Brighton),
- Hove Library,
- All other city libraries - Coldean Library, Hangleton library, Hollingbury Library, Mile Oak Library, Moulsecomb Library, Patcham Library, Portslade Library, Rottingdean Library, Saltdean Library, Westdene Library, Whitehawk Library and Woodingdean Library.

The larger deposit points (Jubilee Library, Hove Library, Brighton Customer Service Centre and Hove Customer Service Centre) had paper copies of all the submission documents and the smaller public deposit points had the key submission documents (City Plan and Annexes, SA non technical summary, Consultation Statement and Appendix 1) with details provided as to how the other submission documents could be viewed electronically at the library. Guidance Notes and response forms were also made available. The documents were made available from the 25th February to 12th April 2013.

Notification of Publication

A notice of publication of the submission documents and a representation procedure statement was published in the Brighton & Hove Leader 21st February 2013 (see appendix 3) it was also published on the council's website.

Emails or letters were used to notify organisations and individuals who were logged as relevant consultees on the council's LDF database. The database includes statutory consultees and also the organisations and individuals who were invited to, or have responded to previous consultations on the Core Strategy / City Plan (Regulation 18). The LDF is continuously updated with new consultees that engage during or between consultation periods being added to the database.

Over 1,000 LDF database consultees were notified by email or letter of the Proposed Submission City Plan – Part 1 consultation (see Appendix 1). The notification email included a website link to the council's consultation portal where the documents could be read or downloaded. Letters were sent if there was no recorded email address. A summary guidance note of the representation procedure was attached for information (see Appendix 4 for copy of letter and guidance note).

Consultees received full details of the duration of the representation period and detailed information on how to make representations. The 'Statement of Representations Procedure' (see Appendix 4) was made available as part of the Full Guidance Note for making representations. This document was made available on the council website and in deposit points.

Respondents were able to respond:

- Electronically via the council's Consultation Portal. This is directly linked to the consultation section on the council's website and gave respondents an opportunity to respond to the questionnaire online and gave the option to provide more detailed written responses.
- By downloading and completing a response form and sending this to the council by email or by post/ fax/ by hand
- Written representations (not using form) were also accepted via post, fax and by hand.

Whilst the council did receive a number of responses via the Consultation Portal, respondents predominately responded via email using the pre designed response form or using their own email format.

Media

An official advert was placed in the local press prior to the start of the consultation period. Appendix 3 of this document details the city council media press releases that were issued on the Proposed Submission City Plan Part 1 to raise awareness of the publication of the plan and the opportunity for representations to be made. Several subsequent articles in response to the proposed submission City Plan were also published in the local media including The Brighton & Hove Argus and the Brighton Business Forum.

3. The Number of Representations made under Regulation 22.

A summary of the number and type of respondent at the Submission stage is summarised in the table below;

Type of Respondent	Number of respondents
Business	2
Civic and Amenity Group	6
Community & Voluntary Sector	1
Developers, landowners and consultants	36
Environmental, Transport & Wildlife Groups	4
Government Agency	4
Individual	28
Public Sector / Local Authority	4
Total	85

A total of 85 respondents commented on the Submission stage of the City Plan making a total of 227 representations. A full list of respondents is shown in Appendix 2.

Section of the Plan	Number of representations received
DA1	4
DA2	6
DA3	8
DA4	5
DA5	5
DA6	4
DA7	28
DA8	8
SA1	2
SA2	2
SA3	0
SA4	4
SA5	1
SA6	3
CP1	11
CP2	2
CP3	14
CP4	6
CP5	1
CP6	3
CP7	4
CP8	8
CP9	17

Section of the Plan	Number of representations received
CP10	2
CP11	1
CP12	4
CP13	0
CP14	2
CP15	1
CP16	4
CP17	3
CP18	1
CP19	4
CP20	4
CP21	13
CP22	2
Sustainability Appraisal	1
Other Parts of the Plan	39
Total	227

4. Representations by Policy – Summary of Main Issues

DA1 – Brighton Centre and Churchill Square Area

4 representations were received in response to this policy. Issues of soundness were raised around the following key points:

Conference Centre Allocation

- a) Suggestion of new wording to include exploring options for provision of a new conference on and off site (Standard Life, 37/ 8) Not Positively Prepared
- b) Reference to the Brighton Centre SPD should be removed as this is substantially out of date. (Standard Life, 37/8) Not Justified
- c) Delete paragraph about the Brighton Arena project as uncertain (Standard Life, 37/8) Not Justified

Churchill Square Allocation

- a) 20,000sqm is too low and should be replaced - anchor store would account for 12-15,000 sqm gross which does not leave much residual space for large stores – would be unviable. Figure should be amended to 40-50,000 sqm allowing for demolitions. (Standard Life, 37/8) Not Justified
- b) Table 3 is consistent with A3 of policy DA1. Figure in A3 described as minimum and figure in Table 3 is not. (Standard Life, 37/8) Not Justified

Transport

- a) Reference to high quality and sustainable transport facilities to serve the new development is imprecise and should be explained. There does not appear to be an obvious means of achieving modal shift. (Standard Life, 37/8) Not Positively Prepared

- b) No specific reference to car parking – which will be required approx 700 spaces. (Standard Life, 37/8) Not Justified

Environmental

- a) Development needs to be justified by economic and environmental analysis to address short and long term changes in shopping patterns and implications of siting large high tech facility in this location. (Graham Towers, 34/1) Not Justified
- b) State a requirement for any applicant to produce and agree an energy strategy with the council (Standard Life, 37/8) Not Justified

Other Issues raised:

- a) Study should be commissioned to address damage to heritage assets by the 1970s redevelopment. (Graham Towers 34/2)

DA2 – Brighton Marina, Gas Works and Black Rock Area

6 representations were received in response to this policy. Issues of soundness were raised around the following key points:

Amounts of development

- a) DA2.C.2 – welcome the change in wording to say a minimum of 85 residential units but the target number of housing units should be increased to reflect the reduction in employment floorspace (National Grid 62/ 1).
- b) DA2.C.2.a – welcome the reduction in employment floorspace from 4000 sq m to 2000 sq m but wording of policy is still too prescriptive and specifies too much employment provision (National Grid 62 /1).
- c) DA2.B and DA2.B.1 – based on previous representations, policy wording should be amended to state “a maximum of 5,000 sq m of retail development (A1-A5)”. The text should also be expanded to state that the DA2 area is not a preferred location for fashion orientated comparison goods retailers because of the negative impact on the regional shopping centre which would adversely effect the delivery of policy DA1 (Standard Life 37/18).
- d) DA2.B – the provision of 1940 dwellings in the Marina is unsound because this quantum of residential development is impossible to achieve without breaching cliff height (Marine Gate Action Group 84/1).
- e) DA2.C.1 – the proposed residential density for the Marina is too high and therefore should be lowered (Marine Gate Action Group 84/ 1).
- f) DA2.B – the independent capacity/ feasibility assessment undertaken by NLP on behalf of X-Leisure has demonstrated that a minimum of 1000 residential units will breach cliff height. The policy wording is therefore contradictory and unsound (X-Leisure 30/1).
- g) DA2.B – the wording of the policy should be clarified by stating that the policy is seeking “net additional” floorspace rather than simply “additional” floorspace. This will meet the tests of soundness, by providing development targets in accordance with objectively assessed development needs (X-Leisure 30/1).
- h) DA2. B – there is no evidence base for the inclusion of a primary school within the Marina, which would require at least 2 acres of land. Since the Marina is a highly constrained environment, the onsite provision of a primary school would

directly compromise its future regeneration. The policy should simply state that developments should meet the demand they generate for education through S106 contributions or CIL as applicable (X-Leisure 30/1).

- i) DA2. C.1 – it would be helpful if the wording of the policy made it clear that the allocation for the Inner Harbour site excludes the extant permission for 853 residential units granted for the Brunswick scheme.
- j) DA2 (2nd bullet point) – the restriction on building above the cliff height has not been justified and results in an undeliverable and unsound plan (X-Leisure 30/1).

Flexibility with types of uses

- a) DA2.C.2 – there is considerable market interest from both food and non-food operators in developing the site for retail. The reference to “some ancillary retail development” is therefore too restrictive (National Grid –62 /1).
- b) DA2.C.2 – a blanket allocation of the site for employment use is inappropriate and falls foul of the tests set out in para 22 of the NPPF. The site should be considered as white land which has the capacity to accommodate a wide range of uses (Scotia Gas, 57/1).
- c) DA2.C.2 and DA2.C.2.a – the specification of B1a and B1c uses in the policy is too prescriptive and should be broadened out to encompass both B1 and B2 uses in order to provide greater flexibility in the market place (National Grid 62/ 1).
- d) DA2.C.1 – the District Centre status of the Marina should be removed, retail is more suited to the city centre (Marine Gate Action Group 84/1).
- e) DA2. A.6 – it has not been demonstrated that there is a market demand or an objectively assessed need for boating and surfing activities within the Marina and therefore, as guided by the NPPF, this element of the policy should be removed to ensure that development is not overburdened by this very specific policy expectation (X-Leisure 30/1).
- f) DA2.C.3 – the allocation of 7,000 sq m of leisure and recreation use for the Black Rock site needs to be justified by a capacity assessment of the site. This is particularly relevant because the site is in a constrained location which is directly to the south of the Kemp Town Conservation Area and has only limited access via Madeira Drive only. The policy needs to make more explicit reference to these constraints to meet the tests of soundness (X-Leisure 30, /1).

c) Sustainability

- a) Policy DA2 5th bullet point – this bullet encourages the provision of sustainable heat and power for the district. However, the policy duplicates advice that is contained within policy CP8 which seeks an appropriate energy solution for each site, and should therefore be removed or more flexibly worded in accordance with CP8 (X-Leisure 30/1).
- b) DA2.A.12 and 13 – these local priorities should either be removed and replaced with a cross reference to meeting the requirements of CP8 or some additional text should be added to both bullet points stating that “unless it can be demonstrated that doing so is not technically feasible not practicable and/ or would make the scheme unviable” (X-Leisure 30/1).

d) Viability

- a) DA2.C.2.a – the inclusion of the target figure of employment floorspace (2000 sq m) does not generate enough land value to overcome the constraints associated with the site (i.e. substantial remediation, decommissioning costs etc.) and would therefore be unviable/ undeliverable (National Grid 62/1) and (Scotia Gas, 57/1).
- b) DA2.C.2 – Not enough recognition in the policy of the viability implications of land contamination and transport infrastructure costs, and their subsequent impact on the type of uses to come forward on the Gas Works site (National Grid 62/ 1) and (Scotia Gas, 57/1).
- c) DA2.C.1 – the capacity/ feasibility assessment demonstrated that in order to provide the necessary infrastructure to overcome the current problems within the Marina, there is a need for circa 1300 residential units. In line with para 173 of the NPPF which requires development plans to be viable and deliverable, the wording of the policy should not be unduly restrictive (X-Leisure 30/1).

Other issues raised:

- a) Existing infrastructure i.e. ramp and sewer capacity etc. in the Marina is insufficient to cope with proposed development (Marine Gate Action Group 84/1).
- b) The cumulative impact of other nearby development (i.e. the Royal Sussex County Hospital redevelopment) is likely to lead to more traffic congestion and local parking problems in Kemp Town (Marine Gate Action Group 84/1).
- c) Rather than having a blanket cliff height restriction on development, it would be better for DA2 to strike a balance between achieving the challenging regenerative benefits of future development at the Marina and protecting key views of the cliff and the sea (X-Leisure 30, /1).

DA3 – Lewes Road Area

8 representations were received in response to this policy. Issues of soundness were raised around the following key points:

Zero carbon requirements

- a) DA3.A.8 – evidence base does not justify this part of the policy – the implications in terms of feasibility and viability need to be considered and properly justified. Duplicates CP8 (University of Brighton 82/1).
- b) DA3.C.1.c Preston Barracks - evidence base does not justify this part of the policy – the implications in terms of feasibility and viability need to be considered and properly justified. Duplicates CP8 (University of Brighton 82/1).
- c) DA3.C.3 Falmer Released Land criterion d) – difficult to see how a zero carbon development could be achieved on a site proposed for partial use as car parking and would limit the sites development potential; criteria provides not justified; not clarified and provides no certainty to developers and in unnecessary given requirements in CP8 (Community Stadium Ltd 38/1);

- d) DA3.C.2.c Woollards Field south – requirement is neither justified (insufficient evidence for requirement on site) and exceeds what would reasonably be considered consistent with national policy; will render development schemes unviable and inconsistent with approach taken to other sites within DA3 (SECamb 66/1).

Amounts of development:

- a) DA3.c – The figures underestimate the scale of growth identified. Understand that the figures are minimum figures in each case. This should be confirmed in this section of the policy to avoid any uncertainty in the future and to assist in the University of Sussex’s long term planning of its campus and future development (schedule of Future Development at University Of Sussex Campus, Falmer provided) University of Sussex 71/1.
- b) DA3.C.3 Falmer Released Land - Former Falmer High School - policy does not indicate the amount/ breakdown of space expected for each use. This leaves uncertainty for future developers with the regards the likely suitable development of this site. Should indicate either mixed use or single use development (which includes a car park related to Stadium and accommodation for BCEC and BACA) Community Stadium Ltd 38/1.

Flexibility of types of uses

- a) Insufficient flexibility with proposed range of uses set out at DA3.C - along this sustainable transport corridor with links to community stadium and South Downs national park – suitability for hotel development (Community Stadium Ltd 38/1).
- b) Woollards Field South – strategic allocation not justified, effective or consistent with NPPF. It should include greater recognition of the proposed SECamb development with specific reference to it as a vital part of the City’s infrastructure needs. Not legally compliant to continue the allocation of 5,000 sq m of B1 office space; site has been surplus to requirements since 1990 but as yet remains undeveloped; office market is currently depressed and therefore policy should be more flexible and policy is less flexible than EM2 (B1 c and B2 uses. Contrary to paragraph 22 NPPF and 158 (SECamb 66/1).

Other Issues raised:

- a) Issue of groundwater protection at Woollards Field South and Former Famer High School sites – Southern Water missed these sites in their response to draft city plan when raising the issue of groundwater source protection zone. Request amendments to strategic allocations (Southern Water 61/4).
- b) DA3.A.9 – improve performance of Falmer Interchange trunk road junction should be deleted serves no useful purpose. It is not clear how this will be achieved. It is assumed that issues with the junction need to be resolved in order to accommodate development proposed by DA3. This should have been assessed and potential solutions identified as part of the evidence base used to prepare the plan with policies referring to implementation improvements required (University of Brighton 82/1).
- c) Consideration should be given to the opportunity to use the existing parking for the AMEX Community Stadium or Falmer Released Land

- site for park and ride on non-match days. This would be consistent with the council's sustainable transport policy (Standard Life 37/17).
- d) Confirm that the 2011 Planning Brief is consistent with Policy DA3.c.1 and provides more detailed guidance (University of Brighton 82/1).
 - e) Target for affordable housing provision should be set out within development area proposals/ strategic allocations (The Guinness Partnership 42/23)

DA4 – New England Quarter and London Road Area

5 representations were received in response to this policy. Issues of soundness were raised around the following key points:

Level of prescription

- a) DA4.a.1 and DA4.B - restricting development to B use classes only contrary to NPPF. Floorspace figures too prescriptive and as not been market tested or considered in terms of site constraints is not justified (Urban Student Life /David Choules 36/1).

DA4.c.1.e Blackman Street Site

- b) Policy DA4 should be altered to include for mixed use development incorporating education use and student accommodation. Given that the site has been allocated for more than 10 years (without success), it is clear that the allocation on the site should be reviewed in line with the NPPF. The current wording of Part C of Policy DA4 fails to do this, as it restricts development to the B Class uses, just as is the case in the current local plan. Market signals clearly indicate that the economic development potential for the site relates to a mixed use development comprising D1 educational use on three floors, and with student study hotel above. Pre-application submissions have been made to the Council in this respect. Given that the site's allocation should be reviewed (i.e uses outside of the B Use Classes considered), and that market signals indicate that alternative mixed use proposals are more appropriate – the wording of Part C should be reviewed (Urban Student Life /David Choules 36/1).

DA4.C.1. b) Trade Warehousing (Longley Industrial Estate) and part of DA4.c.1.c) Brewers Paint Merchant Site (described as Site A - Longley Industrial Estate (owned by Maplebright) and Site B - Albany House & St James House (owned by Brewers).

- c) Given that the Employment Land Review 2012 forecasts a requirement of 112,240m² of office floorspace over the plan period to 2030, the provision of 6000m² on the two properties identified would contribute to this need and can therefore be considered 'sound' in terms of plan preparation. Acknowledgment that both sites can be redeveloped to achieve this outcome is also welcomed. The redevelopment of the two sites is unlikely to be carried out on a speculative basis, particularly given the amount of empty office space in the city (circa 55,700m²).. The acceptance of residential uses on both sites is also welcomed, but the target minimum of 1185 units across all of the strategic allocations is low given unmet housing need. The Council should review the potential development capacity in partnership with the land

owners in further detail before submitting the City Plan. The allocations should be amended to include student accommodation in addition to the employment floorspace requirements. Wish to understand the guidelines for acceptable building heights for new developments. Existing buildings on New England Street include New England House (6-8 storeys), One Brighton (8-10 storeys) and Vantage Point (9 storeys). Given the character of the existing built environment and the need to encourage redevelopment, the strategic allocation could be more effective if it states that development heights of 6 to 10 storeys would be acceptable in principle subject to passing Building Research Establishment daylight/sunlight assessments (Maplebright LLP & C Brewer & Sons Ltd 16/1/2/3).

Other Issues raised:

- a) Specific provision for affordable housing should be specified in Development Area proposals (The Guinness Partnership 42)

DA5 – Eastern Road and Edward Street Area

5 representations were received in response to this policy. Issues of soundness were raised around the following key points:

Comments on Strategic Site Allocations:

- a) Freshfield Road Business Park and Gala Bingo Site
 - Wider range of uses should be allowed at the Gala Bingo site by reason of location (main road frontage and large residential catchment). Retail should be allowed on the site as part of the mix of uses.
 - The strategic allocation for Freshfield Road Business Park and Gala Bingo comprises two distinctive sites in separate ownership and should not be required to be developed together. Gala Bingo site can come forward before 2024. Unsound against all four tests. (Hargreaves - 10/2)
- b) Edward Street Quarter - Unsound against consistent with national policy test
 - Support for strategy for area and strategic allocation for Edward Street Quarter for mixed use development.
 - Appreciate that previous comments made by respondent have led to changes to the allocation for the site in term of the mix of uses and amounts of development. Concern about significant reduction in residential use.
 - Need more flexibility in policy regarding the amount of development. This is contradictory to NPPF guidance paragraph 174 and will not help with viability of development in a changing economic climate.
 - Changes sought
 - Include hotel as possible use on the site.
 - Amounts of development should be approximations only.

