

**From:**  
**Sent:** 10 September 2018 08:38  
**To:** PlanningPolicy  
**Cc:**  
**Subject:** CITY PLAN PART 2 CONSULTATION (46-54 Old London Rd, Patcham)

We object to the possible intensive residential development being considered for 46-54 Old London Rd by the council for the following reasons:

- 1) The site is drastically too small for 30+ houses and flats.
- 2) This density of buildings will detract and spoil the village style and feel.
- 3) The character and appearance of the area will be impaired.
- 4) There have been previous applications declined including a public enquiry with a Government Planning Inspector for a residential care home business and what is being proposed now is considerably worse.
- 5) The traffic footprint will increase and together with that the noise and pollution in a green area.
- 6) Parking will be even more difficult than it is now with safety and congestion concerns increasing.
- 7) The abundance of wild life, birds and well established trees and foliage will be depleted seriously.
- 8) As the proposal is being considered by the CCP2 Planning Policy and Heritage Team it is only right that Patcham Village should be thought of as part of the heritage of Brighton and Hove and the development be rejected for that reason alone.

Yours sincerely,

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**From:**  
**Sent:** 10 September 2018 09:17 PlanningPolicy  
**To:** City Plan Part Two Consultation  
**Subject:**

Dear Sir

I wish to object strongly to the proposal in the City's draft plan to build on the area currently occupied by nos. 46 to 54 Old London Road in Patcham.

In addition to the reasons which I set out previously when opposing the recent application by McCarthy and Stone, I write to underline that to pull down 5 family houses, which I understand are in good condition, in a sensitive position and replace them with a high density building seems criminal. By building to increase the occupation density of the area, would, I believe, spoil the look of the area and certainly detract from the character of Patcham village.

Perhaps you would revisit the arguments I put forward previously when McCarthy and Stone made an application to build on this site, and give my objections renewed consideration.

What remains a further concern to me is that any planning application to build 30 units might well be increased as you have stated that, 'The indicated numbers of residential units may be exceeded if this can be justified through detailed examination of site specific considerations'. This aspect of the draft plan gives unlimited licence to developers.

I appreciate the planners have a difficult task in housing all those who wish to live in our city- however- knocking down quality established properties to gain building land is surely not the way forward. I therefore request that 46 – 54 Old London Road should be removed from the list of sites allocated for development in the City Plan

Yours faithfully

DP153

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 162  
**Response Date** 10/09/18 11:39  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** Na

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Housing, Accomodation and Community  
. Transport and Travel

**DM7 - Homes in Multiple Occupation**

**a) Do you support or object to policy DM7?** Support

**DM7 Support Reasons**

**b) Please explain why you support this policy?**

Bevendean and moulscomb have a huge amount of hmo properties let to students which is causing a lot of problems.

The school is now undersubscribed, the doctors surgery in bevendean has been closed and a lot of families are leaving the area due to the student homes causing a lot of litter, noise and anti social behaviour

Limiting the amount that can be in this area will help it dramatically

### **DM36 - Parking & Servicing**

**a) Do you support or object to policy DM36?** Object

### **DM36 Object Reasons**

**d) Please explain why you object to this policy?**

We need cheaper and free parking in the area for local people. Buses are far too expensive. The parking permits are hugely expensive and up north a years permit is only ten pounds. Ours are over a hundred.

Parking costs just to visit friends and families outside their homes is far too expensive per hour and not justifiable by how money is being spent.

We pay high enough council tax that this shouldn't be so pricey.

**From:**  
**Sent:** 10 September 2018 10:43  
**To:** PlanningPolicy  
**Subject:** OBJECTION TO DRAFT CITY PLAN PART 2 CONSULTATION - 46-54 OLD LONDON ROAD, PATCHAM, BRIHTON

We write to strongly object to the proposal of losing 5 family homes and erecting 30 houses or flats. Patcham is a delightful village housing cottages and local shops with a small community atmosphere and density housing would totally spoil the look and feel and the character of the area, hence the reason for this planning already being refused.

This would create total over-development in an inappropriate area of a small village, always causing massive traffic flow and parking problems which are already an issue.

We therefore ask you to refuse this development and remove it from the list of sites allocated for development in the City Plan Part Two, as totally inappropriate for further development.

**From:**  
**Sent:** 10 September 2018 11:25  
**To:** PlanningPolicy  
**Subject:** City Plan Part Two Consultation

I am writing to object to the inclusion of 46 to 54 Old London Road on the list of sites for potential development.

I believe that the site which currently accommodates 5 family homes is too small for 30 houses or flats. It is too many homes on too small a piece of land. In particular this scale and density of housing will spoil the Village look & feel, and materially detract from the character and appearance of the area.

In particular I would highlight:

**Flood risk** - the site is prone to flooding from 3 sources – ground water, surface water and sewers overflowing

**Parking** - 30 new homes will intensify parking problems in road

**Traffic** - increase in congestion volume

**Trees, mature gardens & wildlife** - replaced by intensive building and parking

**Privacy** - loss of privacy to surrounding neighbours, plus unsightly outlook

Any proposals need to be proportionate, appropriate and sensitive to the surroundings. Putting 30 homes on a site this size in this location is none of those things.

