

## Planning Policy Newsletter

January 2022

This newsletter provides an update on the progress of preparing the council's planning policy documents and upcoming consultations.

### City Plan Part Two (CPP2) Update

The City Plan Part Two is currently under examination by a government appointed Planning Inspector, Ms R Barrett, MRTPI IHBC. Public hearing sessions were held online in November as part of her examination into the soundness of the Plan and whether it complies with legal requirements.

Following the hearing sessions, the Inspector issued her post hearing action points. She is considering whether a number of changes (or Main Modifications) are required in order for her to find it sound.

The 10 March Tourism, Equalities, Communities & Culture Committee (TECC) will be asked to approve public consultation on these Main Modifications.

Subject to this approval, a 7 week period of consultation will begin 17 March 2022.

[Read INSP09 and latest news about the CPP2 examination here](#)

### Local Development Scheme (LDS)

The LDS sets out the timetable for the production of planning documents. A revised version will be considered at the TECC committee in March.

[Read the current LDS here](#)

### City Plan Part One Review

Evidence gathering work will commence this year to inform a review of CPP1.

### Waste and Minerals Local Plan Review

A focused review of the Waste and Minerals Local Plan is being undertaken jointly with East Sussex County Council and the South Downs National Park Authority.

Consultation on the Proposed Submission Plan ended on the 4 January 2022. The Plan and comments received are expected to be submitted for examination Spring 2022.

[Read further information here](#)

### Article 4 Direction Changes of Use from Class E (commercial, business and service uses) to Class C3 (dwelling houses) consultation

At the 25 November meeting, TECC authorised the making of an Article 4 Direction (A4D) to remove permitted development rights which allow a wide range of commercial uses to change to residential use without needing planning permission.

The council considers that this could negatively affect the vitality and sustainability of commercial activity and local services in certain areas of the city.

A six week period of consultation will begin on 31 January. Subject to consultation responses, a future TECC meeting will be asked to confirm the A4D before it comes into effect 1 February 2023.

[Consultation details, the A4D and mapped areas affected will be available here from the 31 January.](#)



## Supplementary Planning Documents (SPDs) and other planning guidance

### Nature Conservation SPD11 (update)

The draft update to the Nature Conservation SPD was approved at the 13 January TECC committee for public consultation. The update will set out the process for ensuring development protects, conserves and enhances biodiversity, including providing gains for biodiversity. Six week consultation will start 7 February.

[Consultation details will be available on the consultation portal from the 7 February.](#)

### Eastern Seafront Masterplan SPD

The preparation of a masterplan for the Eastern Seafront (the area between Brighton Palace Pier and the Marina) will support the high-quality regeneration of the seafront, improved access, coherent placemaking, environmental enhancement and protection of heritage assets. The draft SPD is expected to be taken to the June TECC committee for approval for public consultation.

### Urban Design Framework SPD 17

The SPD was adopted 16 June 2021.

### Hove Station Area SPD 18

The SPD was adopted 16 September 2021.

[Find further details on all SPDs here](#)

### Public Art (PAN & Technical Guidance)

Following council approval of the Public Art Strategy a Public Art Planning Advice Note has been drafted to specifically address the implementation of public art delivered through developer contributions. The existing method for calculating public art contributions has also been updated by a Developer Contributions Calculator which was subject to a six week public consultation in 2021. Both documents will be taken to the 10 March TECC committee.

## Neighbourhood Plans

There are now six designated neighbourhood areas and four designated neighbourhood forums in the city. The four neighbourhood forums, along with Rottingdean Parish Council, are at various stages of neighbourhood plan preparation. To date there are no adopted neighbourhood plans in the city.

### Hove Station Neighbourhood Forum

The draft Neighbourhood Plan was submitted to the council in May 2021 and was published for consultation (Regulation 16) over an 8-week period in May-July 2021. Examination of the Plan by an independent examiner commenced on 24 January. [Read examination news here.](#)

### Rottingdean Parish Council

Consultation (Regulation 14) on the draft Plan took place between February and April 2021. The Parish council is currently amending the draft the Plan with the intention to submit it to the Council for Regulation 16 consultation in the first quarter of 2022.

### Coldean Neighbourhood Forum

Following consultation, the Coldean Neighbourhood Area and Neighbourhood Forum has been formally designated by the Council and South Downs National Park Authority in December 2020.

[Read further information here](#)

## Monitoring

The council publishes annual reports that monitor the implementation and effectiveness of the City Plan policies and the progress of development in the city. [Planning Authority Monitoring Report \(AMR\) 2020/2021](#)