(American Express - 76/1)

Need for student accommodation within the development area

- a) Unsound against justified and effective tests

- b) The policy identifies the amounts of University floorspace and student accommodation against strategic allocations. These should be able to be provided elsewhere in the Development Area.
- c) Minimum floorspace in Part B – There is no reason that these should not be delivered elsewhere in the DA. (University of Brighton - 82/2)

Sustainability requirements are excessive and unjustified

- a) DA5 A10 – there is no justification for low and zero carbon decentralised energy in the area. This matter is already covered by CP8. (University of Brighton – 82/2)

Insufficient capacity for water distribution and sewerage systems to accommodate development in the area

- a) Unsound against positively prepared, effective and consistent with national policy tests. Existing capacity of water distribution and sewerage system is insufficient to accommodate development at Edward Street and Freshfield Road Business Park.
- b) Policies are contrary to para 177 in the NPPF that requires enough infrastructure provided to support development. It is not a constraint to development provided a connection is made to the nearest point of adequate capacity.
- c) Reword the text to make it clear that developers will need to connect off site as it will add to the cost of development (Southern Water - 61/5)

DA6 – Hove Station Area

Four representations were received in response to this policy. Issues of soundness were raised around the following key points:

Hove Station Area should be designated a District Centre and retail included in the mix of uses. Retail led approach should be adopted / employment led approach is not viable or deliverable in this area:

- a) The long standing intention to have the area including the Peugeot garage site retained for employment redevelopment is not viable and would not result in regeneration being delivered and is contrary to NPPF paragraph 22. Policy should seek retail-led regeneration of the area with new supermarket on Becks site and Hove Station designated as a district centre. *Unsound as not justified or consistent with National Policy* (Links with reps to CP3) (Newtown Ventures Ltd, 56/1).
- b) Retention of area for employment and the employment led approach is not viable or deliverable, contrary to the NPPF paragraphs 18 – 22 and 173. Query the Employment Land Study re ability of the Hove Station to be an attractive and viable site for employment development. No point retaining the site for employment in the context of an over-riding shortfall of land for B2 development if the market has not delivered such development in significantly better economic circumstances. Thus the conclusions of the Employment Land study fail to take due account of the NPPF. A mixed use regeneration with retail (a new food store on Becks Garage site), housing (affordable housing) and an element of employment use would achieve regeneration of the site and a more

realistic and deliverable scheme that would bring about the regeneration of the Hove Station area. Food store would deliver more jobs than B2 uses. Hove Station Area should be designated a District Centre in order to provide a viable mixed use scheme/regeneration of the area.

Unsound as not consistent with National Policy (Links with reps to CP3 and CP4)(Discovery Properties Ltd , 18/1).

Employment not viable for Unit 56 Newtown Road (north side), site should be allocated for housing.

- a) No demonstrable demand in Unit 56's current form or for it to be redeveloped as flexible office space, the retention of the site for employment purposes (either on its own or as part of a mixed use scheme) cannot be justified and would conflict with policies set out in the NPPF. Housing land supply options should be reviewed as currently not consistent with NPPF paragraph 47. The allocation of the site for residential purposes could make a significant contribution to the identified housing shortage and would be positive planning. *Unsound as not justified or consistent with National Policy* (Links with reps to CP3 and CP1) (Newtown Ventures Ltd, 56/1).

Remove reference to the provision of residential at Goldstone Retail Park and exclude the retail park from the DA boundary.

- a) SWIP is committed to providing on-going investment in the Goldstone Retail Park. Residential would not achieve the returns on investment the current use provides. There is no "reasonable prospect" the site will be available for housing. *Unsound as not justified or consistent with NPPF (especially paragraph 47 and footnote 12)*. (Scottish Widows Investment Partnership, 53/1)

Other Issues raised:

- a) Given the need for affordable housing, each DA policy should set out that the provision of affordable housing in these areas will be a priority, particularly as these areas are the focus for new residential development. (Not specified as a soundness challenge.) (The Guinness Partnership, 42/21)
- b) The regeneration of Hove Station Area was welcomed in principle (Newtown Ventures Ltd, 56/1; Discovery Properties Ltd, 18/1).

DA7 – Toad's Hole Valley

28 representations were received in response to this policy. Issues of soundness were raised around the following key points:

The allocation of Toad's Hole Valley for development conflicts with the core policies in the City Plan

- a) Requires development to be located in areas with good sustainable transport access. All 4 soundness tests unmet. Campaign to Save Toad's Hole Valley (Hazel McKay 29/1), Peter Blow (35/1), Marion Dent (39/1), Kim Sinclair (40/1), Karin Dahmen (41/1), Patrick Roberts (43/1), Val Cane (44/1), Councillor Brian Fitch (45/1), Michael Prodger (46/1), Janet Prodger (47/1), Norah Buckley (48/1), Trudy Roberts (52/1), Noel Sladen (55/1), Ruth Nguyen

(59/1), Neil England (60/1), Amanda El Haffar (63/1), Eddy Shears (86/1), David Botibol (78/1).

The proposal will create an unsustainable community contrary to the aims of the NPPF by reason of its location on the outskirts of the city.

a) All 4 soundness tests unmet. Campaign to Save Toad's Hole Valley (Hazel McKay 29/1), Peter Blow (35/1), Marion Dent (39/1), Kim Sinclair (40/1), Karin Dahmen (41/1), Patrick Roberts (43/1), Val Cane (44/1), Councillor Brian Fitch (45/1), Michael Prodger (46/1), Janet Prodger (47/1), Norah Buckley (48/1), Trudy Roberts (52/1), Noel Sladen (55/1), Ruth Nguyen (59/1), Neil England (60/1), Amanda El Haffar (63/1), Eddy Shears (86/1), David Botibol (78/1)

There is no evidence that the standards and benefits sought in the policy can be delivered by reason of costs and expense that would render the scheme unviable.

a) All 4 soundness tests unmet. Campaign to Save Toad's Hole Valley (Hazel McKay 29/1), Peter Blow (35/1), Marion Dent (39/1), Kim Sinclair (40/1), Karin Dahmen (41/1), Patrick Roberts (43/1), Val Cane (44/1), Councillor Brian Fitch (45/1), Michael Prodger (46/1), Janet Prodger (47/1), Norah Buckley (48/1), Trudy Roberts (52/1), Noel Sladen (55/1), Ruth Nguyen (59/1), Neil England (60/1), Amanda El Haffar (63/1), Eddy Shears (86/1), David Botibol (78/1).

Remove DA7 allocation from the plan and retain it as a local green space.

a) Make up the shortfall in housing numbers through measures including better use of existing brownfield sites and through duty to cooperate. Campaign to Save Toad's Hole Valley (Hazel McKay 29/1), Peter Blow (35/1), Marion Dent (39/1), Kim Sinclair (40/1), Karin Dahmen (41/1), Patrick Roberts (43/1), Val Cane (44/1), Councillor Brian Fitch (45/1), Michael Prodger (46/1), Janet Prodger (47/1), Norah Buckley (48/1), Trudy Roberts (52/1), Noel Sladen (55/1), Ruth Nguyen (59/1), Neil England (60/1), Amanda El Haffar (63/1), Eddy Shears (86/1), David Botibol (78/1) and CPRE Sussex (77/3).

Toad's Hole Valley development will impact on the Strategic Road Network junction at A27/Devils Dyke Roundabout.

a) Details of mitigation measures are required to ensure the City Plan is sound. Effective soundness test unmet. Highways Agency (72/2).

The policy is too detailed, long, over complicated and inflexible and undermines the viability of the scheme and places an undue burden on the landowner and developer.

- a) The requirement for Code Level 6 is excessive and will undermine the viability of the scheme as demonstrated by a viability assessment of the scheme.
- b) Amendments should be made to the policy to reduce the detail, to remove site area requirements and introduce more flexibility. Effective and consistent with national policies tests unmet. Trustees of Toad's Hole Valley and Pecla Investments (Enplan - 70/1).

Remove Informal Park and Ride from the site.

- a) The proposal will encourage car use near a busy trunk road junction. Highways Agency (72/2) and Brighton & Hove Friends of the Earth (67/3).

Identify Toad's Hole for formal Park and Ride.

- a) This is an ideal site for formal Park and Ride which should be retained as part of the transport strategy for Brighton & Hove. Standard Life Investments (37/20).

THV does not meet objectively assessed needs for new nursing home accommodation.

- a) The policy should be amended to include a requirement for this. Positively prepared and consistency with national policy tests unmet. Mike Holland (20/1)

There is overall support for the proposal but better use should be made of this site in terms of innovative design and higher densities.

- a) Positively prepared, justified and effective tests unmet. Brighton & Hove Friends of the Earth (67/3).

The site should be retained as a green space.

- a) PC Goodson (25/1).

Other Issues raised:

The amended reference to the impact of development on the South Downs National Park is noted. However care should be taken to ensure there is no harm to views into and out of the National Park - South Downs National Park Authority (75/2).

DA8 – Shoreham Harbour

8 representations were received in response to this policy. Issues of soundness were raised around the following key points:

- Local priorities should include safeguarding the amenity of Kingsway and the distinctive residential neighbourhood which lies on the north side of Aldrington Basin.
- Propose additional text to recognise that the Joint Area Action Plan will address provision of infrastructure.
- Would like to see more emphasis on renewable energy generation on this site, as is done for Brighton Marina.

Main Objectors: KAWHRA Committee, Hove Civic Society, Western Esplanade Management Company (Hove) Ltd, Southern Water, Brighton & Hove Friends of the Earth.

Other Issues raised:

- a) 400 new homes is the maximum capacity for sustainable development that is realistic to expect to be delivered in this development area.
- b) The indicative development boundary for the Shoreham Harbour Development Boundary has been altered from the May 2012 Draft Plan. Does not appear to be any reason for this.

- c) Proposed changes to Aldrington Basin DA8 B (ii)
 - To become a strategic employment area (a)
 - To accommodate some carefully located mixed-use development (c)
 - New development proposals should respect and complement the townscape, public realm, and distinctive local character and amenity of Kingsway, the Lagoon, and the residential areas of West Hove and Western Esplanade.
 - To ensure that new development proposals take account of impact on local air quality and that improvements are sought wherever possible, and ensure developments do not increase the number of people exposed to poor air quality or traffic noise

- d) At present only refers to joint guidance on mineral wharves being prepared and doesn't actually say that the mechanism for safeguarding capacity within the Port is to be considered in detail in the JAAP. Detailed wording changes to Para 3.109 proposed.

- e) Object to lack of recognition of potential of Shoreham Power Station to contribute to district heating.

SA1 – The Seafront

Two representations were received in response to this policy.

1 supporting the policy – Kingsway and West Hove Residents Association (11/2)

Other Issues raised:

- a) No indication of the likely affordable housing delivery in the King Alfred Strategic Allocation (The Guinness Partnership 42/3).

SA2 – Central Brighton

Two representations were received in response to this policy.

No issues of soundness were raised.

Other Issues raised:

- a) For mixed use developments, affordable housing provision should be encouraged and made a priority objective (The Guinness Partnership 42/4)
- b) No evidence is referred to suggest that not specifically protecting existing B1a office uses (in the Central Brighton area) and unallocated sites or premises in all B Class uses would prevent the Council achieving its overall strategic objective of job creation, meeting modern business needs and supporting the attractiveness of the city as a business location (Bupa 80/2)

SA3 – Valley Gardens

No representations received.

SA4 – Urban Fringe

4 representations were received in response to this policy
3 raised soundness issues and 1 was in support.

Issues of soundness were raised around the following key points:

- a) Issues raised regarding assessment of urban fringe land for further housing development opportunities (cross over with Policy CP1).
- b) Assertion that the Plan does not represent the most appropriate strategy to meet the City's identified future need for housing. It places too much weight upon former, out of date Local Plan policies, especially in relation to the protection from development of areas of low/nil amenity, open space and ordinary (i.e. non-statutory protected) areas of countryside (Benfield Investments Ltd, 14 and Lightwood Strategic 65).
- c) Two 'omission' sites identified for development in urban fringe.

Soundness tests not met: Not positively prepared, not justified, not consistent with national planning policy

Other Issues raised - not a soundness issue

- a) Support for the objectives identified in SA4. SDNPA wish to promote these aims and work with BHCC to achieve these goals. Careful consideration must be given to impact of any proposals on the setting of the South Downs National Park and its two statutory purposes (South Downs National Park Authority 75).
- b) In addition to the aspects set out in which development will be permitted, the provision of affordable housing should be a priority where residential is proposed (Guinness Partnership 42).

SA5 – The South Downs

1 representation was received in response to this policy by South Downs National Park Authority, (75/4)

Issues of soundness were raised around the following key points:

The inclusion of priorities for National Park land within a policy in the City Plan is not consistent with national policy.

- a) SA5 is considered to be an unsound policy because it includes city council priorities, as a key landowner, for National Park land for which the city council is not the local planning authority (albeit within the city council's administrative boundary). The National Planning Policy Framework (NPPF) clearly states "each local planning authority should produce a Local Plan for its area".
- b) The City Plan is not a joint plan with the National Park Authority. Being a major landowner does not require or entitle the city council to produce planning policies outside its administrative area and beyond its legal

jurisdiction as a Local Planning Authority. *Unsound as not consistent with national policy.* (South Downs National Park Authority, ref 75/4).

Other Issues raised:

In all other respects supportive of the overall aims of the City Plan.

SA6 – Sustainable Neighbourhoods

Three representations were received in response to this policy. No issues of soundness were raised.

Other Issues raised:

1. Support for the strategy in the plan, the location of development, the allocations for residential and employment development, coastal bus service improvements, informal park and ride, guidance on car free development, added references to decentralised energy and heat networks. Welcomes the changes the council has made in response to comments and supports first step of setting room size standards for new residential development and conversions (Lifetime Homes Standards). Hove Society (15/2)

2. Incorporate minimum room size standard in the City Plan based upon standards adopted by the Greater London Plan. Hove Society (15/2)

3. Support point 8 of the policy to which seeks to create balanced communities including providing an appropriate mix of affordable housing. Where it states that in areas with high proportions of social rented housing a more appropriate mix will be sought – this should be applied flexibly to ensure it does not prevent delivery of affordable housing. Guinness Trust (42/6)

4. The development in the respondent's submission will help to deliver community and shared facilities and open space required by policy SA6. Supporting evidence is provided in appendix 1 and map 1.6 which shows the lack of facilities in Ovingdean and Woodingdean. Lightwood Strategic Ltd (65/13)

CP1 Housing Delivery

11 representations were received in response to this policy.

Issues of soundness were raised around the following key points:

Council has not undertaken an up to date SHMA that assesses all the components of housing need. Insufficient assessment of 'objectively assessed housing needs'.

- a) Does not consider need arising from over-overcrowding; concealed households, homelessness, retirement housing, gypsies and travellers or student housing. Soundness tests not met: Not consistent with national policy. Respondents: HBF (64), Lightwood Strategic Ltd (58)

City Plan Housing Requirement (housing target) does not address the city's objectively assessed housing needs in full.

- a) City Plan housing target could be higher if further consideration given to:
- Policies for tall buildings and higher residential densities reviewed.
 - Release of redundant employment sites.
 - Full review of all urban fringe sites (not just THV) undertaken to assess and include explicit contribution from this source.
 - 2 specific urban fringe sites identified for inclusion within CP1 and exclusion from urban fringe. Soundness tests not met: Not positively prepared, Not justified, Not consistent with national planning policy Respondents: HBF (64), Hyde Housing (58), Benfield Investments (14), Lightwood Strategic Ltd (65), Guinness Partnership (42) ; Newtown Ventures (56); Lewis & Co (3)

The Plan does not represent the most appropriate strategy to meet the City's identified future need for housing.

- a) It places too much weight upon former, out of date Local Plan policies, especially in relation to the protection from development of areas of low/nil amenity, open space and ordinary (i.e. non-statutory protected) areas of countryside. Soundness tests not met: Not positively prepared, not justified, not consistent with national planning policy. Respondents: Benfield Investments Ltd, 14, Lightwood Strategic 65.

City Plan makes no provision (through Duty to Co-Operate) for unmet need to be accommodated elsewhere. Soundness tests not met: Not consistent with national planning policy. Respondents: HBF (64), Hyde Housing (58), Benfield Investments (14), Lightwood Strategic Ltd (65), Guinness Partnership (42) ; Newtown Ventures (56); Lewis & Co (3); CPRE (Duty to Co-Operate).

Council cannot demonstrate a genuine deliverable five year supply of housing land. Soundness tests not met: Not positively prepared Not consistent with national planning. Respondents: HBF (64), Hyde Housing (58), Lewis & Co (3); Newtown Ventures (56).

Inclusion of the 'Goldstone Retail Park' within 2012 SHLAA as contributing to DA6 overall amount of housing provision (and within CP1) not justified. Soundness tests not met: Not justified Not consistent with national policy Respondents: Scottish Widows Investment Partnership (53) Other Issues raised: No minor matters

Comments of Support (3)

CP1 is an appropriate sustainable strategy to manage demand for housing in the city in the context of the city's physical, environmental and economic constraints. In the context of demands for other important land uses in the city, the Plan's target of least 11,300 represents a realistic aim for sustainable housing delivery over the plan period.

KAWHRA Committee (11); Lewes District Council (54); Brighton & Hove Economic Partnership (33)

CP2 Sustainable Economic Development

Two representations were received in response to this policy. Issues of soundness were raised around the following key point:

Does not identify other important sectors of the local economy - not positively prepared;

Part 5 does not refer to language school sector and educational tourism. Should be re-worded to support language school sector (David Choules/Urban Student Life – 36/2).

Other Issues raised:

- a) Part 5 of the policy supports the "appropriate" expansion plans of hospitals and higher and further education establishments. It is not clear what is meant by "appropriate". Further clarity is required. The explanatory text at 4.26 provides no assistance. Delete the word "appropriate" from Part 5 and paragraph 4.26 (University of Brighton 82/3)

CP3 Employment Land

14 representations were received in response to this policy. Issues of soundness were raised around the following key points:

General

- a) Policy CP3 not positively prepared – it resists other uses which provide skilled employment such as medical consulting rooms and educational uses (D1) - Lewis & Co 3/3

CP3.1 Strategic Proposals and Allocations

- a) Policy CP3 is not positive or consistent with NPPF. It lists strategic proposals and allocations for B Use Class employment floorspace the policy should provide flexibility within these allocations for alternative employment generating uses such as sui generis uses (Costco Wholesale Ltd 68/1)
- b) Not sound as DA4 is included and this is not sound (David Choules/ Urban Student Life 36/3).
- c) Table 5 City Plan Employment Provision - Remove reference to 2,000 sq m of employment space in the context of the DA2 Brighton Marina, particularly if it is linked to proposed provision on the gas works site within this designated area. We do not believe that the provision of 2,000 sq m of employment floorspace on the gas works site would be realistic or deliverable (National Grid Property Ltd & Scotia Gas Network 62/2).

CP3.2 Central Brighton

- a) No evidence is referred to suggest that not specifically protecting existing B1a office uses (in the Central Brighton area) would prevent the Council achieving its overall strategic objective of job creation, meeting modern business needs and supporting the attractiveness of the city as a business location (Bupa 80/1).

CP3.3 safeguarding industrial estates

- a) Not consistent with NPPF definition of economic development uses and not positively prepared; ELS 2012 indicates largest contributors of economic growth fall outside B uses therefore should make provision for other employment generating uses outside traditional B use class and therefore policy would be more effective in supporting economic generation. (Cross Stone Regeneration 24/1) (David Choules/ Urban Student Life 36/3).
- b) Does not meet the tests of soundness. The NPPF calls for other uses to be considered in relation to market signals and the relative need for different land uses to support sustainable communities. Hollingdean Industrial Estate - retailing should not be excluded in principle from the Hollingbury Industrial Estate (Fulbeck Land Ltd 23/2)
- c) Supports the recognition that sui generis uses are acceptable on primary industrial estates and business parks. However the text which states that 'provided that they generate employment which is quantitatively and qualitatively comparable to uses within B1 - B2 Classes' is not consistent with national planning policy guidance and does not support economic growth. It should refer to all B Classes (Costco Wholesale Ltd 68/1).
- d) Seek clarification that CP3.3 sites could also be considered for sui generis uses such as waste. See WMP7b of adopted Waste and Minerals Plan (ESCC 4/2).

CP3.4. Employment sites identified for mixed use development

- a) Requirement for no net loss of employment floorspace not positively prepared and it will not be effective or justified. It will not always be possible to provide for mixed use schemes on such sites without some loss of employment floorspace; modern high quality schemes can increase employment density and complexity of issues will need to be balanced on sites for successful regeneration – pre-app discussions on two of sites (Melbourne Street and School Road) listed will require loss of employment floorspace and detailed viability information has been agreed that a reduced quantum of commercial development is required in order to realise a financially viable scheme (Cross Stone Regeneration 24/1).
- b) Land north of Newtown Road should be removed from Policy CP3(4) - no demonstrable demand in its current form or to be redeveloped as flexible office space, the retention of the site for employment purposes (either on its own or as part of a mixed use scheme) cannot be justified and would conflict with policies set out in the NPPF. The long standing intention to have the area including the Peugeot garage site retained for employment redevelopment would not result in regeneration being delivered and contrary to NPPF paragraph 22. The allocation of the site for residential purposes could make a significant contribution to the identified housing shortage (Newtown Ventures Ltd 56/2). Query the ELS - ability of the Hove Station to be an attractive and viable site for employment development. There is little point retaining the site for employment in the context of what is put forward as an over-riding shortfall of land for B2 development if the market has not delivered such development in significantly better economic circumstances. In this sense the conclusions of the Employment Land study fail to take due account of the NPPF. A mixed use regeneration with retail (a new food store), housing (affordable housing) and an

element of employment use would achieve regeneration of the site and a more realistic and deliverable scheme that would bring about the regeneration of the Hove Station area. Would deliver more jobs. (Discovery Properties Ltd 18/2).