Regards

## **DRAFT CITY PLAN PART TWO - CONSULTATION**

### DM1 – Housing Quality, Choice, Mix

(2.11), 2.12, (2.13) – Within a densely built area with a majority of historic buildings, the scope, in new or redevelopment housing, for generous private outdoor amenity space can be constrained. However, the account here of types and extent of such space could pay more detailed attention to “gardens, balconies, patios, roof terraces and shared amenity spaces”.

### DM2 – Retaining Housing

2.17 – The references to material change of use “to e.g. a holiday let”, the harm from intensification of such uses, and “enforcement”, seem to miss an opportunity to address, however tentatively or hypothetically, the alarming issues around party houses and their impact on housing provision and local neighbourhoods.

### DM8 – Purpose Built Student Accommodation

2.72 – The principle that “Developments should maintain an effective 24 hour staffing/security presence” might in theory “ensure the safety and security of residents”, but there is a need for substantive management service and accountability to support the staff/security and ensure that the neighbourhood is not overwhelmed by continual or cumulative non-criminal disruption.

### DM9 – Community Facilities

2.73 – There is a shortage, in many parts in the city, of affordable and suitable rooms and facilities for hire for community meeting purposes; the council could perhaps engage in, or at least encourage, more positive initiatives in redressing this shortage, as well as taking this need into account when deploying and disposing of its own properties.

### DM12 – Primary, Secondary and Local Centre Shopping Frontages

We consider that, in practice, the present planning policies and decisions on class use and licensing, fail to meet the needs of St James’s Street, its

residential neighbourhood and general catchment. We would like to see this topic specifically address the challenges to its unique character as a shopping area and the progressive imbalance in its commercial profile. Moreover, the lack of a more strategic and protective focus on the street means that it is all the more difficult to preserve its special historic and architectural character.

#### DM15 – Special Retail Area – The Seafront

2.123 – “reduce seasonality” – The Brighton and Hove seafront has an international reputation for being of interest not only during the notoriously unreliable British summer season but throughout the year; and this is as much owing to the beauty of the structural and ornamental front as to whatever retail offer. The policies and strategies need to find the wherewithal to provide for winter needs, and these have to be partly prosaically practical but also freshly innovative. In this sense, seasonality should be enhanced, not reduced.

#### DM17 – Opportunity Areas for New Hotels and Safeguarding Conference Facilities

2.131, 2.132, 2.135 – We have serious concerns over the Waterfront Project. The Black Rock site surely calls for a major attractive hotel or a combination of high-profile hotels. It does not suit the function of a conference centre, being so remote from the obvious amenities and transport of the city centre; furthermore it cannot easily be fitted on to the site without rising to or above the level of Marine Parade, to the detriment of the Grade 1 listed Kemp Town and the East Cliff CA.

#### DM18 – Design and Heritage

2.137 – The emphasis on local context is very welcome. However, in practice, too often over recent decades, the local authority has for short-term purposes accepted major development schemes practically wholesale, despite constructive and detailed local criticism of parts of or entire development schemes, only to find that those developments were soon consigned to a consensus of opprobrium and/or underachievement.

2.142 – Building materials and architectural detailing – Either here or in another section of the draft, there needs to be a note on the need for continuing maintenance; for example the fashion for white painted render has suffered from the absence of conditions requiring regular repainting.

#### DM23 – Shop Fronts

The policies, including the existing SPD, are admirable, but enforcement of these is particularly slack, so that inappropriate fascias and doorways proliferate throughout the most prominent and sensitive areas of the city.

#### DM26 – Conservation Areas

Perhaps there could be a specific insistence on the removal of UPVC window frames and doors. We would welcome a reference to the nuisance of clutter in the form of redundant street furniture and excessive or inappropriate signage.

#### DM30 – Registered Parks and Gardens

2.227 – Events are taking place too invasively, pervasively and for excessive periods in spaces such as the Pavilion Estate, Hove Lawns and Valley Gardens.

#### DM39 – Development on the Seafront

“There will be a presumption against development extending on to the shingle beach.” – We heartily agree with this basic statement and with the exception allowing for toilets and other essential public amenities. However, there is currently a gradual spread of piecemeal encroachment by commercial attractions on to areas of shingle in the Old Town and East Cliff Conservation Areas.

#### DM42 – Protecting the Water Environment

2.311 – “Sea water quality is of equal importance in terms of environmental quality and its value as a key recreational asset.” – Either in this context or in topics covering waste management, refuse, litter, etc: could there be a statement to discourage litter strewn on the shingle and blown or washed into the sea?