CP3.5 Unallocated employment sites

- a) Should allow further flexibility for employment sites to come forward for redevelopment for alternative uses where appropriate (Royal Mail 9/1).
- b) The "redundancy test" is an inflexible approach to enable premises to be able to respond to changing market conditions. For example, it would constrain the ability for ground floor accommodation in town centre locations (including Brighton City Centre) to change from office to other main town centre uses such as A1, A2 or A3, even in core retail areas – unjustified, inconsistent with national policy; not positive and ineffective if Governments PDR alterations came into effect (Hargreaves 10/1)
- c) Policy should be strengthened to include affordable housing as the only acceptable alternative to another employment use to provide an important source of supply to deliver the affordable housing which is required (The Guinness Partnership 42/8)
- d) No evidence is referred to suggest that not specifically protecting unallocated sites or premises in all B Class uses would prevent the Council achieving its overall strategic objective of job creation, meeting modern business needs and supporting the attractiveness of the city as a business location. Moreover, change of use tests are unusually detailed for a strategic planning policy and, without justification, set disproportionate expectations in terms of information that existing and prospective landlords and tenants would be expected to provide to the Council. NPPF states under paragraph 22 that 'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities'. The NPPF does not therefore support blanket protection for employment uses, as Draft Policy CP3 does (Bupa 80/1).
- e) Such sites are likely to be the main source of land to meet the University' of Brighton's academic floorspace and student accommodation needs (in addition to the allocations in DA3 and DA5). The University may be regarded as an employment generating use and therefore this policy could provide a land resource. The redundancy test is onerous and is likely to significantly constrain the opportunities for the University to further contribute to the City's economy. This is not consistent with Strategic Objective 2 (and specifically the value of the Universities to the City as set out in paragraph 2.2) University of Brighton 82/4.
- f) Seek clarification that CP3.5 sites could also be considered for sui generis uses such as waste. As it stands they would have to be demonstrably redundant for standard employment uses before waste management uses could be considered. See WMP7b of adopted Waste and Minerals Plan (ESCC 4/2).

CP4 Retail Provision

6 representations were received in response to this policy.
Issues of soundness were raised around the following key points:

Impact Assessment Threshold

- a) The Local threshold of 1,000 sqm net for impact assessments requires justification in relation to the specific circumstances of the plan area to show why it is 'proportionate', consistent with the NPPF (Fulbeck Land Ltd 23/1). Not Justified; Not Consistent with National Policy

Compliance with Background Evidence

- a) Brighton Marina should be de-designated as a District Centre – decision to include goes against the recommendations of the Retail Study 2011 and 2006 (National Grid 62/3). Not Justified
- b) CBRE's advice in the Retail Study Update 2011 is not sound as it did not reflect the roles of retail parks. (Fulbeck Land Ltd 23/1). Not Justified
- c) Capacity figures do not take account of the opportunity to increase Brighton's market share with a major extension of Churchill Square (Standard Life 37/20). Not Effective; Not Justified

Retail Parks

- a) Not all floorspace can be accommodated in shopping centres and sites for other styles of retailing bulky goods, discount and shops requiring immediate car access should also be available. Retail parks such as Hollingbury should be added as an additional category of centre in the policy stating the opportunities for expansion and enhancement of the parks in Part Two of the plan (Fulbeck Land Ltd 23/1). Not Justified

Other Issues raised

- a) Hove Station should be designated as a District Centre (Discovery Properties Ltd and Newtown Ventures Ltd. 18/3 56/7)
- b) Retail should be an appropriate use for the Hove Station area (Discovery Properties Ltd 18/3 56/7)
- c) Allocate Becks Peugeot site for a supermarket Master plan for this and the wider area (Discovery Properties Ltd 18/3 56/7)
- d) Brighton Marina policy references lack of full range of shops- very rare for such facilities to be found in new retail locations as these are subsumed in large food stores (Standard Life 37/12).

CP5 Culture and Tourism

1 representation was received in response to this policy. The Theatres Trust (17/1) considers the policy sound.

CP6 Visitor Accommodation

3 representations were received in response to this policy.
1 supporting the policy - Lansdowne Investments Ltd (79)

Issues of soundness were raised around the following key point:

Policy should allow for new hotel development elsewhere other than Central Brighton

a) Part 1 of policy ignores the sustainability benefits of providing development near to major transport nodes – especially Brighton and Hove railway stations. The policy SA2 area is nowhere near Hove Station, and only covers land to the south of Brighton Station. As a consequence of this, development which would help the tourist functions of the City, as well as providing for investment and employment opportunities, could be discouraged. Policy CP6 should be amended to include provision for hotels and other forms of tourist accommodation within easy walking distance (normally considered to be 300 metres) from the major transport hubs provided at Brighton and Hove Stations (Urban Student Life/ David Choules 36/4).

b) Hotel use at Land north and east of the American Express Community Stadium – site is eminently suitable for the provision of a hotel and would provide a suitable and alternative offer to those within the City Centre. In line with sequential approach set out in NPPF paragraph 22; the site location - surrounded on all four sides by existing development; its sustainability - being located adjacent to Falmer Railway Station; and proximity to both the South Downs National Park and American Express Community Stadium make it suitable for hotel development. Policy CP6 states that proposals for hotels will be directed firstly to central Brighton and no need to allocate further hotel development (paragraph 4.60 of the draft City Plan). The NPPF seeks sustainable rural tourism which would enhance the rural economy. Currently Policy DA3 and CP6 would prohibit taking advantage of appropriate sites in close proximity to the South Downs National Park to enhance the City's hotel offer and subsequently help to improve tourist opportunities within the South Downs National Park. We have made similar representations to Lewes District Council as any proposal may involve land within Brighton and Hove City and Lewes District (The Community Stadium 38/2).

CP7 Infrastructure and Developer Contributions

Four representations were received in response to this policy. Issues of soundness were raised around the following key points:

Ability to deliver water – wastewater infrastructure (Consistent with national policy)

Lack of strategic policy provision in the Plan to support provision of water and wastewater infrastructure needed to serve development proposed.

- It is recognised that Policy CP7 attempts to deal with this infrastructure but insufficient mechanism to co-ordinate provision. Service is dependent on supportive policy framework at all levels. New development must be co-ordinated with new and improved infrastructure for levels of service to maintain. Omission is contrary to NPPF.

Main objectors: Southern Water, Respondent No: 61, Rep No: 2

Viability and delivery of Affordable Housing

- Should be recognised that in setting CIL that certain sites will need to be full or partially exempted (from CIL) because of challenges of viability.
- Crucial that CIL charge is set at realistic level. Also as CIL is not negotiable a combined CIL and s106 planning obligations should not exceed a sum that renders development unviable (identified in the Affordable Housing Viability Study Update April 2012 as £100 per sqm)
- Impact on viability in development appraisals will most quite likely mean reduction in provision of affordable housing as this will be only item which can be reduced. In addition to CIL rate, Affordable Housing should be priority and there should be statement in Plan stating that Affordable Housing is prioritised above other community benefits. (Standard Life 37/23, Home Builders Fed 64/2, Guinness Partnership 42/9)

Other Issues raised:

- Park & Ride
- No reference to 'informal' park & ride (Standard Life 37/23)

CP8 Sustainable Buildings

8 representations were received in response to this policy.

7 raised soundness objections, 1 was in support. Issues of soundness were raised around the following key points:

Viability

- a) Council has not accounted for viability associated with the cost of building standards (in particular Code level 6) in combination with other policies of the plan when it comes to five year land supply.
- b) Concern policy is not flexible enough based on 'requirement' wording. 'The onus is on the Council to demonstrate that its policy is deliverable.'
Soundness tests not met: Not justified, not consistent with national policy.
Respondents: HBF (64), University of Brighton (82), The Guinness Partnership (42), Standard Life (375); Newtown Ventures (56).

Legal considerations and cost implications relating to connection to district heating and renewable energy plan.

- a) Soundness tests not met: Not justified. Respondents: HBF (64)

Local standards

- a) Those proposed need justification. Soundness tests not met: Not justified, not consistent with national planning policy. Respondents: Trustees of Toads Hole Valley & Pecla Investments (70)

Council should not require development to incorporate on-site renewable energy and specify precise manner whereby the national carbon reduction targets are achieved.

- a) Soundness tests not met: Not justified. Respondents: HBF (64).

Premature requirement/intention to implement Allowable Solutions as Government definition not yet available.

- a) Soundness tests not met: Not justified Respondents: HBF (64).

Policy needs to have regard for the possibility of new buildings having adverse impact of sustainability of adjacent existing buildings

- a) Soundness tests not met: Not effective, Not consistent with national planning. Respondents: Kingsway and West Hove Residents Association (11)

Other Issues raised:

- a) Minor correction can be addressed through the schedule of proposed focused modification as suggested; similar response to draft City Plan representation. Environment Agency (73): Reduces air, land and water pollution.

Comments of Support (3)

- a) 'We have not identified any legal compliance or soundness issues you're your plan. ... We support the inclusion of Policy CP8 Sustainable Buildings.' (Environment Agency - 73).

CP9 Sustainable Transport

17 representations were received in response to this policy.

Issues of soundness were raised around the following key points:

Details are required of deliverable measures to mitigate the impact of increased traffic resulting from development at Toad's Hole Valley on the A27/Devil's Dyke junction.

- a) Unsound as effectiveness test not met
- b) Assessment of the TA undertaken and additional information is sought on the 5 strategic road network junctions in the city.
- c) A27/Devils Dyke junction will need improvement to facilitate development at Toad's Hole Valley and make it deliverable in transport terms. The Highways Agency needs to be satisfied mitigation measures will work on this junction. (Highways Agency - 72/3)

Park and Ride should be retained as part of the transport strategy for the city

- a) Unsound as all four test of soundness unmet
- b) Disappointed Park and Ride removed from policy. There is no reference to improving links between key sites such as the rapid transit system or tourist train
- c) Successful implementation of DA1 will require Park and Ride. The policy has too much emphasis on local travel and does not adequately address Brighton & Hove's sub-regional role.
- d) Toad's Hole Valley should be investigated for new Park and Ride facility. (Standard Life Investments (SLI) – 37/25-29)

Concerns raised in relation to a potential Park and Ride Site at Toad's Hole Valley for highways and sustainability reasons

- a) (Brighton & Hove Friends of the Earth (67/5) and Highways Agency (72/3)

Additional public parking should be allowed in central areas to help deliver strategic allocations

- a) Object to clause 6 Parking clause which does not allow expansion of public car parks in the city centre.

- b) It is estimated expansion of Churchill Square will need 700 additional spaces. Amendment proposed to make an exception for development areas. (Standard Life Investments (SLI) – 37/25-29)

Strengthen parking policy to reduce car parking in the city centre

- a) Currently the policy allows no expansion of public car parks in the city centre. This should be expanded to include private care parks. The amount of central parking should be reduced.
- b) Introduce car free parking zones around areas of high air pollution – areas listed. (Brighton & Hove Friends of the Earth - 67/5)

Informal Park and Ride supported but should be in main body of the policy

- a) Informal Park and Ride is supported alongside formal park and ride but must be in main body of the policy and identify sites.
- b) (Standard Life Investments (SLI) – 37/25-29)

Informal Park and Ride is not deliverable and should be removed from the policy

- a) Unsound as justified and effective soundness tests are not met
- b) Park and Ride element of policy (A3) should be rewritten to focus on rail links outside the city and Falmer Station (only station on periphery).
- c) Policy is not practical anyway as sites are fully used or are not available on a consistent basis. (Brighton & Hove Friends of the Earth - 67/5)

Transport policy should be more ambitious

- a) Look at bus services across the network and introduce measures to speed up buses, better frequency and reduce costs.
- b) Better bus shelters – currently inadequate.
- c) Concern about lack of references to improving bus services around the clock tower – remove North-South flow of cars.
- d) B3 – reword to ensure sustainable transport and pedestrian flows are not compromised by improved traffic flows.
- e) Travel Plans should be a requirement not just ‘sought’ as set out in the policy.
- f) 10%-20% reduction in car traffic is sought in the vision and should be mentioned in policy and set out how this will be achieved.
- g) Claw back out of town retail sites for employment use. These uses encourage car use. (Brighton & Hove Friends of the Earth - 67/5)

Other Issues raised:

Strategic Objective 11 for transport

- a) Can not be delivered due to over reliance in Plan on housing sites in central wards of the city (see map 1.1)(Lightwood Strategic Ltd - 65/8)

Support reference in paragraph 4.98 to reinstating the rail line between Lewes and Uckfield’.

- a) It will improve links to London and reduce traffic. Active promotion, funding and close working with ESCC would be welcomed from B&H Council. (Eight respondents Kirk Lee (26/1), Paul Collins (27/1), Railfuture (28/1), Nathan

Meager (31/1), Martin Ross (32/1), Andrew Lees (21/1), Michael Davies (22/1), Faith Lee (51/1), Rick Mudie (85/1)

CP10 Biodiversity

Two representations were received in response to this policy.
No issues of soundness were raised.

Other Issues raised:

Support policy

- a) Support policy and the development of programmes and strategies that will aim to conserve, restore and enhance biodiversity and access to it. We strongly support linking up with the South Downs Way Ahead NIA and approaching biodiversity at a landscape scale linking urban areas to the surrounding countryside. This is particularly prudent with the Biosphere bid in mind and further reference to this outside the supporting text may be worthwhile (Environment Agency 73/4).
- b) The University of Sussex has been assured by Officers from the Council that any requirements arising from Policy CP10 will not restrict the scale of development envisaged for its campus during the Plan period and the strategic allocation for East Slope and is therefore prepared to accept the wording of the Policy as identified in the Submission Plan (University of Sussex 71/4).

CP11 Flood Risk

One representation was received in response to this policy. No Issues of soundness were raised.

Other Issues raised:

- a) Support Policy - recommend that the Council is referenced in the policy as a source of information and technical assistance. The Council has a developing new role as Lead Local Flood Authority with a responsibility for surface and groundwater flooding, SuDS approval and other responsibilities derived from the Flood and Water Management Act 2010. It may also be useful to amend your monitoring target to include your own Council's decisions on planning applications as this will reflect future changes to roles and responsibilities for flooding issues (Environment Agency 73/3)

CP12 Urban Design

Four representations were received in response to this policy.

Two support policies

- Support the amendments made in relation to the representation made on the draft City Plan by the KWHRA and now consider policy sound (KAWHRA11/5).
- Pragmatic approach to development across city recognising need to deliver higher density development in appropriate locations to help the city meet its housing targets (X-leisure 30/2)

No issues of soundness were raised.

Other Issues raised:

- Plan should ensure design policy is flexible and concentrate on guiding overall scale, density, massing, height, layout etc, in line with para 59 of NPPF (Guinness Partnership 42/11).
- The Hove Station area is identified by Policy CP12 as suitable to accommodate taller developments (18 metres or more in height). It is assumed (and therefore welcomed) that the Newtown Road area is part of this tall buildings node, however, the City Plan needs to clearly define the boundaries in map/plan form. Given the substantial housing shortfall identified in the Draft City Plan, we propose the following changes to CP12: Additional tall building zones need to be identified and included in subsequent versions of the City Plan; the wording of CP12 needs to be amended to allow tall buildings outside these zones where conditions are appropriate (Newtown Ventures Ltd 56/13).

CP13 Public Streets and Spaces

No representations received

CP14 Housing Density

Two representations were received in response to this policy.

No issues of soundness were raised.

Other Issues raised:

- Policy sets density requirements, however this should be applied flexibly and each scheme considered on its own merits (Guinness Partnership 42/12).
- Whilst the aim of CP14 to make the full, efficient and sustainable use of land is welcomed, there is a risk that the minimum recommended density of 50 dwellings per hectare is taken as a target. The wording of this policy needs to be amended in order to encourage much higher residential densities wherever possible (Newtown Ventures Ltd 56/5).

CP15 Heritage

One representation was received in response to this policy.

No issues of soundness were raised.

Other Issues raised:

Policy should recognise that the NPPF para 133 and 134 allow for particular circumstances in which the harm or loss to heritage assets can be allowed (Guinness Partnership 42/13).

CP16 Open Space

Four representations were received in response to this policy. Issues of soundness were raised around the following key points:

Development of open space

- a) Permit loss to essential utility development by inserting “e) The proposal is for essential utility infrastructure, and the benefit of the development outweighs any harm.”
 - Unsound due to the excessively restrictive nature of policy CP16 which is contrary to NPPF, in particular paragraph 113. It could affect the effectiveness of the plan compromising its deliverability by restricting the development of water and wastewater infrastructure. Essential water supply and wastewater infrastructure should not be unduly restricted by policies. Policy should permit essential utility development if the benefit of the development outweighs the harm and no reasonable alternative site is available. *Unsound as not consistent with National Policy and not effective.* (Southern Water, ref 61/3)
- b) 100% affordable housing should be identified as the alternative use of open space sites no longer serving a positive function. (The Guinness Partnership, ref 42/14)

Open space provision

- a) No mechanism to deliver new space so should engage schemes able to deliver significant new open space such as the respondent's development site (north west of Ovingdean) (Links with reps to policy CP1 and SA4)
 - Onsite open space should be encouraged. Where opportunities exist to secure significant open space through development, the authority should engage all potential schemes. The councils approach to delivering the housing requirements significantly increases demand on parks and spaces around the city centre. The majority of new development in the city cannot provide any onsite open space. The strategic plan is increasing the population that use those parks without a mechanism to deliver new provision. (Lightwood Strategic Ltd, ref 65/4)
- b) Open space provision should only be requested for major developments where appropriate. (Not specified as a soundness challenge.) (The Guinness Partnership, ref 42/14)

Other Issues raised:

- a) The University of Sussex consider it essential that part 1(a) of Policy CP16 is retained to ensure consistency between policies in the Plan and to avoid conflicts with or the restriction of the East Slope strategic allocation at Policy CP21 B) 5 (which takes priority). (The University (University of Sussex, ref 71/5).

CP17 Sports Provision

Three representations were received in response to this policy. Issues of soundness were raised around the following key points:

New Sports Provision

- a) Plan potentially fails to meet outdoor sports requirements. Only minimum levels of provision. Needs to be more ambitious: the failure to consider the impact of the new FA requirement for varying sized smaller pitches for youth football from 2014/15 makes the plan unsound. This will affect quantity and geographic spread of suitable pitches which could increase the additional space required. More ambitious provision should be sought benefiting health and the economy as well as enjoyment. Policy not as effective as it could be. *Unsound as not: effective, justified, and consistent with National Policy.* (Brighton & Hove Friends of the Earth, ref 67/6)
- b) Only major development should provide contributions for new sports provision : contributions should be limited to major development only to ensure does not cause restrictive impact (The Guinness Partnership, ref 42/15)
- c) Promote new opportunities for sport and recreation such as the respondent's development site (North West of Ovingdean) (Links with reps to policy CP1 and SA4): Respondent's proposal would enable a significant increase in both sport and recreational space in the east of the city where respondent considers public provision to be deficient. (Lightwood Strategic Ltd, ref 65/9).