#### SSA5 – Madeira Terrace and Madeira Drive

3.32 – a “seafront for all” – Consideration could be given to the addition in this context of a specific reference to the needs and interests of elderly and disabled people. The theme of “vibrancy” that currently dominates plans for the seafront is realised in the central stretch between the piers, but to such an extent that for many people the comparative tranquillity and unencumbered space on the East Cliff and Hove promenades are an intrinsic attraction. They provide open views across the beach to the sea and enhance the avenue as a calm approach to the sports and children’s amenities at Peter Pan, and could be presented more positively as inviting and welcoming those less able to withstand crowds or noise.

3.34 – “The renovation of Madeira Terrace will need to be sensitive to the structure’s unique heritage and will need to be commercially viable in order to pay for its long term maintenance.” – We have several concerns regarding this key policy. (i) We have yet to see evidence that year-round businesses of the requisite discernment, skills and resources are keen to invest in the units; many imaginative businesses along the lower prom between the piers have struggled to break even. (ii) We regard the Walk and Terrace as attractions in themselves and would regret the loss of the interior as an arcade experience which ought to have been advertised stylishly as it was for several decades in the past. (iii) The filling of the space on the stone paving and grass verge will reduce valuable sheltered marginal room for participants in many of the annual events on Madeira Drive, reducing the instance or revenue of those. (iv) The supposed practicality of commercial users indefinitely subsidising the maintenance and management of the structure raises the broader question of how such a funding model can be applied to the rest of the extremely important cast iron and timber features in this area including the top railings, the step railings, the lamp standards, shelters and benches – and all the related features to the west of the Palace Pier.

3.36 – “There is a need to improve connections between Marine Parade and Madeira Drive.” We agree; but are surprised that (a) the Madeira Lift and Shelter Hall are not mentioned in this regard, and (b) the statement is not followed by any elaboration or exploration of the direct connection, only the indirect relationship in terms of wider transport policy.

#### SSA6 – Former Peter Pan Leisure Site

3.39 – “This last remaining site provides an opportunity” – We would welcome a stated confirmation that there will be no further development expanding beyond the delineated present and historical site, and that the length and integrity of the Volk’s Railway Line will not be threatened.

3.41 – “development at beach level should be primarily single storey and should not exceed the height of the middle promenade” – We would prefer to see the word “should”, in both cases here, replaced by “must”.

*7 September 2018*





# Hove Civic Society

Policy Projects & Heritage Team,  
Brighton & Hove City Council,  
First Floor Hove Town Hall,  
Norton Road,  
Hove BN3 3BQ

Dear Policy Team,

## Comments City Plan Part II

Thank you for the draft and thanks for consulting us. Our comments are organised first by policy then followed by a few general points.

### ***Policy related comments:***

1. Policy DM1.c National Space Standards: we welcome this introduction, which was highlighted as a modification during the City Plan I process.
2. Policy DM4. Housing and Accommodation for Older People: we fully support this policy.
3. Policy DM6. Build to Rent Housing: The introduction of this policy is very welcome. However we believe that 1.b should be deleted as it might have unintended and undesirable consequences. For example if a major developer offers comprehensive Build to Rent on a large site – such contributions should be seen in the city wide context.
4. Policy DM18. High Quality of Design and Places: We would like to raise several points here:
  - 4.1 We believe that the public realm immediately adjacent to a development site needs to be addressed in order to firmly integrate a new development into the city fabric. This may mean improvements to a deteriorated line of street trees or some other improvements to the immediate public realm which will benefit both the developers and the city population. These intentions we believe are reflected in your reasoned justification but are not explicit enough in the policy.
  - 4.2 We firmly support the sentiments expressed in para 2.148 and would like to point out the potential conflict with the Council's current standards for example on play space. As we need to think about how we can accommodate play equipment etc within new, higher density developments we may need to accept the concept of pocket parks or multiuse of spaces rather than sticking to a standard of 500sqm for a playground, which in most cases will not be feasible. There are many good examples of multiuse surfaces which are enjoyed by local communities.
  - 4.3 Hove Civic Society firmly supports Public Art in the City and we believe that the last paragraph of the policy should be worded as follows: *In addition to the above, major development proposals on strategic and/or prominent sites **will be required to incorporate an artistic element in the development.*** We believe this would be more in keeping with paras 2.150 onwards. The Society also believes that there is an opportunity here to highlight the potential of cooperation between developers and local communities to generate art in the City. We make a further reference to this under our general points.
5. Policy DM19. Maximising Development Potential: we understand the rationale for this policy, but believe on the whole that sites are well used to the extent that proposals are

generally reduced as part of the planning application process. We wonder whether this policy is not redundant.