Redevelopment of Sports Sites

- a) Where loss of sports sites can be justified policy should seek development for 100% affordable housing : Redundant sports building sites present an optimum opportunity for affordable housing and where such buildings or sites are no longer suitable for sports provision the stated alternative should be 100% affordable housing. (The Guinness Partnership, ref 42/15)

CP18 Healthy City

One representation was received in response to this policy. Issue of soundness was raised around the following key point:

The policy as drafted does not therefore expressly provide in principle support to healthcare providers who are seeking to support the Council's objective of a citywide network of health facilities through delivering such facilities at sites that have not been expressly designated for this purpose by the local planning authority. A further part should be added to the policy (Part 8) to specifically advise that: 'In principle support will be given to proposals for health facilities at all sites'. The City Plan Part 1 fails to meet the tests of soundness due to inconsistency with the presumption in favour of sustainable development expressed in the National Planning Policy Framework and its specified objective of 'promoting healthy communities' (Bupa 80/3).

Other Issues raised:

- The definition of healthcare facilities should explicitly emphasise, most suitably under paragraph 4.198, that health facilities also includes "any other venue used wholly or mainly for the provision of any medical or health services" (Bupa 80/3).

CP19 Housing Mix

Four representations were received in response to this policy. Three raised soundness concerns and 1 was a general comment. Issues of soundness were raised around the following key points:

- a) Because the council is not making provision for the supply of homes to meet its objectively assessed housing need in full the policy is ineffective and not justified. Any assessment of the range of housing or size of housing required is compromised. The policy is ineffective and should be deleted (HBF 64).
- b) Based on the sites and densities identified by the council, it cannot be possible to deliver a housing mix of types, sizes and tenures that is affordable, accessible, designed to a high standard and adaptable to future change. Strategic Objective SO4 not achievable (Lightwood Strategic 65).
- c) The housing needs of people aged 60 and over will not be addressed; the majority of new housing will be in the form of flatted schemes not suitable or desirable for the elderly. Urban fringe sites should be released, where appropriate, to ensure extra care housing for older and disabled people is made in suitable locations (Lightwood Strategic 65).
- d) Failure to undertake a robust review of all sites, such as urban fringe locations has resulted in the council adopting a lower housing requirement which will directly affect the delivery of affordable housing. Failure to explore all options to maximise the delivery of affordable housing (Lightwood Strategic 65).
- e) There is a need to ensure that new dwellings meet minimum dwelling size standards to secure quality and sustainability of new developments and safeguard the health of future occupants. Council should apply the standards incorporated in the London Plan. (Hove Civic Society 15)
- f) Soundness tests not met: Not positively prepared Not justified Not effective

Other Issues raised:

- a) For affordable housing mix, this should be informed by Registered Providers on a site by site basis to inform appropriate tenure and mix (Guinness Partnership 42).

CP20 Affordable Housing

Four representations were received in response to this policy.

Two raised soundness objections; 1 was in support and 1 was general. Issues of soundness were raised around the following key points:

- a) Policy is unsound as it fails to take account of the cost of City Plan policy, in particular the costs associated with the requirements of CP8: Sustainable Buildings (HBF, 64).
- b) The Affordable Housing Viability Study does not fully appraise the costs associated with the standards set out in Policy CP8.
- c) The cost of Lifetime Homes is not properly factored into the viability assessment. Soundness issues raised: Not justified, not consistent with national policy (para.174, NPPF).
- d) The Policy requires that the affordable housing element should provide for a mix of tenures. Not sure how this will be possible because viability modelling is predicated on 50% Affordable Rent and 50% Social Rent. If the council diverges from this split then this could compromise the viability of its targets (HBF, 64). Soundness issues raised: Not justified not consistent with national policy (para.174, NPPF).

- e) Policy is unsound as not considered to be the most appropriate strategy when considered against the reasonable or previous alternatives. CP20 is inconsistent with national policy (NPPF, para 173) which looks to ensure viability and deliverability. The current adopted Local Plan policy (BHLP 2005, HO2) is more achievable and reasonable in relation to small residential developments. (CBRE Global Investors, 74). Soundness issues raised: Not justified not consistent with national policy (para.174, NPPF).

Other Issues raised:

- a) Acknowledgement that sliding scale is an appropriate approach. Query regarding the impact of the lower end of the sliding scale (20% on 5-9 units) on numbers of applications and affordable housing delivered (Newtown Ventures 56).
- b) Support for policy but some concern that criteria in the policy are too flexible and may result in lower affordable housing delivery. Particular concern regarding criteria IV) regarding the 'extent to which the provision of affordable housing would prejudice the realisation of other planning objectives'. Concern that affordable housing will be negotiated downwards.
- c) Wish to see affordable housing prioritised above other planning objectives
- d) Target land for 100% affordable housing
- e) Where retail or employment sites are redundant, prioritise them for affordable housing;
- f) Illustrate the expected rate of housing delivery for both market and affordable housing through housing trajectory. (Guinness Partnership, 42).

CP21 Student Housing and Housing in Multiple Occupation

13 representations were received in response to this policy. 2 received in support from University of Sussex. Issues of soundness were raised around the following key points:

Site allocation omissions

- a) Request that the Strategic Allocations are amended so that student accommodation is also acceptable on sites within DA4 in addition to employment floorspace Not Positively Prepared_(Maplebright LLP and C Brewer & Sons Ltd 16/3)
- b) The Buxton's site should be included in the policy Not Positively Prepared (Zise Ltd 6/1)
- c) Include Richmond House within the policy for student housing– capable of accommodating 15 bed spaces and is also including within DA3 which identifies the area as being suitable for providing purpose built student housing and is within the current Article 4 Direction which states there is an overconcentration of HMO accommodation in this area. (Matsim Properties 19/1) Not Positively Prepared

Remove / Amend Criteria in Policy

- a) Remove criteria 6 & 7 to increase number of student bed spaces. Increase in purpose built accommodation will help reduce reliance on housing stock (Lewis & Co 3/2, Zise Ltd 6/1, WP Properties 7/1, Colin Brace 8/1, Matsim Properties 19/1, Urban Student Life 36/5) Not Positively Prepared

- b) Remove criteria's 1, 4 5 and 6 as they are unjustified and dealt with by other policies within the city plan (Fulbeck Land Ltd 23/3). Not Positively Prepared Not Justified
- c) Criteria I) A7 is unsound as none of the sites identified in the SHLAA would be supported if they came forward for student accommodation and could possibly preclude mixed use developments with an element of student housing (although this is not clear from policy) Policy could therefore hamper developments of large sites in the city. (Fulbeck Land Ltd 23/3) Not Justified
- d) Criteria 7 is not flexible the SHLAA is a broad brush document and should not be used to restrict student accommodation (DowsettMayhew Planning Partnership 81/1) Not Justified
- e) SHLAA is not a policy document and it has not been tested at public examination. Most sites could be included in the SHLAA. The restriction of such sites is not considered justified. (Fulbeck Land Ltd 23/3) Not Justified
- f) To restrict any use if any site identified in the SHLAA will severely limit the scope for sites and is unjustified (University of Brighton 82/8) Not Justified
- g) Policy would result in sites sitting vacant and delaying development coming forward and cannot be considered consistent with national policies as set out in the NPPF. (Fulbeck Land Ltd 23/3) (Colin Brace 8/1) Not Positively Prepared_Not Consistent with National Policy
- h) Remove criteria 7 as it restricts flexibility within the housing market and subsequently fails to accord with national planning policy (Fulbeck Land Ltd 23/3, Dowsett Mayhew Planning Partnership 81/1). Not Positively Prepared Not Consistent with National Policy
- i) Criteria 7 restricts the number of housing sites coming forward – this part of the policy should be deleted or relaxed to be assessed on an individual basis in terms of viability and other determining factors. (Lewis & Co 3/2, Zise Ltd 6/1, WP Properties 7/1, Colin Brace 8/1, Matsim Properties 19/1). Not Positively Prepared
- j) SHLAA's are generic documents that do not look at sites in greater detail there is no realistic basis for using a sites inclusion in a SHLAA to prevent alternative development (Zise Ltd 6/1, WP Properties 7/1, Colin Brace 8/1 Urban Student Life 36/5). Not Positively Prepared
- k) Amend part 7 of the policy to read "Permanent purpose built student accommodation will not be supported on sites with either extant planning permission for residential developments or sites allocated for residential development in the development plan, unless it can be demonstrated that there is no prospect of that planning permission or allocation coming forward." (University of Brighton 82/8). Not Positively Prepared

Language Students

- a) The Student Housing and HMO Assessment 2011 do not consider the number of foreign language school students in the city. Language students make a significant contribution to the city's economy. (Zise Ltd 6/1, WP Properties 7/1, Colin Brace 8/1, Urban Student Life 36/5) Not Positively Prepared
- b) Accommodation also required for language students those attending one/two year courses. Number of foreign students seeking an English taught university education increasing uni's in Brighton will be part of that attraction only if they can provide suitable accommodation (Colin Brace 8/1, Matsim Properties 19/1). Not Positively Prepared

Evidence

- a) The City Plan only provides for a fraction of the number of student bed spaces required as identified in the Student Housing and HMO Assessment 2011 (Maplebright LLP and C Brewer & Sons Ltd 16/3, Zise Ltd 6/1, WP Properties 7/1, Colin Brace 8/1, Matsim Properties 19/1) Not Positively Prepared
- b) The policy identifies 5 sites for student accommodation which would provide 2,192 bed spaces. The bed spaces do not solve the significant shortfall identified in the study. (Lewis & Co 3/2, Zise Ltd 6/1, Colin Brace 8/1, WP Properties 7/1, Urban Student Life 36/5) Not Positively Prepared

Viability

- a) Policy ignores financial viability of sites – just because a site has planning permission does not mean that the permission can be implemented. The policy must have test to allow for viability issues to be considered. (Zise Ltd 6/1, WP Properties 7/1, Colin Brace 8/1, Urban Student Life 36/5) Not Positively Prepared
- b) Policy hard to satisfy in terms of having support of the universities or other educational developments in developing sites as the universities are developers and will not always support proposals on competitor sites and secondly uni's require developments to comply with their own lower price structures which don't allow for high spec accommodation. (Lewis & Co 3/2, Zise Ltd 6/1 Urban Student Life 36/5) Not Positively Prepared

Other issues

- a) CP21 combined with the Article 4 Direction likely to result in a greater need for purpose built student accommodation in the 5 wards and or a spread of C4 style student accommodation in neighbouring wards. Not Positively Prepared
- b) Policy ignores that some sites might be better served as student housing due to their location near institutions (Zise Ltd 6/1, WP Properties 7/1, Colin Brace 8/1, Urban Student Life 36/5). Not Positively Prepared
- c) CP21 should be subject to the requirements of affordable housing policy particularly where accommodation is not robustly secured for students – e.g. as in the London Plan 2011

CP22 Traveller Accommodation

Two representations were received in response to this policy.
No issues of soundness were raised.

Other Issues raised:

1. CP22 sets out positive criteria for assessing the suitability of any future sites. It highlights an existing need for permanent residential pitches and that Brighton & Hove have identified a site. In light of the listed criteria the SDNPA would not expect any further applications for provision in the National Park. (South Downs National Park Authority, 75).
2. Welcome the council's commitment to delivering 18 pitches by 2019 and hope that pitches will actually be delivered. This would bring the total to 41 (including

the 23 transit pitches already available). Express a preference for small sites and for those which are not mixed (separate sites for Romany Gypsies, Irish Travellers and New Travellers). It would be preferable to have 3 small sites in Brighton; one for each group rather than one larger site for all. (Friends, Families and Travellers 50).

Sustainability Appraisal

One representation was received in response to the SA by Natural England (12). No issues of soundness were raised:

Other Issues raised:

Support:

- SA analysis considered reasonable
- SA resulted in appropriate changes to the Plan

Changes identified:

- Recommendation to amend some of the SA monitoring indicators for biodiversity and the South Downs National Park in order to reflect actual impacts of implementation of the Plan.

General Comments

10 general representations on the Submission City Plan as a whole.

- Core Strategy is sound as you have responded appropriately to issues relating to the natural environment (Natural England 12/2)
- Welcome the City Plan in that it will provide a clear planning and investment framework for the city and it seeks to address a number of issues which span the city boundary impacting on Adur District. Welcome policy on Shoreham Harbour. Welcomes paragraph 4.5 and cites recent joint working on coastal west Sussex housing study (Adur and Worthing Councils 13/1)
- City Plan is sound. Being constrained by its geography the city will always be faced with a balancing act between the need for homes and the need for employment space. The Plan in its current form is a robust and evidence-based attempt to cater for both (Brighton & Hove Economic Partnership 33/1)
- Support for overall structure of the City Plan, the distribution of development areas, targets set for housing development and employment generating uses. Welcome first step of setting dwelling standards; transport link along seafront; potential of unused car parks for park and ride; future car free development guidance; references within development area policies on decentralised energy and heat networks. Broadly content with its plans and policies. Appreciation at the way many comments were taken on board (Hove Civic Society 15/1).
- Have not identified any legal compliance or soundness issues with your plan. Welcome the recognition and prominence that groundwater is given

throughout the document; please to see reference to Water Framework Directive and groundwater in challenges section and support the strategic objectives and development areas. Consider the supporting text provides a clear rationale for the approach to development which will protect and enhance the environment. Support the need to promote high standard of development particularly in sensitive groundwater locations. (Environment Agency 73/1).

- When considering further proposed development of this area of West Hove, local residents ask that you take into account existing infrastructure requirements – schools, Stoneham Park, road congestion. That this area is now given its own local plan that fully takes into account all future proposed development based on proper consultation, true sustainability, fairness and equality (Marmion Road Residents' Association 2/1).

Issues of soundness were raised around the following key point:

- Fundamentally flawed document. Parts 1 and Parts 2 should be examined together in a single process as approach disenfranchises local residents. The realities of the development of a replacement for the previous 'Local Plan' are that the process has been so lengthy that it has taken place under the aegis of 3 successive political administration (Labour, then Conservative, and now the Green Party), and under 3 successive BHCC Chief Executives. All of these will have had 'wish lists', as will various BHCC officers (also with many changes of function) have also had their 'pet projects'. Very little of this background will have been placed into the public domain in sufficient detail to be used by residents responding to City Plan consultations; nor, of that information which might have been publicised, does it seem that the public's attention has been explicitly drawn to relevant links with the emerging City Plan. It is thus respectfully contended that a 'Neutral Observer', in considering this background to development of the City Plan, would readily recognise that there is every possibility that (parts of) policies in Part 1 of the Plan have been skilfully drafted to covertly facilitate developments which 'those on the inside' want to see identified specifically in Part 2 of the Plan. But concerned residents will only see the detail and effects of the Part 1 policies when Part 2 of the City Plan is published. Any by the time a draft of City Plan Part 2 is published it will be too late to make additional objections to policies in Part 1.
- It appears to me that the 'Publication Version' of the proposed City Plan Part 1 does not take sufficient account of the representations I have duly made on previous occasions. Without prejudice to my overriding submissions above that BHCC's 'Part1, then Part 2' two-step process makes the proposed Part 1 Plan fundamentally 'Unsound' (due to inadequate public consultation etc) I also contend that BHCC's failure to adequately address the issues raised by my earlier submissions also makes parts of the proposed Part 1 Plan 'Unsound'. I thus request that full copies of all of my previous submissions, plus this present document, be passed to the appointed Inspector prior to the commencement of any 'Examination in Public' (or equivalent) process (in addition to whatever 'Summaries' of my representations BHCC may wish to provide) Richard Scott 83/1.
- Duty to Cooperate - the Plan fails to make provision for adequately 'dovetailing' with the land-use Plans of the adjoining District and County Councils. One

example of this is the apparent failure to maximise the potential for residential development (to assist the housing needs of Brighton & Hove) in the "triangle" of Lewes-Newhaven-Brighton, which is currently stymied by BHCC's failure/refusal to incorporate policies to improve highway access to support movements of a significantly increased population in that area (and there are various other examples) Richard Scott 83/1.

Other Issues raised:

- Have considered the city council's responses to representations on draft City plan and taking these points into account do not wish to make further comments on the city plan (Hopegar Properties Ltd 69/1)

Section 1 – Introduction

Issues of soundness were raised around the following key point:

- Concerned whether plan represents the most appropriate solution for the area and do not see that the duty to cooperate with neighbouring areas has been actively incorporated into the Submission City Plan. Previous comments on Issues and Options Consultation and draft City plan still valid but now object to development in Toads Hole Valley due to increased density of development. Positive suggestion of building over open car parks should be included in the City Plan to counter the constraints of availability of brownfield land (CPRE Sussex 77/1).

Other Issues raised:

- Minor change suggested to paragraph 1.11 to highlight the Brighton & Hove's relationship with its neighbouring areas as a shopping destination (Standard Life 37/1)
- Minor change suggested to paragraph 1.19 to refer to Brighton as a destination for choice for international retailers but that regional centre has a short supply of larger retail units which will be addressed by extension of Churchill Square rather than edge/ out of centre locations (Standard Life 37/2)
- Paragraph 1.20 – reference to brownfield sites should be removed. Many outdated office and industrial sites which may be suitable for alternative uses for residential to meet identified need (Standard Life 37/3)

Section 2 – The Strategy

5 representations were received in response to this policy:

Issues of soundness were raised around the following key point:

- **Air Quality** - not justified and effective - Plan does not safeguard or future-proof city centre bus corridors, nor does it sufficiently demonstrate how it will help reduce air pollution in the worst polluted areas. Serious nature of air pollution in the city; with little improvement in roadside NO2 problem and with little improvement in air quality along key bus corridors despite bus fleet

improvements. The Air Quality Action Plan does not propose anything to address the worst breaches of air quality standards. Lack of mention of this major issue in DA1 Brighton Centre and Churchill Square Area in relation to North Street/Castle Square corridor and Western Road and Queens Road north of Clock Tower. References in development area policies do not require new developments not to worsen air quality (such as through the traffic impact they will have). The only mention of improving air quality is usually only related to the Air Quality Action Plan and not the impact of the development itself. Unsure or wording used 'do not increase the number of people exposed to poor air quality'.

Strategy/ Plan

- Plan is not positively prepared as it utilises a bottom-up methodology and based on local plan policies and constraints – see comments on CP1. The plan is negatively prepared with no presumption in the favour of much needed development especially in areas of nil/ low amenity/ landscape value. Does not address SO21 and the need for school places.
- Not justified - does not present the most appropriate strategy to meet the city's identified future needs; it places too much weight upon former out of date local plan policies especially in relation to the protection from development of areas of low/nil amenity; open space and 'ordinary' areas of countryside whilst conversely allowing development of Toads Hole Valley (Benfield Investments Ltd 14/1).
- The Plan offers no justification as to why sites such as the urban fringe locations have not been appropriately assessed as to their suitability to provide sustainable development opportunities. No justification to support the notion that the 'natural boundaries define and limit the outward expansion of the city'. Although the South Downs National Park envelops the majority of the city there is significant scope in the urban fringe to accommodate growth and provide a housing mix that meets the demand across the City. No robust evidence base and lack of detailed analysis as to the extent of the actual constraints of the city's natural boundaries. Assumption that that the Urban Fringe are not suitable or as desirable as the current strategic options. Unless the options have been detailed and appropriately presented the consultation process is flawed and cannot be deemed satisfactory. Puts forward a site that is considered an ideal development opportunity – see comments on CP1 (Lightwood Strategic 65/1)
- Not consistent with national policy – does not positively seek opportunities to meet the development needs of the area nor does it meet objectively assessed needs and policies do not support strategic development needs. Does not address two of the core planning principles of NPPF - Paragraphs 14 and 17. Plan in conflict with paragraphs 109 and 110 as it does not protect and enhance valued landscapes and does not allocate land with the least environmental or amenity value.
- Strategy is in conflict with strategic objectives: SO1, SO4, SO9, SO19 and SO21 and therefore unsound
 - representors analysis of potential development sites through GIS suggests that the majority of development proposals are mainly inner city centre sites, that can only deliver high density schemes which will not deliver any on site open space and will significantly impact on local infrastructure. Distinct over

reliance on the 8 central wards to deliver the housing requirements and there are not development proposals for the next 17 years for Woodingdean and Rottingdean. This can not be deemed sustainable planning.

- Analysis of sites identified (see Map 1.1 submitted by representor) suggested that the average density of each site will need to be developed at near 300 units per hectare to achieve the housing requirements set by the local authority – it cannot be possible to deliver a mix of housing types, sizes and tenures that is affordable, accessible and designed to a high standard and adaptable to future change. Over emphasis placed on the constraints of the South Downs poses to future development.

- A robust housing capacity study on each of the Urban Fringe sites, and those outside the South Downs National Park should have been carried out to inform whether the sites are suitable for development. The process should have been carried out on every site before the strategic housing locations and the City Plan targets were set. If this had been done the site identified at Meadow Vale should have presented the council with an ideal site to deliver low medium density family homes. Reliance on brownfield sites can only deliver housing density units which do not meet the required demands.

- Given the requirement for community facilities, without development at Woodingdean and Ovingdean the area cannot address many of the issues which exist.

- Development proposals put forward by representor could facilitate the expansion of Longhill High School. This proposal should be explored and developed in line with SO21.

Other Issues raised:

- Affordable Housing (The Guinness Partnership 42/1)
 - specific reference should be given to affordable housing paragraph 2.2 given acute shortfall
 - specific reference to affordable housing in bullet point under 2.2 relating to new housing
 - Table 1 – housing target significantly under the Housing Requirement Study 2011 figure for 210-2030 of 15,800 (see comments on CP1)
- Retail (Standard Life 37)
 - Additional references to the regional shopping role of Brighton in SO18 or new strategic objective;
 - clarification in paragraph 2.14 of the full extent of Brighton regional centre's comparison shopping catchment area and the impact of increased market share that would result from redevelopment of Brighton Centre to extend Churchill Square;
 - clarification in table 1 whether net/ gross floorspace for 20,000 sq m of new retail floorspace and how this reconciles with need requirement identified in paragraph 2.14 (see representations on DA1).

Satisfied that the changes to summary of development proposals (Table 1) from draft city plan to proposed submission city plan are unlikely to have an impact on the overall level of traffic utilising the SRN given that the changes only affect the city centre developments and not the out of town ones Highways Agency (72/1).

Whilst much of the plan supported – could avoid repetition and be shortened (Brighton & Hove FOE 67/1).

SS1 Presumption in favour of Sustainable Development

6 representations were received in response to this new policy.

3 support (Lansdowne Investments Ltd 79; Railfuture 28; Hargreaves 10)

Issues of soundness were raised around the following key point:

- No need for such policy to be consulted on, examined and adopted as it merely re-states a requirement of national planning policy, it should be included if at all as an advisory note - Fulbeck Land Ltd 23

Other issues raised:

- Would expect to see the details for requirements for sustainable development to be spelt out in detail in later documents and be meaningful - CPRE Sussex 77.
- Effect of policy (supports) would be diminished by individual policies elsewhere in the Plan (e.g. aspects of DA5) which set up unjustified obstacles in the realisation of a presumption in favour of sustainable development - Hargreaves 10)
- Various policies contained elsewhere in the plan take a negative approach to otherwise sustainable developments – bottom up approach unduly influenced by protection of land of lesser environmental/ amenity value results in inability to meet identified needs - Benfield Investments Ltd).

Policies Map

Three representations were received in response to this policy.

Issues of soundness were raised around the following key points:

Lack of allocations to meet the city's development needs especially housing and schools. Benfield Valley South should therefore be included as a new site as DA9 within the built up area and not shown as open space.

- a) Map is based on former Local Plan policies and constraints and fails to identify sites to meet the development needs of the City, especially housing. No presumption in favour of development. Fails to address pressures for school places, especially the expansion of Hove Park School to the west of existing school and south of Benfield Valley/Hangleton Lane. *Unsound because not positively prepared, not justified and not consistent with National Policy.* (Benfield Investments Ltd, ref 14/5)

Failure to allocate land of lesser environmental value and protect and enhance valued landscapes.

- a) No presumption in favour of development especially in areas of low or nil amenity/landscape value. Except Toads Hole Valley which is countryside and

has nature interest. Toads Hole Valley has been allocated for new mixed use development whereas Benfield Valley (south) site, which has much less environmental value, has not been allocated. *Unsound because not consistent with National Policy.* (Benfield Investments Ltd, ref 14/5)

Retention of a housing allocation which has not progressed or been reviewed for more than 8 years is unsound.

- a) Retention of Local Plan allocations without review fails to meet the NPPF requirements. Plans should be up-to-date. The housing allocation sites are not referenced in the City Plan creating confusion over the status of such sites as NPPF indicates the Local Plan must be given limited weight. Should be reviewed through consultation on Part 2 of the City Plan. *Unsound because not consistent with National Policy.* (Fulbeck Land Ltd, ref 23/4).

Appendix 1 List of Consultees for the Proposed Submission City Plan (Part 1)

Specific Consultees

Local Authorities

Adur & Worthing Councils
Arun District Council
Chichester District Council
Crawley Borough Council
Ditchling Parish Council
Eastbourne Borough Council
East Sussex County Council
Falmer Parish Council
Fulking Parish Council
Horsham District Council
Kingston Parish Council
Lewes District Council
Mid Sussex District Council
Newtimber Parish Council
Poynings Parish Council
Pyecombe Parish Council
Rodmell Parish Council
Rottingdean Parish Council
South Down National Park Authority
Sussex Police Authority
Telscombe Town Council
Upper Beeding Parish Council
Wealden District Council
West Sussex County Council

Gov Organisations

CABE

English Heritage - SE Region
Environment Agency (Solent & South Downs)
Homes and Community Agency
Highways Agency
Homes & Communities Agency
Natural England
Network Rail
NHS Brighton & Hove
Southeast Region Design Panel
Sport England
The Secretary of State for Transport
Mike Weatherley MP

Utilities

British Telecommunications plc
EDF Energy
Mobile Phone Operators Association (O2, 3, Orange, Vodafone, T-Mobile)
Openreach BT
Virgin Mobile
Renewable UK
Scottish Power Corporate
Communications
Southern Water
The Coal Authority
UK Power Networks (Infrastructure Planning South)

General Consultees

BME Groups

Al Medina Mosque
Asian Society
B&H Black Womens Group
B&H Chinese Society
B&H Inter Faith Contact Group
B&H Jewish Community
Foundation
B&H Jewish Housing Association
B&H Jewish Representative
Council
B&H Muslim Forum
B&H Muslim Womens Group
Bahai Faith
Bangladeshi Community
Bangladeshi Women and Children
Support Group
Black & Minority Ethnic Young
Peoples Project
Black History Project
BME Champion
Brighton & Hove Reform
Synagogue
Brighton Asian Circle
Childrens Music Play House
Chinese Educational Development
Project
Chinese Information Pilot
Coaching, Training & Consultancy
Elephant Group
Ethnic Minorities Representative
Council
Ethnic Minorities Visibility Initiative
Gujerati Cultural Society
Gujerati Culture Centre
Hove Pakistani Urdu Speaking
Group
Hindu Women's Group
Islamic Centre and Mosque
Japanese Womens Group
Migrant Helpline
Mosaic
Oufemi Hughes
Poets Corner Multicultural Group
Polish Group
Rwandan Youth Information
Community Organisation

SEAL
Sierra Leone Brighton Association
Sikh Community
Society of Nigerians in Sussex
Society of Nigerians in Sussex
Sompriti
Southeast Interpreting Services
Sudanese Community in Sussex
Sudanese Coptic Association
Sudanese Women and Children
Group
Sussex African Communities
Project
Sussex Bangladeshi Association
Sussex Intepreting Services
Sussex Refugee Association
The Race Project
The Traveller Law Reform Project
UK China Student Union
Voices in Exile

Business

American Express
Arts & Business Ltd
B&H Hotels Association
Brighton & Hove Chamber of Commerce
Brighton & Hove Hotels Association (Chair)
Brighton & Hove Major Hotels Group
Brighton BID Manager
Brighton Media Centre
Business Link South East
Catherine Anderson
CBI - SE Region
Churchill Square Shopping Centre
Hove Business Association
Infinity Foods
Komedia
North Laine Traders' Association
Peter Field
Preston St Traders Association
Rottingdean Business Assoc
Rottingdean Trade, Business &
Professional Ass
St James's Business Assoc
St Lukes Studio
St Peter's Church Traders
Sussex Enterprise
Sussex Society of Licensed Victuallers
The Garden Centre Group

The Hub 100
The Lanes Traders Assoc
Town Centre Manager
Under the Bridge Studios
University of Brighton
Wired Sussex

Community & Voluntary Sector

Age Concern Brighton Hove Portslade
AKWAABA
Apple Pie
Association of Harbour Communities
B&H and District Leaseholders Assoc
B&H Black Womens Group
B&H Business and Community Partnership
B&H City Mission
B&H Community Buildings Network
B&H Council Leaseholders Independent
Forum
Blatchington Court Trust
Borough St Community Group
Bridge Community Education Centre
Brighthelm Church & Community Centre
Brighton & Hove Community & Voluntary
Sector Forum
Brighton & Hove Pensioners Association
Brighton & Hove Progressive Synagogue
Brighton & Hove YAP
Brighton Housing Trust
Brighton Little Theatre
Brighton Rock Housing Coop
Brighton YMCA
Bristol Estate Community Association
British Red Cross
Brunswick Community Development Project
Carden Park Community Centre
CHIBAH: Co-operative Housing in Brighton
and Hove
Churches Together in B&H
City-Gate Centre
Colin B Bennett
Community Association of Portslade South
Community Base
Community Development Consultant
Cornerstone Community Centre
Craven Vale Community Assoc
CVSF
East Brighton NDC
East Sussex Association for the Blind

East Sussex Strategic Partnership
Engage
Fishersgate Community Assoc
Friends, Families & Travellers
G Scene
Hailsham Trust
Hangleton & Knoll Project
Hangleton Community Association
Hanover Community Centre
Hollingdean Development Trust
Hollingdean Programme
Hove Hebrew Congregation
Hove YMCA
Knoll Community Association
National Association of Gypsy & Traveller
Officers
National Federation of Gypsy Liaison
Groups
Neighbourhoods Network c/o BHCVSF
NLCA
North Laine Arts
North Laine Community Association
Older Peoples Council
Phoenix Arts Association
Phoenix Community Association
Phoenix Community Centre
Poets Corner Community Society
Portslade Community Forum
Prestonville Community Association
Queens Park Community Assoc
RAISE
Ray Stewart
Refugee Advice Project
Relate Brighton & Hove
Royal National Institute for Deaf People
Salvation Army
Saunders Park Community Association
Seniors Community Project
Social Enterprise Complementary Therapy
Committee
Somerset Day Centre
South Portslade Community Group
Speak Out
Sussex Diocesan Association for the Deaf
Sussex Youth Ltd
Terrance Higgins Health Impact Project
The Aldridge Foundation
The Carers Centre, Brighton & Hove
The League of Hospital & Community
Friends

The Women's Centre
Triangle Community Group
Trust for Developing Communities
Volunteer Centre, Brighton & Hove
Whitehawk Community Development and
Safety Project
Whitehawk Community Voice
Whitehawk Youth and Community Centre
Woodingdean Community Association
Youth Parliament Reps

Civic & Amenity

Ancient Monuments Society
Another London Road
Arundel St/Arundel Road Residents Assoc
B&H Albion Supporters Club
B&H Athletic Club
Bevendean Tenants Action Group
Black & Minority Ethnic Resource Centre
Brighton & Hove Allotments Federation
Brighton Area Buswatch
Brighton Festival & Dome
Brighton Marina Residents Assoc
British Toilet Association
Broadfields Tenants Assoc
Brunswick & Regency Residents Group
Brunswick St West & Dudley Mews
Residents Assoc
CAG (Chair)
Campaign to Save Toads Hole
Valley/Regency Society
CAMRA
Central Whitehawk Tenants & Residents
Assoc
Clarendon & Ellen Residents Assoc
Clifton, Montpelier & Powis Community
Alliance
Ditchling Rise Area Residents Association
Downland Court Residents Assoc
Dyke Road Park Action Group
Essex Place Tenants Assoc
Evelyn Court Residents Assoc
Fabrica
Federation of Sussex Amenity Societies
Foredown Estate Residents Assoc
Friends of Bevendean Down
Friends of Blakers Park
Friends of Brunswick Sq & Terrace
Friends of Coldean Woods

Friends of Devil's Dyke
Friends of Easthill Park
Friends of Hollingbury & Burstead Woods
Friends of Hollingdean
Friends of Queens Park
Friends of Shepcote Valley
Friends of Tarner Park
Friends of Waterhall
Friends of Whitehawk Hill
Friends of William Clarke Park
Friends of Withdean Park
Friends of Woodingdean
Goldstone Valley Residents Assoc
Gregory Gray Associates
Hampshire Court Residents Assoc
Hangleton and Knoll 50+ steering group
Hanover Community Association
Hereford Court & Wiltshire House Residents
Assoc
Hollingbury Circle Residents Assoc
Hollingdean Tenants Assoc
Hove Civic Society (Chair)
Hyde & Westmount & Crown Hill Residents
Assoc
Ingram Crescent Residents Assoc
Jasmine Court Residents Assoc
KAWHRA Committee
Keep Sussex Skating
Keep the Ridge Green
Kemp Town Conservation Society
Kemp Town Society
Kings Gardens Resident Association
Kingscliffe Society
Kingstone Close Residents Assoc
Kingsway and West Hove Residents
Association
Knoll Residents Assoc
Laburnum Grove Residents Assoc
Lansdowne Area Residents Association
Lavender House Tenants Assoc
Leach Court Tenants Assoc
Lindfield Court Tenants Assoc
Manor Farm Residents Assoc
Manor Farm/South Whitehawk Assoc
Marine Gate Action Group
Marine Gate Action Group
Marmion Road Residents Assoc
Mayflower Square Tenants Assoc
Milner & Kingswood Tenants Assoc
Montpelier & Clifton Hill Assoc

Montpelier & Clifton Hill Association
Montpelier & Clifton Hill Association / CAG
Chair
Montpelier and Clifton Hill Association
Montpelier and Clifton Hill Association
Moulsecoomb Community Shops Group
Moulsecoomb East Social Activities &
Tenants Assoc
Nettleton Court & Dudeney Lodge Tenants
Assoc
North East Hove Park Residents'
Association
North Laine Community Association
North Moulsecoomb Tenants & Residents
Assoc
North Whitehawk Tenants & Residents
Assoc
Old Boat Corner Residents Assoc
Open Spaces Society
Ovingdean Residents & Preservation Soc
Ovingdean Residents & Preservation Soc
Park Royal Residents Assoc
Patcham & Hollingbury Help Group
Patcham Residents Association
Philip Court Residents Assoc
Phoenix Athletic Club
Poplar Close Residents Assoc
Powis Square Community Association
Preston & Old Patcham Society
Preston and Old Patcham Society
Queens Park / Craven Road Action Group
Regency Society
Regency Square Area Society
Regency Square Area Society
Residents Association East Brunswick
Residents Association of Moulsecoomb
Robert Lodge Residents Assoc
Roedean Residents Association
Rottingdean Preservation Society
Rottingdean Preservation Society
Saltdean Residents Association
Saunders Park Partnership
Save Brighton
Save our Seafront
saveHOVE
Sloane Court Tenants Assoc
St James Action Group
St James House & Ardingley Court Tenants
Assoc
St James's House Residents Assoc

Stanmer Heights Community Assoc
Stanmer Preservation Society
Stanmer Preservation Society
Stoneham Park Community Association
Sussex County Cricket Club
Sussex Industrial Archaeological Society
Sylvan Hall Tenants Association
The Brighton Society
The Brighton Society
The Friends of Brunswick Square & Terrace
The Friends of Palmeira & Adelaide
The Kemp Town Society
The Kemp Town Society/CAG
The Kingscliffe Society
The Kingscliffe Society
The Regency Society
The Regency Society
The Regency Society (Chair)
The Round Hill Society
The Round Hill Society
The Round Hill Society
The Round Hill Society Secretary (and
newsletter editor)
The Theatres Trust
Theobald House Residents Assoc
Tillstone St Residents Assoc
Triangle Community Group
Tudor Close Residents Assoc
TWEACK (The Westdene, Withdean &
Eldred Avenue Copse Keepers)
Vale Road Residents Assoc
Vallance Residents Association
Valley Road & Carden Court Residents
Assoc
Warwick Mount Residents Assoc
Wellington Road Tenants & Residents
Assoc
West Hill Community Association
West Hill Community Association
West Hove Cycling
Western Esplanade Management Co (Hove)
Ltd
Wilbury Area Residents Assoc
Woodingdean Residents Association
Woodingdean Tenants & Residents Assoc
Woodland Drive Residents Assoc

Community Newspapers

Fiveways Directory

Hangleton Harbinger
Hollingdean News
Whistler

Consultant

Chris Thomas Ltd
Fusion Online Ltd Development Plan Monitoring
Karen Belton
Papworth Research & Consultancy
Regen-Nation
Strategy and Action

Environmental, Transport & Wildlife Groups

B&H Environmental Action Group
B&H Food Partnership
B&H Food Partnership
B&H Inner City Wildlife Concern
Benfield Wildlife and Conservation Group
Biffa Waste Services Ltd, C/o Severn Trent Water
Ltd
Bike for Life
Bricycles
Brighton & Hove Archaeological Society
Brighton & Hove Local Access Forum
Brighton Conservation Volunteers
Brighton Peace & Environment Centre
Brighton Peace & Environment Centre
Brighton Urban Wildlife Group
British Geological Survey
Bus Users UK
Centre for Ecology and Hydrology
CPRE
CPRE- Brighton & Hove
CPRE Brighton and Hove District
CPRE Sussex Branch
Cycling Support Services
Earthwise
Eco-logically
Ecosys
Environmental Consultancy
Keep our Downs Public
Kent & Sussex FWAG
Level
Magpie Environmental Trust
Moulsecoomb Forest Garden & Wildlife Project
Natural England
Roedale Allotments & Garden Society
RSPB

Save Toads Hole Valley
South Downs Society
South Downs Advisory Forum
Southern Landlords Association
Stagecoach South
Sussex Archaeological Society
Sussex Wildlife Trust
Sustrans
Sustrans
The Woodland Trust
Toads Hole Valley Wildlife Group
Transition Brighton & Hove
Transition Energy Group
University of Brighton

Landowners, Developers & Agents

Adams Integra Housing Consultancy
Adenstar Developments
Affinity Sutton
Alaska Group
Alder King Planning Consultants
Alliance Environment & Planning Ltd
Amanda Brace
Amex
AmicusHorizon Group
Anchor Housing Trust
APEC (Art Producing Economic Community)
AS Planning
ASB Law
Asda Stores Ltd
ASP
Austin Gray Commercial & Property Auctions
B&H Estate Agents Association
Baron Homes Corporation Ltd
Barratt Southern Counties
Barton Willmore Planning Partnership
Beetham Organisation Ltd
Benfield Investments Ltd
Bowden Property Consulting
Braybon Holdings
Brighton & Hove Albion Football Club Ltd
Brighton & Hove Housing Partnership c/o Hyde
Housing Ltd
Brighton and Hove Affordable Housing Partnership
Brighton College
Brighton Marina Co Ltd
Brighton West Pier Trust
Broadway Malyan (City College)

Brunswick Developments Group plc
Building Design Partnership
BUPA
Carr & Priddle
Cathedral Group PLC
Cathedral Ltd
CB Richard Ellis Ltd (Legal & General)
CBRE (American Express)
Centurion Group
Cherrywood Investment Ltd
Church Commissioners
City College Brighton & Hove
CJ Planning Ltd
Claire Haigh
Cliff Walsingham & Co
Clifford Dann LLP
Cluttons
Colliers CRE
Collins Planning Services
Cook & Pecla
Co-operative Group
Co-operative Group
Costco
Countrywide Commercial
Crest Nicholson & Hyde Housing
Crickmay Chartered Surveyors
Cross Stone Urban Regeneration
Dearle & Henderson
Deloitte LLP (Drivers Jonas)
Development Focus
Discovery Properties Ltd
DMH Stallard
Downland Housing Association
DPDS Consulting Group
Drivers Jonas Deloitte
DRP Architects Ltd
DTZ
DW Planning
E Sussex Fire & Rescue Service
Enplan
Evolution Architects
explo're living
Fairview
Felce & Guy
Firstplan
Firstplan (Waitrose)
Flude Commercial
Genesis Town Planning
Genesis Town Planning
George IV Guesthouse