6. Policy DM22. Landscape Design and Trees: we welcome this policy and in particular para 2.175, but would suggest several adjustments.
  - 6.1 We believe a higher density of new tree planting is required than that currently undertaken. Looking at older pictures of Hove in particular suggests a tree planting density of about twice that we now have. The reason for this is that thinning took place after the initial planting in the late 19<sup>th</sup> century to provide adequate space for the growing trees, which is quite correct, but that new underplanting never took place. For a healthy tree population and to secure a continuous tree cover regular replacement planting is necessary.
  - 6.2 In practice tree planting in the City is very unsatisfactory not least because an increasing number of highways regulations and a proliferation of signage take precedent ahead of the location of new trees. This needs to be addressed and is a corporate issue for the Council.
  - 6.3 We also believe the Council needs to be firmer on enforcement of tree planting, which leaves much to be desired. This gives a clear signal to developers that landscaping and planting of trees is about the lowest priority and can easily be evaded.
  - 6.4 We would urge the Council to introduce a simple standard for new street tree planting of 1 tree per new dwelling, to be planted adjacent or in the vicinity of new developments.
  - 6.5 In view of public sector expenditure constraints, which seriously undermine neighbourhood services such as tree planting, we would suggest a mechanism coupled to developer contributions that sets up a type of endowment fund from which resources can be drawn in future years for maintenance of trees in the public realm. We make further comments on developer contributions below.
7. DM24. Advertisements: We note that the introduction and use of banners on light posts are not reflected in the policy, which it should. We feel that there could be a danger of a direct conflict between the Council as a planning authority and the Council as a commercial organisation seeking to generate income by selling advertisement space.
8. DM26. Conservation Areas: We are not sure whether this policy adds much over and above the City Plan. We would rather expect a statement on the review of conservation areas. We have long believed that there is a need for more areas, but at the same time an argument can be made for reducing some of the existing areas.
9. DM32. The Royal Pavilion Estate: We welcome this policy.
10. DM33. Safe, sustainable and active travel: We wonder if this policy should not also be explicitly linked to the earlier policy on public realm improvements.
11. DM44. Energy Efficiency and Renewables: para 2.251 onwards. We believe that there is little incentive for developers to implement the type of CO2 reduction measures needed such as district heating nodes highlighted in the energy studies unless the Council gives a firm lead. Paras 2.251 etc leaves the developer in a complete vacuum as there is no lead, no program nor any political intention to bring about for example district heating nodes and an outline of a district heating system for the city, with its associated technical standards and potential trading mechanisms. This type of policy needs leadership across the City to work!
12. DM45. Community Energy: it is fine to work with the community and we support this – but where is the council?? We believe that there is a policy missing which highlights the interaction needed between the council and the developers (and in this case the community) to make these policies meaningful.
13. DM46. Heating and Cooling Networks: We welcome this policy, its reasoned justification and in particular para 2.279.

14. SSA3. Land at Lyon Close: We support this
15. SSA4. Sackville Trading Estate: We support the principles of this. However we believe the policy needs more flexibility. We feel that the employment use may be too high.
16. H1. Housing Sites and Mixed use sites: We miss an indication of what the council intends to do to in terms of reducing the growing discrepancy between housing need and supply. This surely cannot be static – especially bearing in mind that this was a key issue before the City Plan Part I was declared sound by the Inspector. Surely the identification of sites needs to continue and this should be stated in this policy.
17. H2. Housing Sites Urban Fringe: We note with concerns how the housing allocations at the urban fringe are being successively whittled down. This will inevitably result in more pressure in the built up part of the City. We have long been critical of the identification of individual sites at the fringe, which are too small to generate necessary community facilities or a transport infrastructure that reduces the dependence on car borne travel. We believe the council should seek to identify a larger area in the Eastern Part of the City for a new city quarter where a proper infrastructure can be supported.
18. Appendix 2. Parking Standards: we would like to raise here our support for the Hove Station Quarter as defined in the emerging Hove Station Neighbourhood Plan to have the same car parking standards as the central area.

### **General Points**

19. We do realise that the document as drafted is there to help development managers to decide planning applications. The nature of planning however is often an interaction of public and private sector activities, where for example the public sector can provide the infrastructure framework and where developers then follow. We believe that such interactions should be highlighted. These are some examples:
  - 19.1 For heat networks to work and developers to be encouraged to join there is a need for a plan, however rudimentary, produced by the local authority – setting technical standards to allow networks to grow together over time and trading mechanisms for heat. The City Plan is the location where we would expect such aspirations to be set out and detailed as far as possible.
  - 19.2 The City faces long term transport problems and the Society believes that a substantial uplift in public transport is going to be needed in the years to come. This applies for example to the coastal road, not least to the stretch between the Marina and Shoreham Harbour as a result of a major amount of redevelopment in the pipeline. Cities of a similar size to Brighton such as Bilbao and Brescia have introduced metro-systems to deal with congestion and to create more liveable cities. We believe the City Council should start examining such options in earnest. An indication of when and where this issue will be raised should be included in the plan.
  - 19.3 The Society believes that Part II of the City Plan is the place to take further the Gehl consultancy report on Public Space, Public Life<sup>1</sup>, which was welcomed by all parties and which should be further developed through the public realm policies in the City Plan Part II. The report provides examples of corridors and areas from the Downs to the Sea in both Brighton and Hove that would substantially benefit from improvements. In addition entry points to conservation areas, such as the Avenues, are highlighted which, if improved, would substantially improve the public realm quality there. Gehl in one instance calls this – ‘Polishing the Pearls’ and the Society believes these ideas should be built into the City plan as diagrams. This will act as guidance and inspiration to developers and help these ideas come to fruition as developments arise adjacent to these areas of improvements. We

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<sup>1</sup> <https://www.brighton-hove.gov.uk/content/parking-and-travel/travel-transport-and-road-safety/public-life-public-space>

firmly believe that this is an important role of the City plan in that it provides a ready menu of improvements necessary to which developer contributions can be directed as appropriate.

- 19.4 For the same reason we would argue that major schemes, such as those listed in the LTP should be highlighted in Part II. An example of great importance to the Society are the proposed improvements to Church Road. Again this may help generate synergies for the Council and a more speedy implementation
- 19.5 The Society believes that more transparency is needed regarding developer contributions. The council's schedule and calculations of allocating developer contributions to open space / recreation, education etc are largely unknown to the public and we believe the document which shows how such funds are to be allocated should be included as an annex in Part II or clearly referenced. We also believe there should be a statement on how local communities can get involved in commenting on and putting forward proposals for developer contributions for local improvements. We believe this is essential to help build a greater degree of trust between communities and the construction industry.
- 19.6 Finally we would like to come back to the need for community involvement in improving the City. This is referred to several times in Part II of the City Plan and we welcome this. However we fail to see a mechanism where communities can be involved and be listened to. Hove Civic Society has long argued for their sculpture in the city initiative, which we now see as a potential open air city-wide sculpture gallery. We have recently inaugurated the Hove Plinth and the first sculpture, we have commissioned the second sculpture and having been asked by the council to do so, we are now starting to identify locations throughout Hove for final locations of sculptures. We would like these sites to be shown in a diagram in the City Plan Part II, not least to provide an indication to developers where major arts installations could be located.

We are more than happy to meet you and elaborate on any of these points.

With kind regards



**Draft City Plan Part Two**  
**Consultation Period: 5th July 2018 until**  
**5pm on 13th September 2018**  
**Word Response Form**

**For Official Use:**

Respondent Number:

Date Received: / / /2018

Entered onto Portal: Yes/No

Accessibility Notice: (Ctrl & click to view): <https://www.brighton-hove.gov.uk/content/about-website/help-using-council-website/accessibility>

### **Draft City Plan Part Two – Consultation**

Brighton & Hove City Council has published the draft City Plan Part Two for a 10 week period of consultation starting 5<sup>th</sup> July 2018. This follows on from the scoping consultation undertaken July - September 2016.

The draft City Plan Part Two sets out the preferred approach and includes proposed site allocations for housing and other uses such as employment and community facilities and contains a suite of development management policies which will be used to assess planning applications. The City Plan Part Two will support the implementation and delivery of the City Plan Part One.

The council is seeking your views on the draft Plan and supporting documents. Your comments will help inform the final version of the City Plan Part Two. So if you have any comments about the approaches in the plan then we would urge you to submit those comments during this consultation so that they can be fully taken into account.

The Draft City Plan Part 2 and supporting documents including a quick guide to the City Plan Part Two as well as background evidence documents are available to view and download from the Council's website at: [www.brighton-hove.gov.uk/cityplan-part2](http://www.brighton-hove.gov.uk/cityplan-part2).

## Part A: Contact Details

I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations

Yes

No

Privacy Notice: (ctrl & click to view)

<https://www.brighton-hove.gov.uk/content/planning/planning-applications/planning-service-privacy-statement>

*Please note that you must complete Part A as anonymous forms cannot be accepted.*

|  |                          |
|--|--------------------------|
| <b>Organisation Name (If applicable)</b> | East Brighton Neighbours |
| <b>Name</b>                              |                          |
| <b>Address</b>                           |                          |
| <b>Email Address</b>                     |                          |
|  |                          |
| <b>Agent Name (If applicable)</b>        |                          |
| <b>Agent Name</b>                        |                          |
| <b>Agent Address</b>                     |                          |
| <b>Agent Email Address</b>               |                          |

I support and endorse East Brighton Neighbours response to Draft City Plan Two

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Happy to support the HMOs campaign.

I support and endorse East [Brighton](#) Neighbours response to Draft City Plan Two.  
Having read the comments proposed for submission to BHCC on behalf of the residents of East Brighton, I support and endorse the response prepared by East Brighton Neighbours.

I support your response to City Plan 2

We support East Brighton Neighbours response to Draft City Plan Two.

I support and endorse East Brighton Neighbours' response to Draft City Plan Two.

Very happy to support this and thank you so much for everything you are all doing.

I support and endorse East Brighton Neighbours response to Draft City Plan Two.

I support the response save for the last line - I would amend it to 'dictate the quality of life for SOME of our citizens'.

Otherwise I support and endorse East Brighton Neighbours response to Draft City Plan Two.