Gleeson Strategic Land
Graeme Hawkins
Graves Jenkins
Graves Son & Pilcher
Guinness Trust
Harbour View Developments Ltd
Hargreaves (c/o Rob Huntley @ RHPC)
Hazel McKay Consultancy
Hemsley Orrell Partnership
Hepher Dixon
Holmes Antill (Parkridge Ltd)
Home Builders Federation Ltd
Hopegar Properties
Humberts Leisure
Hyde Martlet
Hyde Plus - Sussex & Surrey
Infinity Foods
Insite Planning Ltd
Investec Private Bank
Investic Private Bank (Savills)
James Breckell Architect
John Watts
Jones Lang LaSalle Ltd
Jones Day
Karis Holdings/Karis Developments
Keith Lawton
Kings Sturge
Kirkwells
L K Robinson, Robinson & Co
Landlord Association
LaSalle Investment Management
Legal & General
Lewis and Co Planning
MacConvilles
Maritime Atlantic Ltd
Martineau
Matsim Properties
Miles Broe Architects Ltd
Millbrook Ltd
Miller Bourne Partnership
Moat Housing Assoc
Montagu Evans LLP
Morgan Carn Partnership
Mosman Developments Ltd
Motoring & Leisure Services Ltd
Mott MacDonald
Nathaniel Lichfield and Partners
National Grid
National Grid and Scotia Gas Networks
NCP Ltd

Newtown Ventures Ltd
Nicola Thomas
Nivea Sun Yellowwave
Oakley Commercial
Osborn Securities
Palace Pier (Noble Organisation)
Parsons Sons & Basley
Peacock & Smith
Periworld Ltd
Persimmon Homes South East
Planning Perspectives LLP
Planning Potential
Post Office Property Holdings c/o Atisreal
Protodale Ltd
PRP Architects
QED (Quoin Estates and Developments Ltd)
R H Partnership
Rapleys LLP
Retirement Housing Group
RHPC
Richard Nickson Design Co
Roedean School
Royal Mail Group Limited
RPS Planning & Consultancy
Sainsbury's Supermarkets Ltd
Savills
Shoreham Airport
Shoreham Port Authority
SHW
Signet Planning
Smiths Gore
South East Coast Ambulance Service NHS
Foundation Trust
Southern Housing Group
Spenhill Ltd
St James Investments Ltd
Standard Life
Standard Life Investments
Stewart Ross Associates
Stiles Harold Williams
Stonebridge Brighton Ltd
Strutt & Parker
Taylor Wimpey Strategic Land
Telegen UK
Tesco Store Limited
Tetlow King Planning
The Co-op
The Crown Estate
The Guinness Partnership
The Home Builders Federation

The Hyde Group
Topland Group
Town and Country Planning
Trust for Future Health
Trustees of Toads Hole Valley & Pecla Investments
Turner Associates
Two Piers Housing Co-operative Ltd
Unite Group Plc
University of Brighton
University of Brighton Estate and Facilities
Management Exion 27 Brighto
University of Sussex
Urban Splash
Varndean School
Watkin Jones
White Young Green Planning
Wilks, Head & Eve
Wilson Bowden Developments
Wm Morrison Plc
Woodwych Housing Co-op
X-Leisure LTD
Your Student Room Ltd
Zise Ltd c/o Lewis & Co Planning

Local Strategic Partnership

Arts & Creative Industries Commission
B&H CVSF
B&H Federation of Disabled People
B&H Impetus
Black and Minority Ethnic Community Partnership
Bonett's Estate Agents
Brighton & Hove Bus & Coach Company Ltd
Brighton & Hove Economic Partnership
Brighton & Hove Friends of the Earth
Brighton Housing Trust
Federation of Small Businesses
Jobcentreplus
Metamorphosis Art Group
Novas Scarman Group
Sussex Police, Brighton & Hove
Working Together Project

Other Public Bodies

BHCC, City Sustainability Partnership
Brighton & Hove Arts Council
Brighton & Sussex University Hospitals NHS Trust
Brighton Aldridge Community Academy
Brighton Dome Festival Ltd & the Royal Pav

Coast to Capital LEP
 City Employment and Skills Steering Group
 Dorothy Stringer High School
 ESCC (The Keep Project)
 Horsham District Council
 NHS Brighton & Hove
 Patcham High School
 Planning Aid South East
 South Downs Health NHS Trust
 South East Coast Ambulance Service
 St Bartholomews C E School
 Sussex Partnership NHS Trust
 Sussex Probation Service
 Tourism South East

Individuals

Alabone	C
Aldridge	Mark
Anglo	Prof Sydney
Asha	Oliver
Axten	J
Bains	Navdeep
Barkey	Kevin
Barkley	Vanessa
Barnacle	Roger & Virginia
Barone	Claudio
Bassant	Keith
Beal	John
Beane	Carole
Beckett	Lizzie
Bennett	David
Bernard	D & S
Betts	Elizabeth
Bevan	Mr
Biggs	Stephen
Bishop	Carol
Black	Anthony
Blow	Peter
Botibol	David
Bradley	James
Bradley	Sarah
Bridle	Neil
Brightwell	Robert
Bromberg	Jonathan
Brooker	Andy
Brown	Mr & Mrs
Buckley	Norah
Bull	L
Burchell	J L

Burgess	P
Butler	P
Button	Gavin
Campbell	Ian & Jo
Card	Mr G
Carsaniga	Pamela
Cea	Maria
Chipping	Katie
Chudasama	Kirit
Chundasama	Kirit
Clarke	Adrian
Clay	Stephanie
Cleminson	Richard
Coleman	Andrew
Coleman	Marion
Coleman	Peter
Collins	Peter & Pam
Cooper	Phil
Cooper	Ronald
	Martyn and
Cooperman	Michelle
Corney	A
Cosham	J
Costin	Sophie
Crockett	Steven
Cubbage	MR & Mrs
Dabbs	Mrs R
Dathan	Anya
Davies	Richard
Davies	Lynne
Davies	Mark
Davis	Pat
Day	Marie
Day	M
De Schaller	V
Dent	Marion
Dixon	Mike
Dodd	Ian and Margaret
Dolton	Jacqui
Dowd	Mr & Mrs
Draper	John
Dunkel	Dan
Elves	J
Evans	Neil
Evans	G & M
Ewens	Denise
Farell	Ian
Farrell	Kathryn
Farrell	Robert
Figures	Michael

Fitch	Cllr Brian
Fitzgibbon	Madeleine
Flack	David
Fortune	Kyle
Fowler	Graham
Franks	Anthea
Freedman	Linda
Freeman	Zoe
Funnell	Gwen
Furey	Edward
Galvin	Jane and Michael
Galvin	Jane
Gander	C
Garlinge	John
Gearing	Karen
Gibb	Paul
Gibbons	Peter & Mary
Gibson	Steve
Gilbert	Ross
Gill	Jenny
Ginnings	A
Godbolt	G & J
Gomes	Rui
Goodson	P C
Gosby	Yvonne
Graimes	Gavin
Greed	James
Green	John
	Marina & Alan &
Green	Charlotte
Green	David
Green	Careen
Green	A B
Gregory	J
Gregory	B A & A E
Gridley	Pru
Griffiths	Joan
Guerreiro	Henrique
Hall	Fiona
Hallam	Richard
Hancox	Colin
Hanslip	Robert
Harding	Gemma
Harman	H
Hassan	Mr
Hausdoerfer	Jason
Hawkins	Clifford
Heale	Robert
Heasman	Carole
Heathcoxe	Sandra

Hemshall	Ian
Hill	Tracey
Hill	Jon
Hiscox	V
Holbrook	Mr and Mrs M L
Hooper	Jamie
Howorth	Rich
Hubbard	Ian
Hughes	Mrs H E
Hughes	Tracey
Hunter	Anna
Hutchings	John
Hynson	E S
Irons	Alastair
Izzard	Bryan
Jacobs	Michaela
James	Ian
Jay	Frank
Johnson	Michael
Johnson	Alzbeta
Johnson	Adrian
Jones	Mark
Jones	Nicole
	Ali McKinlay &
Jordan	Kelsey
Kelly	Anthony
Kemp	T J
Kennard	Colin & Chrissie
Kraue	Agriesuga
Larkin	Ruth
Larman	Shelagh
Laux	Katherine
Lawrence	Martin
Lawrence	John
	Ken & Beverley
Leonard	Leonard
Lewis	Karen
Light	Mr & Mrs
Lightbrown	Roger
Lines	Robert
Lister (Lead advisor)	John
Louis Blache	Anne Johnson &
Love	Suzanne
Love	Adam
Lowrence	Mr & Mrs
Lynn	Steve
Mabbs	Rev Alexander
Mainprize	Ivan
Marbach	H

Marshall	Sam
Mascard	Brian
Mason	B & R
Mason	Julian
Masternay	Ewelina
Matthews	J
McClymont	J
McCully	Anthony
McHaffie	Ian
Mclachlan	Marie
McLean	
(Director)	John
McQueeney	Maire
Mellors	Rachael
Miles	Denis
Miles	Pam
Millyard	Gwyn
Montague	
Smith	Guy
Montgomery	Ann
Morgan	Dominic
Morley	Lee
Morris	Peggy
Murphy	Kevin
Murray	Howard
Nong	Phil
Noonan	I J & C S
Oconnell	J
O'Connell	M T
O'Connell	S
Oppenheimer	Arthur
Oyekanmi	Abraham
Pallo	Atillo
Parish	Dr Gregory
Parkinson	M
Parnaby	Emma
Parrish	B
Parry	Andrew
Paterson	A
Paul-Jones	Richard
Peasgood	A.N.
Perrott	Nina
Perry	John
Phillips	Karen
PHILLIPS	J
Phillips	Richard
Philpott	
(Chairman)	Mike
Pilgrim	Julia
Pine	Steve

Pither	Teresa
Pitkeathly	Naomi
Pope	John
Pouey	Trevor
Pouslon	Richard
Price	Fiona
Priestman	Aaron
Prodger	Vida
Prodger	Janet
Prodger	Michael
Purkiss	Anthony
Quintana	Mr Jim
Rankin	Catharine
Raven	Jennifer
Ray	Dr Michael
Rayner	Maria
Reeves	Peter & Brenda
Reynolds	Roger
Ridley	Dave
Ritchie	Gavin
Roberts	Patrick
Roberts	Trudy
Roberts	Patrick
Roberts	Simon
Roden	Mr & Mrs
Rolfe	Roger
Ross	Alex
Rotten	Mark
Sabine	Nicholas
Sanders Esq	B D
Sapat	B
	Derrant and
Savage	Jacqueline
Scoble	Trevor
Scott	Richard
Selrett	Tim
Shaw	Derick
Shirley	J
Silsby	Tony
Simister	James
Simpson	Glynis
Slack	Mary
Small	John
Smarifzad	DR Farrogh
Smith	Bruce A
Smith	Valerie
	Andrew and
Smith	Patricia
Sparrow	Doreen & Derek
Spears	Dean

Stiles	Pamela
Swift	Nigel
Swift	Carol
Taylor	Mark
Taylor	David
Taylor	Richard
Telford	Sara and Mark
Thacker	Mike
Thew	Molly
Thomas	Beth
Thorpe	A
Tindall	Pip
Titlman	Karen
Tobin	Frances
Travers	Rachel
Trott	Sonya
Tyers	Claire
Wade	Chris
Wagg	David
Wagg	Julie
Wales	Gill
Walsh	Grace
Walters	Alison
Ward	Barry
Ward	Steve & Maria
Weller	Patricia
Welsh	John & Janet
Wenham	S
West	Joyce
White	Edward
Williams	Frank
Williams	John
Williams	Marie
Wilson	Christopher
Windsor	Louise
Witham	Colin
Woodville-	
Brown	William
Woolf	Bernard
Worsfold	Kate
Wuttke	Jutta
Wyatt	Nikki
Young	Robert
Zaffmo	Umberto

Appendix 2. List of Respondents

Resp Number	Title	First Name	Last Name	Organisation (where relevant)
1	Dr	Michael	Ray	
2	Mr	Derek	Rist	Marmion Road Residents' Association
3	Mr	Paul	Burgess	Lewis & Co Planning
4	Mrs	Pat	Randall	East Sussex County Council
5	Deleted			
6				Zise Ltd
7				WP Properties Ltd
8	Mr	Colin	Brace	
9				Royal Mail Group Ltd
10				Hargreaves
11		Sue	Moffatt	KAWHRA Committee
12	Mr	John	Lister	Natural England (Land Use Services Team)
13		Colette	Blackett	Adur & Worthing Councils
14	Mr	Lawrence	Boon	Benfield Investments Ltd
15		Helmut	Lusser	Hove Civic Society
16				Maplebright LLP and C Brewer & Sons Ltd
17		Rose	Freeman	Theatres Trust
18				Discovery Properties Ltd
19				Matsim Properties
20	Mr	Mike	Holland	Thornton Properties
21	Mr	Andrew	Lees	
22	Rev	Michael J	Davies	FCIS
23	Mr	Jolly	Hall	Fulbeck Land Ltd

Resp Number	Title	First Name	Last Name	Organisation (where relevant)
24		Ross	Barbour	Cross Stone Regeneration
25	Mrs	P C	Goodson	
26		Kirk	Lee	
27		Paul	Collins	
28		Richard	Tyler	Railfuture
29		Hazel	MaKay	Campaign to Save Toads Hole Valley
30				X-Leisure
31		Nathan	Meager	
32		Martin	Ross	
33		Anthony	Mernagh	Brighton & Hove Economic Partnership
34		Graham	Towers	Montpelier and Clifton Hill Association
35		Peter	Blow	
36		David	Choules	Urban Student Life
37				Standard Life
38				Community Stadium Ltd
39		Marion	Dent	
40		Kim	Sinclair	
41		Karin	Dahmen	
42				The Guinness Partnership
43		Patrick	Roberts	
44		Val	Cane	
45	Cllr	Brian	Fitch	
46		Michael	Prodger	
47		Janet	Prodger	
48	Mrs	Norah	Buckley	
49	Mr	Brian	Knox-Peebles	Western Esplanade Management Company (Hove)

Resp Number	Title	First Name	Last Name	Organisation (where relevant)
				LTD
50		Emma	Nuttall	Friends Families and Travellers
51		Faith	Lee	
52		Trudy	Roberts	
53		Ewan	Cameron	Scottish Widows Investment Partnership (SWIP)
54		Tal	Kleiman	Lewes District Council
55		Noel	Sladen	
56				Newtown Ventures Ltd
57				Scotia Gas Networks (SGN)
58				Hyde Housing
59		Ruth	Nguyen	
60		Neil	England	Historic Building Analysis
61		Sarah	Harrison	Southern Water
62				National Grid Property Holdings Ltd & Scotia Gas Networks
63		Amanda	El-Haffar	
64		James	Stevens	Home Builders Federation Ltd
65		Oliver	Kubicki	Lightwood Strategic Ltd
66				South East Ambulance Foundation Trust (SECamb)
67		Chris	Todd	Brighton & Hove Friends of the Earth
68				Costco Wholesale UK Ltd
69				Hopegar Properties Ltd
70				Trustees of Toads Hole Valley & Pecla Investments
71				University of Sussex
72				Highways Agency
73		Mark	Luker	Environment Agency (Solent & South Downs)

Resp Number	Title	First Name	Last Name	Organisation (where relevant)
74				CBRE Global Investors
75		Lara	Southam	South Downs National Park Authority
76				American Express
77	Ms	Georgia	Wrighton	CPRE Sussex
78		David	Botibol	
79		Julie	Cannock	Lansdowne Investments Ltd (in administration)
80				Bupa
81		Pierre	Dowsett	DowsettMayhew Planning Partnership
82				University of Brighton
83		Richard	Scott	
84		Robert	Powell	Marine Gate Action Group
85		Rick	Mudie	
86		Eddy	Shears	

Appendix 3 Advertisement of Submission City Plan (Part 1)

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

BRIGHTON & HOVE CITY COUNCIL LOCAL DEVELOPMENT FRAMEWORK NOTICE OF PUBLICATION OF THE SUBMISSION CITY PLAN PART 1 AND STATEMENT OF REPRESENTATIONS PROCEDURE

As part of the Brighton & Hove Local Development Framework, the Council has prepared a City Plan Part 1 which it proposes to submit to the Secretary of State for independent examination. The City Plan Part 1 sets out the overarching strategic plan for the future of Brighton & Hove looking forward to 2030 and the planning policies to guide future development and land use to address the key issues facing the city. It covers the administrative area of Brighton & Hove excluding the South Downs National Park.

Please note the Submission City Plan Part 1 contains the Planning Inspectorate's recently recommended model policy for all new development plans, namely, SS1: Presumption in Favour of Sustainable Development. As this is a recent policy it was not included in the version of the draft City Plan Part 1 consulted upon in May/June 2012.

The City Plan Part 1 and supporting documents together with an online response form can be viewed on the council's consultation portal at: <http://consult.brighton-hove.gov.uk>. The documents will also be available for inspection together with representation forms and guidance from 25 February 2013 during normal opening hours at:

- Brighton Customer Service Centre (Bartholomew House, Bartholomew Square) Hove Customer Service Centre (Hove Town Hall, Norton Road) Portslade Customer Service Centre (Victoria Road, Portslade)

- All Brighton & Hove libraries

Representations must be received between 25 February and 12 April 2013:

- online via the consultation portal <http://consult.brighton-hove.gov.uk>; or
- by post to the Local Development Team, Planning Strategy & Projects, Brighton & Hove City Council, FREEPOST SEA6776, Room 410 Hove Town Hall, Norton Road, Hove, BN3 3ZZ
- by email to ldf@brighton-hove.gov.uk

Representations may be accompanied by a request to be notified at a specified address of: submission of the documents to the Secretary of State for independent examination; the publication of the inspector's report following the examination; and, of the adoption of the document. We cannot take account of responses which are given to us confidentially as the public have the right to examine representations made. **Only those representations made in writing or by way of electronic communications which arrive at the address specified within the period commencing on 25 February and ending on 12 April 2013 will have a right to be considered.**

21 February 2013

Martin Randall
Head of Planning & Public Protection,
Hove Town Hall, BN3 3BQ



Key projects



Crime reduction



Inward investment information



Licensee Forum



Workforce development



Transport



Business & climate change



Property & Development sites



Business Improvement Districts



Housing



Strategy



Consultation opportunities

Brighton & Hove Business Forum
8-11 Pavilion Buildings,
Brighton, BN1 1EE
Tel: 01273 735442
Email: info@brightonbusiness.co.uk

© Brighton & Hove Business Forum

News - 21 February 2013

City Plan consultation opportunity

Brighton & Hove's City Plan (Core Strategy) was agreed at council on 31 January 2013 for publication prior to its submission to the Secretary of State for independent examination. It is now subject to a further round of public consultation

Email this to a friend

The **City Plan** (Part 1) sets out the overarching strategic development

plan for the future of Brighton & Hove up to 2030. Earlier stages have already

involved consultation on what the content and strategy of the Plan should be. Using comments received at these stages, Brighton & Hove City Council has now finalised a Plan that it considers to be 'sound'.

At this publication stage, representations can *only* be made regarding whether the City Plan (Part 1) has been prepared in accordance with the Duty to Co-Operate, legal and procedural requirements, and whether it is 'sound'. You can download a guidance note below.

From 25th February the City Plan (Part 1) and all supporting documents can be viewed on the council's website www.brighton-hove.gov.uk/ldf.