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Currently enduring repeated and damaging disturbance from an adjacent 5 bed HMO rented to international 'students' some of whom actually appear to be working at night ([2 Bristol Gardens BN25JR](#)). Neighbours had absolutely no say prior to its conversion from a three bed house and are now suffering severely as a result.

We support and endorse East Brighton Neighbours response to Draft City Plan Two

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As a local resident, with two troublesome HMO's opposite my home which have already caused unpleasant social problems & tension in our residential street, I absolutely support and endorse East Brighton Neighbours Response to Draft City Plan 2 to limit this unregulated expansion of HMO's in what was previously a 'neighbourly' Road.

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I support and endorse East Brighton Neighbours response to Draft City Plan Two  
Being in education I find it difficult to single out "student" HMOs so I would like to give my support behind restriction on HMOs in general.

I feel that our area is not equipped eg parking, noise transfer etc to have multiple HMOs. We as residents work hard to keep our area attractive and welcoming to all but with the increased level of noise and general disturbance I feel can not be sustain increased numbers of HMOs.

I wish to give you my support to your response to City Plan Draft.

I support and endorse East Brighton Neighbours response to Draft City Plan Two.

I wholeheartedly support and endorse East Brighton Neighbours response to Draft City Plan Part Two. I am happy for that group to include my name from my area, as a local resident and Association Member of many years in their response.

I support and endorse East Brighton Neighbours response to Draft City Plan Two

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I support and endorse East Brighton Neighbours response to Draft City Plan Two.

## RESPONSE TO DRAFT CITY PLAN PART 2

### DM7 Houses in Multiple Occupation (HMOs)

#### **SUPPORT:**

1. *Planning permission will be granted for the conversion of sui generis Houses in Multiple Occupation to self-contained family homes (use Class C3).*

#### **QUALIFIED SUPPORT:**

2. *Applications for new build HMOs, and applications for the change of use to a C4 use, a mixed C3/C4 use or to a sui generis HMO use will be permitted where the proposal complies with City Plan Part One Policy CP21 and all of the following criteria are met:*
  - a) *fewer than 20% of dwellings in the wider neighbourhood are already in use as HMOs;*
  - b) *the proposal does not result in a non-HMO dwelling being sandwiched between two existing HMOs in a continuous frontage;*
  - c) *the proposal does not lead to a continuous frontage of three or more HMOs;*
  - d) *The internal and private outdoor space standards provided comply with Policy DM1 Housing Quality, Choice and Mix;*
  - e) *Communal living space and cooking and bathroom facilities are provided appropriate to the size of the expected number of occupants.*

From the **Reasoned Justification** given for **2 (2.51-263)**, we recognise that the Council understands the detrimental effects on traditional family neighbourhoods resulting from an increasing number of student HMOs. We also understand that the Council's autonomy when

it comes to restricting the numbers of student HMOs is severely hampered by central government policies.

It could be argued that since 2009 when it first became clear that university numbers were rising above the universities' provision for their students' accommodation, it would have been wiser for the council of the day to seek an Article 4 Direction for the entire city (as other university cities had done).

In 2009 the council described the private rental market as "reacting positively" to the need for student accommodation but when, in 2010, central government introduced Permitted Development Rights, which allowed landlords to sub-divide even the smallest of properties into multi-let student rentals without needing planning permission, that positive became a huge negative.

Landlords became reluctant to rent to people on benefits or low incomes, all too often using No Fault Evictions to allow them to turn to the more lucrative option of student lets –

especially as these are exempt from council tax. This, together with landlords owning up to several hundred properties not being liable for business tax has resulted in our city losing so much housing that the council have suggested that our citizens on low incomes should consider moving out of the city and further down the coast while landlords continue to profit from moving students in. Social cleansing?

By 2013, the universities having continued to under-provide accommodation, five large city wards were granted Article 4 Directions - but only after these neighbourhoods had reached student saturation point and many hundreds of traditional family homes and amenities had been lost to private sector landlords.

Despite Article 4 Directions being in force, some of these areas continue to lose family-sized homes due to Headlease Properties (as recently seen in Bevendean).

These properties leased by the universities from private landlords are, by some legal glitch, exempt from Article 4 restrictions.

Furthermore, private developers of student HMOs are fast spreading and already negatively impacting on other non-regulated areas such as East Brighton.

The competition between universities has resulted in the numbers of "unconditional offers" leaping in five years from under 3,000 to over 67,000. As our two universities will undoubtedly be looking to bag a percentage of these students, this can only exacerbate our housing crisis as yet more private rentals will be needed to house them.

The students are not at fault here, they start their university lives in debt, are directed by the universities to high-rent privately owned properties, and can't know that all too often they will be housed in areas already studentified to the point where, rather than being welcomed, they will be resented.

**GIVEN THE ABOVE GOVERNMENT BARS TO LIMITING THE LOSS OF ANY FURTHER FAMILY HOMES, PLUS THE CONSTRAINTS IMPOSED BY GROSS GOVERNMENT UNDERFUNDING, WE WOULD ASK THE COUNCIL TO CONSIDER THE FOLLOWING:**

1. Place a limit on how many future students the universities can expect to be housed outside the universities' own provision.
2. Seek an undertaking from the universities that they will not exploit the loophole that allows headlease properties to be placed in areas where Article 4 Directions are in place.
3. Use the government-sanctioned freedom to set HMO size standards above the national minimum. (*Housing, England. The Licensing of Houses in Multiple Occupation 2018*) (The

current minimum HMO bedroom size is that recommended by HM Prisons for single cell occupancy).

4. City Plan 2 exempts Use Class C3 residential accommodation from the requirements for the new residential developments the council are planning. However, when developers convert C3 homes into C4 HMOs and larger sui generis HMOs the council could surely demand that landlords comply with the following standards required for new properties:

**DMI – Housing Quality and Mix requirements for new residential developments e.g. requirement: b) a residential unit with two or more bedspaces has at least one double (or twin) bedroom.**

This would discourage the practice of packing multiple small single bedrooms into properties and, instead, make them more suitable for the families and key workers we are currently failing to house.

**DM1 e) 5% of all the residential units should be suitable for occupation by a wheelchair user in accordance with Building Regulation M4(3)**

It is right and proper to impose this requirement for new build accommodation, but to excuse Class 4 HMO landlords from providing this facility could be viewed as discriminatory.

Given that Permitted Development Rights lead to the absurd situation where HMOs cannot be granted licenses until after properties have been converted and students moved in, using council discretion to increase room sizes and lessen occupancy levels would both retain

residential sized housing units and go some way to meeting the government's own requirements in respect of un-met housing needs.

5. The London borough of Newham gave their list of registered landlords to HMRC. Through their Connect system, HMRC found that almost half of those landlords were not registered for self-assessment. This meant HMRC was down some £4.8m in revenues for one borough alone.

In one of their 2016 Consultation Papers, HMRC recommended that before being granted a licence, landlords of HMOs would have to prove that they were registered for self-assessment. It maybe that the council already follows this recommendation but, if not, it would ensure that the landlords they licence are not escaping national taxation as well as council and business taxes.

6. Since the council is not allowed to profit from the miniscule HMO licensing fees (e.g. £710 for a 5-year license on a 6-bed student HMO yielding a gross profit of £42,120 per year - £3,510 pcm), and landlords pay no council or business taxes, we would argue that an annual Community Levy should be charged for each property to help pay for the extra refuse, general services and upkeep of the city.

7. Alternatively - or better still, in addition - the universities could be required to pay a small levy per student for those not housed in university accommodation. They garner considerable fees, are exempt from tax and this levy would help towards the upkeep of the city they actively attract students to, as well as helping towards the costs our council faces in having to replace the many traditional family homes lost to the private student landlord sector. (For every 10,000 students a £25 levy on each would amount to £250,000)

The revenue benefit of having two universities is much vaunted, but the actual revenue amounts they bring to Brighton & Hove as opposed to the whole south east region are hard to find. In a report commission by the University of Sussex it is said to bring £343 million to the economy, but that benefit is spread over Brighton & Hove, East Sussex and West Sussex. Again, the 5,180 jobs it boasts are across the entire region. It has 17,000 students.

These revenue benefits include student-spending power via their maintenance loans, but loans have not kept up with high rental costs and so students have far less disposable income than previously.

Recent figures for the revenue benefit of the University of Brighton, which has 21,000 students couldn't be found. The job figures are 2,700.

We would urge the council to investigate the actual revenue benefit and number of jobs created by the two universities so that it can be seen in the context of other city revenue streams such as conferences and tourism:

**Tourism** brings in £839 million of direct income for local businesses and supports some 21,682 jobs.

**Business** and the need to create more office space. In the *Regeneris Report 2017 – Brighton & Hove Economic Strategy*, it points up that Brighton & Hove "has seen a significant trend of

*Permitted Development since 2014 for commercial to residential conversions, and that this is one of the factors impacting on the attractiveness of the area to investors, the ability of businesses to expand, and the ability of the area to continue to accommodate a labour market with the balance of skills required to sustain the city's core sectors."*

Tourism and business are crucial to the on-going economic success of the city and should be prioritised over the universities, since they are revenue streams that do not exacerbate our housing crisis and destroy our mixed, balanced, inclusive and sustainable communities.

### **DM2 – Retaining Housing and residential accommodation (C3)**

***"The council will seek to resist any net loss of existing residential accommodation (Use Class 3) in the city .."***

It's abundantly clear that until government policies on No Fault Evictions, Permitted Development, Council Tax and Business Tax exemptions for property owning student landlords are changed, our council will struggle to achieve this aim and the private student rental sector will continue to dictate the quality of life for our citizens.

.....