They can also be viewed together with an online response form on the council's consultation portal at: <http://consult.brighton-hove.gov.uk>

The documents will also be available for inspection together with representation forms and guidance from 25 February 2013 during normal opening hours at:

- Brighton Customer Service Centre (Bartholomew House, Bartholomew Square)
- Hove Customer Service Centre (Hove Town Hall, Norton Road)
- Portslade Customer Service Centre (Victoria Road, Portslade)
- All Brighton & Hove libraries

Any representations about the soundness of the Plan must be received between 25 February and 12 April 2013:

- online via the consultation portal <http://consult.brighton-hove.gov.uk>; or
- by email to ldf@brighton-hove.gov.uk; or
- by post to the: Local Development Team Brighton & Hove City Council FREEPOST SEA6776, Room 410, Hove Town Hall, Norton Road, HOVE BN3 3ZZ

[Click here to download Guide to making representations at this stage](#)



Submission City Plan (Part 1)

Publication stage

The Proposed Submission City Plan (Part 1) was agreed at council on 31 January 2013 for formal publication prior to its submission to the Secretary of State for independent examination.

Earlier stages of consultation focussed on the content and strategy of the plan. The council has used comments received at these stages, to publish a plan we consider to be sound.

- Download the [Submission City Plan \(PDF 6mb\)](#)

Representations at this [publication stage](#), can only be made regarding the 'soundness' of the plan and whether it has been prepared in accordance with legal and procedural requirements.

This includes making sure that that the plan is:

- in line with national policy
- based on accurate information
- the most appropriate solution for the area
- practical
- flexible
- able to be monitored

Guidance notes have been prepared to help with making representations:

- [Summary Guidance note \(PDF 21kb\)](#)
- [Full Guidance note \(PDF 90kb\)](#)
- [Representation form \(PDF 403kb\)](#)

Representations must be received between **25 February and 12 April 2013**

- on our [consultation portal](#) from 25 February
- by email to ldf@brighton-hove.gov.uk
- by post to - Local Development Team, Brighton & Hove City Council, FREEPOST SEA6776, Room 410, Hove Town Hall, Norton Road, Hove, BN3 3ZZ

We expect to begin work on Part 2 of the City Plan in 2014, after Part 1 of the plan is agreed. Part 2 will include more detailed proposals for the developments outlined in Part 1.

Submission City Plan Part 1 accompanying documents

The Submission City Plan Part 1 is accompanied by the following supporting documents:

[Annexes \(PDF 605kb\)](#)

- Annex 1 - Implementation and Monitoring Plan
- Annex 2 - Infrastructure and Delivery Plan
- Annex 3 - Housing Implementation Strategy

[Sustainability Appraisal \(PDF 1.25MB\)](#)

The aim of the City Plan is to deliver sustainable development of the city in accessible locations and to help create joined up and sustainable communities. The sustainability appraisal tested if the City Plan met the principles of sustainable development and has led to a series of amendments to City Plan policies.

-
- [Annex 1 to the sustainability appraisal \(PDF 261kb\)](#) contains a full review of the City Plan, policies and guidance.
 - [A non-technical summary of the sustainability appraisal \(PDF 230kb\)](#) is also available
 - [Previous versions of the sustainability appraisals.](#)
 - More information about [sustainability appraisals.](#)

Health and Equalities Impact Assessment (PDF 2.33MB)

HEQIA Addendum (PDF, 82kb)

The aim of the Health & Equalities Impact Assessment (HEQIA) is to identify potential health and equalities outcomes of the City Plan, both adverse and beneficial. It also looks at the distribution of these potential outcomes among those community groups which are considered sensitive.

This work ultimately helps us address current adverse health and equality outcomes and avoid future ones. Recommendations from the HEQIA are addressed in amendments in the Submission City Plan Part 1.

Consultation Statement (PDF 7.81MB)

This document outlines how we consulted on the draft City Plan. It also lists comments received from residents, amenity and interest groups, business organisations and other interested parties in the city with an officer response to the comments prior to the Full Council meeting, as set out in [Appendix 5 \(PDF 2.63MB\)](#).

Schedule of changes to the Policies Map (PDF 28.3MB)

This document contains proposed changes to the Adopted Policies Map (formerly known as the Proposals Map). When the City Plan Part 1 is adopted this updated map will be published. It will show sites identified in the City Plan Part 1 for significant redevelopment/regeneration and other various proposals.

Local Plan policies proposed to be replaced by the City Plan Part 1 (PDF 368KB)

The Brighton & Hove Local Plan was adopted in July 2005 and many of its policies were 'saved' (ie the life of the Local Plan policies were extended) by the Secretary of State in July 2008. Some of these saved policies will be replaced by City Plan Part 1 policies when it is adopted. These policies are identified in the above document.

The remaining Local Plan policies along with the City Plan Part 1 will form part of the Development Plan for Brighton & Hove. The retained Local Plan policies will continue to apply until replaced by the City Plan Part 2 which is due for adoption in 2016.

Supporting Evidence Document (PDF 16.8KB)

Technical background papers

The following technical background papers have been prepared to provide further information:

- [Technical Background Paper - Housing Delivery \(PDF 261KB\)](#) and [Housing Delivery Paper Appendix 2 \(PDF 6.30MB\)](#) to be inserted.
- [Technical Background Paper - Duty to Cooperate \(PDF 1.63MB\)](#) to explain how the council has cooperated on relevant cross-boundary planning matters with neighbouring local authorities and other organisations.

Background Studies

The [background studies](#) provide further supporting evidence for the City Plan Part 1 and other local development documents.

Where else can you view the documents?

Documents are also available for inspection together with representation forms and guidance from 25 February 2013 [during normal opening hours](#) at:

Brighton & Hove City Council | Kings House | Grand Avenue | Hove | BN3 2LS | Tel: (01273) 290000 | Mail: info@brighton-hove.gov.uk | [how to find us](#) | [comments & complaints](#)

- Brighton Customer Service Centre (Bartholomew House, Bartholomew Square)
- Hove Customer Service Centre (Hove Town Hall, Norton Road)
- Portslade Customer Service Centre (Victoria Road, Portslade)
- All Brighton & Hove libraries

Please also note the Submission City Plan (Part 1) contains the Planning Inspectorate's recommended 'model policy' for all new development plans, namely, SS1: Presumption in Favour of Sustainable Development and is based on standard wording. As this is a new policy it was not included in the draft version of the City Plan Part 1 consulted upon in May/June 2012. Representations are also invited on this policy.

Previous Stages of the City Plan

The **Proposed Submission City Plan Part 1** was approved by Council on the 31 January 2013

- [The Proposed Submission City Plan Part 1 \[PDF 9.18mb\]](#)
- [Go to the Council report on the City Plan](#) (Agenda Item 113)

THE ARGUS

News	Sport	Albion	What's On	Opinion	Magazine	Photos	Announcements
Business News	Letters	Video News	National News	Travel News	Education	In Depth	Ne

[The Argus » News »](#)

NEWS  [SEND YOUR NEWS, PICTURES & VIDEOS](#)

Brighton and Hove blueprint till 2030 approved

By Tim Ridgway

10:47pm Thursday 31st January 2013 in News



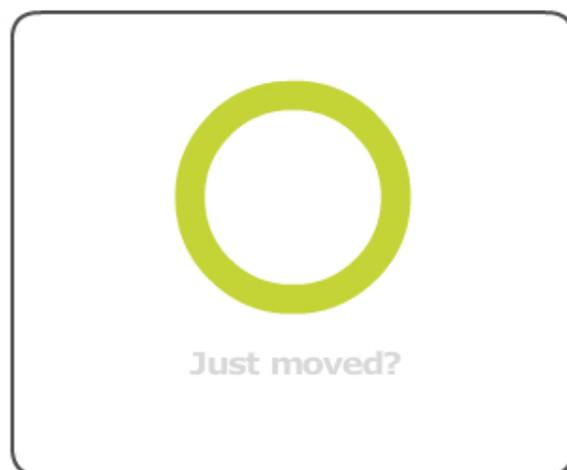
The future of Brighton and Hove has been mapped out after a key town hall debate tonight.

The City Plan will guide the development of housing, offices, shops and public transport until 2030.

Despite opposition from some and heated debate with others, town hall bosses believe the document has struck the right balance to meet all the city's future needs.

Green and the majority of Labour councillors voted for the amended plan while the Conservative group abstained.

Hangleton and Knoll councillor Brian Fitch was the only member to vote against it due to the plan to develop Toad's Hole Valley, an undeveloped site in Hove.



Among the key headlines are:

- Housing target of 11,400 homes;
- Agreement to build on Toad's Hole Valley in Hove;
- No park and ride;
- Enough employment space so city can

on your TV Licence?

- Enough employment space so city can

become "powerhouse of the region";

- Key redevelopment sites, such as King Alfred, Shoreham Harbour and Lewes Road corridor, identified;

- Protection for Brighton centre as a retail and office area.

When introducing the plan, deputy council leader Phelim MacCafferty said: "I believe the plan will carry us on the right path to 2030.

"We need to balance our desperate need for homes and jobs while protecting open spaces."

He added: "Be in no doubt we're doing the right thing."

Council leader Jason Kitcat said: "Once in a generation does a decision like this come before us in the council "This will affect our residents and visitors today and those not yet born.

"We have risen to the challenges of the plan."

Ads by Google

BlackHorse Loan

Refunds

You Could Be Owed

£2400. If You've Had A

BlackHorse Loan

BlackHorse.RealLifeService:

Aerial Installer

Brighton

A series of amendments were presented by opposition councillors during the three and half hour debate.

brington
Local aerial & satellite
specialist Free quotes. Call
us! 01273 773080
www.checkatrade.com/sou

The Conservative group were unhappy that three of its amendments were rejected by planners for being "unsound".

This included a plan to delay building on Toad's Hole Valley until 2020 when all brownfield sites had been exhausted.

Conservative group leader [Geoffrey Theobald](#) claimed it was "Stalinist".

He said: "It's a sad day for democracy when fundamental decisions are being taken by officers that were not elected. That cannot be right."

Labour group leader [Gill Mitchell](#) said she was "broadly supportive" to the plan.

She added: "Difficult decisions have to be made if the city is to grow and people securely housed."

PARK AND RIDE

The City Plan proposed dropping park and ride as an option for Brighton and Hove in the future.

Town hall bosses said there was not enough land or money to make it happen in the next two decades.

However the Labour group proposed it was reinstated.

But Ian Davey, transport committee chairman, said: "Park and Ride is simply undeliverable.

"In times of austerity it's an expensive and inefficient use of public money particularly in an era of declining car use."

He added the South Downs National Park Authority agreed with its position, claiming the Labour group was simply "cutting and pasting" its previous policy.

TOAD'S HOLE VALLEY

The 47 hectare site nestled between King George VI Avenue and the A27 in Hove has remained undeveloped for hundreds of years.

But city planners claims the only way of meeting its housing target of 11,400 homes was to include it in the plan.

This was 7,000 properties below the Government target.

The Green administration believes the plot could hold an "carbon-neutral" development including 700 homes, a secondary school, business park and transport links.

But more than 2,000 people opposed the inclusion claiming it would destroy wildlife and increase pollution.

Among them were Labour councillor Brian Fitch and Conservative councillors Jayne Bennett and Vanessa Brown.

Coun Brown claimed it would lead to a "complete ruination of the west part of our city".

Noel Sladen, speaking on behalf of residents in Goldstone Valley, said: "Changes in policy are always an option for you.

"We take comfort that when mass opposition took place last summer to the removal of the evening 81 bus service this led to a reversal of a policy which was much appreciated.

"We beg you not to ignore the views of the residents. We need to protect our green sites and not abuse the position of trust we have for our environment."

However, there were no amendments presented to alter the situation at tonight's meeting after Coun Fitch could not find a seconder.

DEVELOPMENT AREAS

The City Plan earmarks eight areas across Brighton and Hove as key places for mixed-use redevelopment.

These include Lewes Road corridor, Shoreham Harbour, Brighton Marina, King Alfred and the Eastern Road corridor.

OTHER

The document also includes six special areas which it wants to protect, which includes the seafront and South Downs.

To avoid “studentification” of areas, quotas will be enforced on the number of student houses in areas such as Coombe Road, Bevendean and Hanover.

The council has also relaxed restrictions which prevent hotels becoming homes unless they have been empty for five years.

However, a Hotel Core Zone will remain between Regency Square and Bedford Street.

WHERE NOW?

The City Plan will be published for a six week formal consultation before being submitted to the Government in April.

It is expected the Planning Inspector will examine Brighton and Hove's City Plan in the autumn before possible adoption in February 2014.

AMENDMENTS

CONSERVATIVE AMENDMENTS

- 1) Zoned approach to car free housing - should be restricted to city centre with good public transport links - REJECTED
- 2) Affordable housing - revert back to current policy of 40% affordable housing on sites of ten units of more - REJECTED
- 3) Housing densities - flexible targets for locations across city - APPROVED

Appendix 4. Letter, Representation Form & Guidance Notes

Dear Consultee,

Brighton & Hove Submission City Plan (Part 1) Representations at Publication Stage

(Regulation 19 of Town and Country Planning (Local Planning) (England) Regulations 2012)

We are writing to let you know that the Brighton & Hove City Plan (Part 1) was agreed at council on 31 January 2013 for publication prior to its submission to the Secretary of State for independent examination.

The City Plan Part 1 sets out the overarching strategic plan for the future of Brighton & Hove to 2030 and planning policies to guide future development and land use to address the key issues facing the city. This stage of the plan follows earlier stages which have involved consultation on what the content and strategy of the Plan should be. Using comments received at these stages, Brighton & Hove City Council has now finalised a Plan that it considers to be 'sound'.

At this **publication stage**, representations can only be made regarding whether the City Plan Part 1 has been prepared in accordance with the Duty to Co-Operate, legal and procedural requirements, and whether it is 'sound'. A guidance note is attached for your information.

The City Plan Part 1 and all supporting documents can be viewed on the council's website www.brighton-hove.gov.uk/ldf. They can also be viewed together with an online response form on the council's consultation portal at: <http://consult.brighton-hove.gov.uk>.

The documents will also be available for inspection together with representation forms and guidance from **25 February 2013** during normal opening hours at:

- Brighton Customer Service Centre (Bartholomew House, Bartholomew Square) Hove Customer Service Centre (Hove Town Hall, Norton Road) Portslade Customer Service Centre (Victoria Road, Portslade)
- All Brighton & Hove libraries

Please also note the Submission City Plan (Part 1) contains the Planning Inspectorate's recommended 'model policy' for all new development plans, namely, SS1: Presumption in Favour of Sustainable Development and is based on standard wording. As this is a new policy it was not included in the draft version of the City Plan Part 1 consulted upon in May/June 2012. Representations are also invited on this policy.

Representations must be received between **25 February and 12 April 2013:**

- online via the consultation portal <http://consult.brighton-hove.gov.uk>; or
- by post to the **Local Development Team, Planning Strategy & Projects, Brighton & Hove City Council, Room 407- 410 Hove Town Hall, Norton Road, Hove, BN3 3BQ**; or

- by email to ldf@brighton-hove.gov.uk.

Only those representations made in writing or by way of electronic communications which arrive at the address specified within the period commencing on 25 February and ending on 12 April 2013 will have a right to be considered.

Submission City Plan Part 1 Response Form



Part A – Respondent Details (You only need to complete this once)			
Personal Details		Agent's Details	
Title		Title	
First Name		First Name	
Last Name		Last Name	
Organisation (where relevant)		Organisation (where relevant)	
Address		Address	
Post Code		Post Code	
Telephone		Telephone	
Email		Email	
<p>How to respond. You can:</p> <p>1. Visit the council's consultation portal online: http://consult.brighton-hove.gov.uk/portal; or</p> <p>2. If you use Acrobat Pro, please fill out and save this form and e-mail it to: ldf@brighton-hove.gov.uk</p> <p>3. Please fill out this form, print it and return by post to:</p> <p>Brighton & Hove City Council FREEPOST SEA6776 Room 410 Hove Town Hall Norton Road HOVE BN3 3ZZ</p> <p>by 12 April 2013</p> <p>Data Protection Notice: Personal information given on this form will be used by Brighton & Hove City Council (and its agents) in connection with its statutory functions. It will not be used for any other purpose.</p>			

Part 2 – Representation		
You can find an explanation of the terms used in the 'Guidance to Making a Representation' document. Please fill this part of the form out for each representation you make.		
1. Which Part of the City Plan Part 1 does this representation relate? (please tick one only – if you have multiple representations you will need to fill this part out again separately)		
Section One: Introduction	<input type="checkbox"/>	
Section Two: The Strategy	<input type="checkbox"/>	
Section Three: Development & Special Area Policies	<input type="checkbox"/>	
Section Four: Citywide Policies	<input type="checkbox"/>	
Appendix 1 Glossary of Terms	<input type="checkbox"/>	
Appendix 2 Key Diagram	<input type="checkbox"/>	
Annex 1: Implementation & Monitoring	<input type="checkbox"/>	
Annex 2: Infrastructure Delivery Plan	<input type="checkbox"/>	
Annex 3: Housing Implementation Strategy	<input type="checkbox"/>	
Policies Map	<input type="checkbox"/>	
Sustainability Appraisal	<input type="checkbox"/>	
2. If you ticked 'Section Three', 'Policies Map' or 'Sustainability Appraisal' above - which Policy of the City Plan Part 1 does this representation relate to? (please tick one box only)		
DA1 Brighton Centre & Churchill Square Area	<input type="checkbox"/>	
DA2 Brighton Marina, Gas Works & Black Rock Area	<input type="checkbox"/>	
DA3 Lewes Road Area	<input type="checkbox"/>	
DA4 New England Quarter & London Road Area	<input type="checkbox"/>	
DA5 Eastern Road & Edward Street Area	<input type="checkbox"/>	
DA6 Hove Station Area	<input type="checkbox"/>	
DA7 Toad's Hole Valley	<input type="checkbox"/>	
DA8 Shoreham Harbour	<input type="checkbox"/>	
SA1 The Seafront	<input type="checkbox"/>	
SA2 Central Brighton	<input type="checkbox"/>	
SA3 Valley Gardens	<input type="checkbox"/>	
SA4 Urban Fringe	<input type="checkbox"/>	
SA5 The South Downs	<input type="checkbox"/>	
SA6 Sustainable Neighbourhoods	<input type="checkbox"/>	
3. If you ticked 'Section Four', 'Policies Map' or 'Sustainability Appraisal' above which policy does this representation relate to? (please tick one box only)		
CP1 Housing Delivery	<input type="checkbox"/>	
CP2 Sustainable Economic Development	<input type="checkbox"/>	
CP3 Employment Land	<input type="checkbox"/>	
CP4 Retail Provision	<input type="checkbox"/>	
CP5 Culture and Tourism	<input type="checkbox"/>	
CP6 Visitor Accommodation	<input type="checkbox"/>	
CP7 Infrastructure and Developer Contributions	<input type="checkbox"/>	
CP8 Sustainable Buildings	<input type="checkbox"/>	
CP9 Sustainable Transport	<input type="checkbox"/>	
CP10 Biodiversity	<input type="checkbox"/>	
CP11 Flood Risk	<input type="checkbox"/>	
CP12 Urban Design	<input type="checkbox"/>	
CP13 Public Streets and Spaces	<input type="checkbox"/>	
CP14 Housing Density	<input type="checkbox"/>	
CP15 Heritage	<input type="checkbox"/>	

CP16 Open Space	<input type="checkbox"/>					
CP17 Sports Provision	<input type="checkbox"/>					
CP18 Healthy City	<input type="checkbox"/>					
CP19 Housing Mix	<input type="checkbox"/>					
CP20 Affordable Housing	<input type="checkbox"/>					
CP21 Student Housing and Houses in Multiple Occupation	<input type="checkbox"/>					
CP22 Traveller Accommodation	<input type="checkbox"/>					
4. To which Page Number(s) does your representation relate?						
5. To which paragraph of the City Plan Part 1 does this representation relate?						
6. Do you consider the Brighton & Hove City Plan Part 1 is:						
6a Legally Compliant?	Yes?	<input type="checkbox"/>		No?	<input type="checkbox"/>	
6b Sound?	Yes?	<input type="checkbox"/>		No?	<input type="checkbox"/>	
7. If you agree that the Brighton & Hove City Plan Part 1 is legally compliant and/or sound and wish to support this, please use this box to set out your comments						
8. If you ticked 'No' to 6b) do you consider the Plan is unsound because it is not:						
• Positively Prepared		<input type="checkbox"/>				
• Justified		<input type="checkbox"/>				
• Effective		<input type="checkbox"/>				
• Consistent with National Policy		<input type="checkbox"/>				

9. Please give details regarding why you consider the Brighton & Hove City Plan Part 1 is not legally compliant or is unsound. (Please be as precise as possible).

10. Please set out the change(s) you consider necessary to make the Brighton & Hove City Plan Part 1 legally compliant or sound, having regard to the reason you identified above where this relates to soundness.

(You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.)

11. If your representation concerns soundness or legal compliance and is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick box below as appropriate) The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing part of the examination.

No, I wish to communicate through written representations	<input type="checkbox"/>	
Yes, I wish speak to the inspector at the hearing sessions	<input type="checkbox"/>	

11a. If you wish to participate at the hearing part of the examination, please outline why you consider this to be necessary.			
12. Do you have any comments on the new policy SS1 Presumption in Favour of Sustainable Development?			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12a If 'Yes' do you support / object or partially support / partially object to this policy?			
Support	<input type="checkbox"/>	Partially Support	<input type="checkbox"/>
Object	<input type="checkbox"/>	Partially Object	<input type="checkbox"/>
12b Please state your reasons			
13. Please notify me when...			
The Plan has been submitted for Examination	<input type="checkbox"/>		
Publication of the recommendations from the Examination	<input type="checkbox"/>		
Adoption of the City Plan	<input type="checkbox"/>		
<u>What happens next?</u>			
<i>Representations made to the Council will be summarised and passed to the Inspector for consideration.</i>			
<i>Once this has happened, the Inspector will commence the examination and give notice of the start of the hearing sessions.</i>			
<i>Interested parties will be informed of the start date of the examination sessions and the matters to be considered.</i>			
<i>Thank you for making your representations</i>			

Brighton & Hove City Plan Part 1 - Publication stage

Summary Guide to Making Representations February 2013

1.1 The Submission City Plan Part 1 (the Plan) has been published prior to its submission to the Secretary of State. This stage of the plan follows earlier stages which have involved consultation on what the content and strategy of the Plan should be. Using comments received at these stages, Brighton & Hove City Council has now finalised a Plan that it considers to be 'sound'.

1.2 Representations on whether the Plan is sound or legally compliant are now called for. These representations will be considered by an independent Planning Inspector alongside the submitted Plan at a Public Examination. This guidance note has been prepared to help explain how representations should be made at this stage. A fuller note on making representations and using the response form is available on the council's website www.brighton-hove.gov.uk/ldf

1.3 Please note there is a new policy in the City Plan – SS1: Presumption in favour of Sustainable Development. This is a standard policy based upon wording provided, and required, by the government.

Making a Representation

1.4 At this stage, **representations should only relate to whether the Plan complies with legal and procedural requirements and is 'sound'**. This is explained more fully below. The only exception to this is policy SS1 as noted in paragraph 1.3 above. Comments can be made on the merits of the detailed wording of this policy.

1.5 The period for making representations runs from **25th February to 12th April 2013**, after which representations will not be accepted.

A: Legal Compliance

1.6 If you are seeking to make representations on the way in which the authority has prepared the published Plan, your comments should relate to a matter of legal compliance. The Plan should comply with the legal requirements of The Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. It should also comply with the relevant Regulations³.

1.7 Questions of legal compliance relate to whether the Plan:
a) has been prepared in accordance with the Local Development Scheme and is in compliance with the Statement of Community Involvement and the relevant Regulations;

³ The Town and Country Planning (Local Planning) (England) Regulations 2012.

- b) has been subject to Sustainability Appraisal and a Sustainability Appraisal Report is published;
- c) has had regard to national policy - including the National Planning Policy Framework (March 2012);
- d) conforms generally to the Regional Spatial Strategy where this still forms part of the statutory Development Plan;
- e) has had regard to any sustainable community strategy for its area; and
- f) has followed the new 'Duty to Co-operate' requirements set out in Section 110 of the Localism Act 2011.

B: Soundness

1.8 If it is the actual content on which you wish to comment, it is likely that your representation(s) will relate to the soundness of the Plan. To be sound, the Plan must be:

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

1.9 If you wish to make a representation seeking a change to the Plan, you should make it clear in what way the document should be changed having regard to legal compliance and/or the four 'soundness' tests set out above. You should try to support your representation with evidence showing why the Plan should be changed and it will be helpful if you also say precisely how you think the Plan should be changed.

1.10 It is likely that this will be the last opportunity to make representations and so any submitted representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change. After this stage, as it currently stands further submissions will be only at the request of the Planning Inspector, based on the matters and issues he/she identifies for the public examination.

1.11 Where there are groups who share a common view on how they wish to see the Plan changed, it would be very helpful for those groups to send a single representation, rather than a large number of identical representations.

If you are working as a group please tell us who you are representing and how the representation has been authorised.

What happens after you have made your representation?

1.12 After 12th April 2012, the Council will summarise the main issues raised and submit that summary to the Secretary of State. If any representations raise matters which would suggest changes to the Plan before the document is submitted the Council will consider the appropriate way to proceed. This could include a further separate consultation on a proposed change to the Plan.

1.13 The examination into the Plan is expected to take place in the **Autumn of 2013**. If the Inspector considers that substantive issues are raised by your representation that requires further consideration he/she may request that you attend the public examination.

1.14 It is anticipated that the Inspector's report will be received by the Authority in **Winter 2013**. If the document is considered 'sound' by the Inspector the Authority will subsequently adopt the Plan. If you would like more information on The Proposed Submission City Plan Part 1, or this process please contact the **LDF Team, Room 407 – 410 2nd Floor Hove Town Hall, Hove Town Hall, Norton Road, Hove, BN3 3BQ** or email ldf@brighton-hove.gov.uk or phone 01273 292505.

This document, and the Response Form itself, can be made available in large print, on audio media, in Braille or in some other languages. For further information please contact us on the details above.

Guide to Making Representations

February 2013



**Brighton & Hove
City Council**

1.1 The Submission City Plan Part 1 (the Plan) has been published prior to its submission to the Secretary of State. This stage follows earlier stages which involved consultation on what the content and strategy of the Plan should be. Using comments received at these stages, Brighton & Hove City Council has finalised a Plan that it considers to be 'sound'.

1.2 Representations on whether the Plan is sound or legally compliant are now called for. These representations will be considered by an independent Planning Inspector alongside the submitted Plan at a future Public Examination. This guidance note has been prepared to help explain how representations should be made at this stage and it incorporates the authorities' 'statement of representations procedure'.

Making a Representation

1.3 This guidance note has been produced to accompany the Representation Form. When making a representation you will need to refer to the form, this guidance and the Plan, as well as any of the background evidence you think is relevant to your representation. Details about the availability of documentation is included in the 'statement of representations procedure' in Appendix A.

1.4 Representations should only relate to whether the Plan complies with legal requirements and is 'sound' as set out below.

1.5 The period for making representations runs from 25th February to 12th April 2013, after which representations will not be accepted.

1. Introduction

Legal Compliance

If you are seeking to make representations on the way in which the authority has prepared the published Plan, your comments should relate to a matter of legal compliance. Questions of legal compliance relate to whether the Plan: has been prepared in accordance with the Local Development Scheme and in compliance with the Statement of Community Involvement and the Regulations; has been subject to sustainability appraisal; has regard to national policy - including the new National Planning Policy Framework; conforms generally to the Regional Spatial Strategy; and has regard to any sustainable community strategy for its area (i.e. county and district). In addition the authorities are expected to have followed the new 'Duty to Co-operate' requirements set out in Section 110 of the Localism Act 2011.

Soundness

If it is the actual content on which you wish to comment, your representation should relate to whether the Plan is: positively prepared, justified, effective or consistent with national policy, i.e. sound. Further information is set out in Section 3.

1.6 If you wish to make a representation seeking a change to the Plan, you should make it clear in what way the document should be changed having regard to legal compliance and the four 'soundness' tests set out in Section 2 and Section 3.

1.7 You should try to support your representation with evidence showing why the Plan should be changed and it will be helpful if you also say precisely how you think the Plan should be changed.

1.8 It is likely that this will be the last opportunity to make representations and so any submitted representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change. After this stage, as it currently stands further submissions will be only at the request of the Planning Inspector, based on the matters and issues he/she identifies for the public examination.

1.9 Where there are groups who share a common view on how they wish to see the Plan changed, it would be very helpful for those groups to send a single representation, rather than a large number of identical representations. If you are working as a group please tell us who you are representing and how the representation has been authorised.

a) What happens after you have made your representation?

1.10 After 12th April 2012, the council will summarise the main issues raised and submit that summary to the Secretary of State. If any representations raise matters which would suggest changes to the Plan before the document is submitted the council will consider the appropriate way to proceed. This could include a further separate consultation on a proposed change to the Plan.

1.11 The examination into the Plan is expected to take place in the **Autumn of 2013**. If the Inspector considers that substantive issues are raised by your representation that requires further consideration he/she may request that you attend the public examination.

1.12 It is anticipated that the Inspector's report will be received by the council in **Winter 2013**. If the document is considered 'sound' by the Inspector the Authority will subsequently adopt the Plan. If you would like more information on the Submission City Plan Part 1, or this process please contact the **LDF**

***Team, Room 407 – 410 2nd Floor Hove Town Hall, Hove Town Hall,
Norton Road, Hove, BN3 3BQ***

This document, including the Response Form itself, can be made available in large print, on audio media, in Braille or in some other languages. For further information please contact us on the details above.

2. Legal Compliance

2.1 The Planning Inspector will first check that the Plan meets the legal requirements of The Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 before moving on to consider tests of soundness.

2.2 If you are seeking to make representations on the way in which the council has prepared the Plan it is likely that your comments or objections will relate to a matter of legal compliance.

2.3 Amongst, other issues you should consider the following before making a representation on legal compliance:

a) Local Development Scheme

2.4 Preparation of the Plan should be in accordance with the current Local Development Scheme (LDS). The LDS is effectively a programme of work prepared by the council, setting out the Local Development Documents it proposes to produce. It sets out the key stages in the production of any Development Plan Document (DPD) that the Council proposes to bring forward for public examination. If the Plan is not in the current LDS it should not have been published for representations. The LDS is available to view here [insert link].

b) Statement of Community Involvement

2.5 The process of public engagement, including consultation on the Plan should be in general accordance with the Statement of Community Involvement (SCI). The SCI is a document which sets out the strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications. The SCI is available to view here [insert link].

c) National Policy, Regional Spatial Strategy and Regulations

2.6 The Plan should be consistent with national planning policy and conform generally to the Regional Spatial Strategy where this remains part of the statutory Development Plan.

2.7 Please note that national policy has recently changed. The Department for

Communities and Local Government recently published the National Planning Policy Framework (March 2012) and the new Localism Act received royal assent in late 2011. Both these matters will mean that elements of the plan preparation process changed. Please see <http://www.communities.gov.uk/corporate/> for details.

2.8 A new plan making provision was brought in by Section 110 of the Localism Act which requires local authorities and other bodies to 'co-operate' with each other when preparing Plans.

2.9 The Plan should comply with the Town and Country Planning (Local Development) (England) Regulations 2012 in terms of public participation in the preparation of the document (Regulation 18) and publication of the document (Regulation 19). On publication of the Plan, the Council must publish the documents prescribed in the Regulations and make them available at their principal offices and their website. The council must also place local advertisements and notify various consultees (as set out in the Regulations) and any persons who have requested to be notified.

- The Planning and Compulsory Purchase Act 2004 can be viewed at: <http://www.legislation.gov.uk/ukpga/2004/5/contents>
- The Localism Act 2011 can be viewed at: <http://www.legislation.gov.uk/ukpga/2011/20/enacted>
- Town and Country Planning (Local Planning) (England) Regulations 2012 can be viewed at: http://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf

d) Sustainability Appraisal Report

2.10 The council is required to publish a Sustainability Appraisal Report when they publish the Plan. This should identify the process by which the Sustainability Appraisal has been carried out, the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental and economic factors. Representations can also be made on the Sustainability Appraisal Report, which is being published alongside the Plan.

3. Soundness

3.1 If it is the actual content of the Plan on which you wish to comment it is likely that your representations will relate to the soundness of the Plan.

3.2 To be sound, the Plan must be:

- Positively prepared;
- Justified;
- Effective; and

- Consistent with National Policy.

a) Has the plan been positively prepared?

3.3 This means the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

b) Is the Plan Justified?

3.4 This means that the Plan is founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others who have a stake in the way in which waste is managed and minerals are produced in the area;
- Research/fact finding has been undertaken which results in the choices made in the plan being backed up by facts.

3.5 The Plan should also provide the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence. These alternatives should be realistic and the subject of a sustainability appraisal and consultation. The Plan should show how the policies and proposals help to ensure that social, environmental, economic and resource objectives will be achieved.

c) Is the Plan Effective?

3.6 This means the Plan should be deliverable over its period, i.e. embracing elements such as:

- Sound infrastructure delivery planning.
- Having no regulatory or national planning barriers to delivery.
- Delivery partners who agree that the Plan is realistic and achievable.
- Coherence with the strategies of neighbouring authorities.
- Based on effective joint working on cross-boundary strategic priorities.

3.7 The Plan should also be flexible and able to be monitored and it should indicate who is to be responsible for implementing the policies and proposals and when it will happen. The Plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for key infrastructure proposals. Although it is important that policies are flexible, the Plan should make clear that major changes in circumstances may require a formal review of policy which includes public consultation.

3.8 Policies and targets contained in the Plan will be monitored in the Authorities' Monitoring Reports which should be produced at least annually.

d) Is the Plan Consistent with National Policy?

3.9 As well as being a matter of legal compliance, the Plan's consistency with national policy is also a matter of soundness. Where there is a departure from national policy, the council must provide clear and convincing reasoning to justify their approach. Conversely, you may feel the council should include a policy or policies which would depart from national policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are that justify a different policy approach to that in national policy and support your assertion with evidence.

e) Requirement for additional policies

3.10 If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the Plan?
- If so there is no need to repeat existing policies.
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

Appendix A - Statement of Representations Procedure

As part of the Local Development Framework, Brighton & Hove City Council has prepared a Development Plan Document (DPD) entitled Brighton & Hove Submission City Plan Part 1 which the council will submit to the Secretary of State for independent examination.

The City Plan Part 1 sets out the overarching strategic plan for the future of Brighton & Hove to 2030 and planning policies to guide future development and land use to address the key issues facing the city. This stage of the plan follows earlier stages which have involved consultation on what the content and strategy of the Plan should be. Using comments received at these stages, Brighton & Hove City Council has now finalised a Plan that it considers to be 'sound'.

At this **publication stage**, representations can only be made regarding whether the City Plan Part 1 has been prepared in accordance with the Duty to Co-Operate, legal and procedural requirements, and whether it is 'sound'.

Representations can be made at:

<http://consult.brighton-hove.gov.uk/portal> using the online response form or by using the response form which will be available from 25 February at the locations listed below. **Representations must be received between 25 February and midnight on 12 April 2013 via the consultation portal or via email to ldf@brighton-hove.gov.uk.**

Representations can also be made to the LDF Team, Brighton & Hove City Council, FREEPOST SEA6776, Room 410 Hove Town Hall, Norton Road, HOVE, BN3 3ZZ.

For further information please ring 01273 292382 or email ldf@brighton-hove.gov.uk

All of the documents can be viewed electronically at <http://consult.brighton-hove.gov.uk/portal> and the council's LDF section of the website. They will also all be available from 25 February at the following locations:

Name	Address	Opening Days / Hours						
		Mon	Tues	Weds	Thurs	Fri	Sat	Sun
Brighton Customer Service Centre	Bartholomew House, Bartholomew Square, Brighton	8.45am - 4.30pm	8.45am - 4.30pm	8.45am - 4.30pm	8.45am - 4.30pm	8.45am - 4.30pm	Closed	Closed
Jubilee Library	Jubilee Street Brighton	10am-7pm	10am-7pm	10am-5pm	10am-7pm	10am-5pm	10am-5pm	11am-5pm
Hove Customer Service	Hove Town Hall, Norton Road, Hove	8.45am - 4.30pm	8.45am - 4.30pm	8.45am - 4.30pm	8.45am - 4.30pm	8.45am - 4.30pm	Closed	Closed

		Opening Days / Hours						
Name	Address	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
Centre								
Hove Library	182-186 Church Road, Hove	1.30-5.30pm	9.30am - 7.30pm	9.30-5.30pm	9.30-5.30pm	9.30-5.30pm	9.30-5.30pm	Closed
Portslade Customer Service Centre	Victoria Road Portslade	9am - 5pm	9am - 5pm	9am - 5pm	9am - 5pm	9am - 4.30pm	Closed	Closed
Coldean Library	Library Court 24 Beatty Avenue Brighton	9am-1pm 2-5pm	Closed	Closed	9am-1pm 2-7pm	Closed	10am-1pm	Closed
Hangleton Library	West Way Hangleton Hove	Closed	9.30-1pm 2-5.30pm	2-5.30pm	9.30-1pm 2-7pm	2-5.30pm	9.30-1pm 2-4pm	Closed
Hollingbury Library	Carden Hill Hollingbury	10am-1pm 2-5pm	Closed	Closed	10am-1pm 2-7pm	Closed	10am-1pm 2-4pm	Closed
Mile Oak Library	Portslade Sport Centre, Chalky Road Portslade	2-5pm	2-5pm	2-5pm	2-7pm	2-5pm	9.30-12.30	Closed
Moulsecoom b Library	The Highway Moulsecoom b	Closed	10am-1pm 2-7pm	Closed	2-6pm	10am-1pm 2-5pm	10am-1pm 2-4pm	Closed
Patcham Library	Ladies Mile Road Patcham, Brighton	Closed	9am-1pm 2-7pm	Closed	Closed	9am-1pm 2-5pm	10am-1pm 2-4pm	Closed
Portslade Library	223 Old Shoreham Road, Portslade Brighton	9.30am -1pm	9.30am -1pm 2-5.30pm	9.30am -1pm 2-7pm	Closed	9.30am -1pm	9.30am -1pm 2-4pm	Closed
Rottingdean Library	The Grange, Rottingdean, Brighton	10am-1pm 2-5pm	Closed	Closed	10am-1pm 2-7pm	Closed	10am-1pm 2-4pm	Closed
Saltdean Library	Saltdean Lido Saltdean	Closed	10am-1pm 2-7pm 2-5pm	Closed	Closed	10am-1pm	10am-1pm 2-4pm	Closed
Westdene Library	Bankside, Westdene	Closed	10am-1pm 2-7pm	Closed	Closed	10am-1pm 2-5pm	10am-1pm 2-4pm	Closed
Whitehawk Library	Whitehawk Library, 179A Whitehawk Road,	Closed	9am - 1pm 2pm - 6pm	Closed	9am - 1pm 2pm - 6pm	9am - 1pm 2pm - 5pm	9.30am - 1pm 2pm - 4pm	Closed

		Opening Days / Hours						
Name	Address	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
	Brighton							
Woodingdean Library	Warren Road Brighton	10am-1pm 2-5pm	Closed	Closed	10am-1pm 2-7pm	Closed	10am-1pm 2-4pm	Closed

Documents can also be viewed during normal opening hours at the following locations:

LDF Team, Hove Town Hall, Norton Road, Hove, East Sussex, BN3 3BQ by telephoning 01273 292505 or by emailing ldf@brighton-hove.gov.uk

We cannot take account of representations which are given to us confidentially as the public have the right to examine representations made. Only those representations made in writing or by way of electronic communications which arrive at the address specified within the period commencing on 25 February and ending at midnight on 12 April 2013 will have a right to be considered.



**Brighton & Hove
City Council**