**For Official Use:**

Respondent Number:

Date Received: / / /2018

Entered onto Portal: Yes/No

**Draft City Plan Part Two**  
**Consultation Period: 5th July 2018 until**  
**5pm on 13th September 2018**  
**Word Response Form**

Accessibility Notice: (Ctrl & click to view): <https://www.brighton-hove.gov.uk/content/about-website/help-using-council-website/accessibility>

### **Draft City Plan Part Two – Consultation**

Brighton & Hove City Council has published the draft City Plan Part Two for a 10 week period of consultation starting 5<sup>th</sup> July 2018. This follows on from the scoping consultation undertaken July - September 2016.

The draft City Plan Part Two sets out the preferred approach and includes proposed site allocations for housing and other uses such as employment and community facilities and contains a suite of development management policies which will be used to assess planning applications. The City Plan Part Two will support the implementation and delivery of the City Plan Part One.

The council is seeking your views on the draft Plan and supporting documents. Your comments will help inform the final version of the City Plan Part Two. So if you have any comments about the approaches in the plan then we would urge you to submit those comments during this consultation so that they can be fully taken into account.

The Draft City Plan Part 2 and supporting documents including a quick guide to the City Plan Part Two as well as background evidence documents are available to view and download from the Council's website at: [www.brighton-hove.gov.uk/cityplan-part2](http://www.brighton-hove.gov.uk/cityplan-part2).

**Part A: Contact Details**

I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations

Yes

No

Privacy Notice: (ctrl & click to view)

<https://www.brighton-hove.gov.uk/content/planning/planning-applications/planning-service-privacy-statement>

*Please note that you must complete Part A as anonymous forms cannot be accepted.*

|  |  |
|--|--|
| <b>Organisation Name (If applicable)</b> | East Brighton Neighbours – <b>Please add following to original list of supporters.</b> |
| <b>Name</b>                              |  |
| <b>Address</b>                           |  |
| <b>Email Address</b>                     |  |
|  |  |
| <b>Agent Name (If applicable)</b>        |  |
| <b>Agent Name</b>                        |  |
| <b>Agent Address</b>                     |  |
| <b>Agent Email Address</b>               |  |

DP158

52

I support and endorse East Brighton Neighbours response to Draft City Plan Two

53

I support and endorse East Brighton Neighbours response to Draft City Plan Two

54

will support East Brighton Neighbours response to Draft City Plan Two

55

I support and endorse East Brighton Neighbours response to Draft City Plan Two

56/7

Support and endorse East Brighton Neighbours response to Draft City Plan Two

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**From:**  
**Sent:** 10 September 2018 13:39  
**To:** PlanningPolicy  
**Subject:** Views on Site Allocations under Cpp2

To whom it may concern.

I write show my objections and view on the following proposed developments in the following sites.

1. The sites proposed for the Patcham and Hollingbury area.

There a three main sites which I would like to comment on, Old London Road, North of Horsdean Recreation Park and Old playing fields of Patcham Fawcett School.

My first thought is should the brown fill sites and empty properties in the City be looked at first. I understand that this is the province of another department and I would ask Why! It seems that both departments should be working together and not just opting to build on green spaces and causing huge logistical problems in the areas proposed.

My views are as follows:

The plans in old London Road rely on the owners of the five houses to give consent to sell their homes. The Council propose 5 houses to be demolished and developers build up to 30+ flats or houses. They have not asked the people to date living in the houses if they want to sell their homes. The council state that they have had a number of applications from developers regarding this site. All three applications were put forward by Mccarthy Stone, each application was turned down. They took the Council to the Building Inspectorate on appeal, this too was turned down. The homeowners have already had a number of years under pressure throughout this process. Now because of adding this to the list of potential sites they will have to go through the process of dealing with other developers coming out of the woodwork. Wrong on so many levels and could set a dangerous precedence for all homeowners in the city.

There is also the issue of a large number of flats or houses in this area each owning cars where do they propose they will be parked! This section of the road is already congested and busy route into Patcham Village. The Sewers in the area are already at capacity levels and cause problems. Adding this development will cause more incidents of overflowing drains. The Council officers said they were not aware of any work being done to the drains or sewers to improve this already huge problem. This development is wrong on so many levels.

North of Horsdean Recreation Park:

This land would have to be cleared and utilities would have to be laid a new access road would also have to added. Where would this go! The pathway at the end of Vale Avenue is pathway to the Bridge connecting Patcham to the South Downs National Park. The air and noise pollution from the A27 bypass will be a problem not only for the new homeowners but for the people already living in Vale Avenue. It is hardly a place for family homes. The Council have already stated that there are no plans to update the sewers and drains in the

area. This is an issue that cannot be ignored as the drains are already at full capacity and already under stress when the Permanent Traveller site was connected to the sewer via the park. Houses living in Vale Avenue are already experiencing blocked drains and effluence coming up into their gardens. This will only cause further misery and problems on a large scale. This development is wrong on so many levels.

Playing Fields Patcham Fawcett School:

This area is already had a housing estate built and this site could be an extension of this. The site has already got easier access to utilities. The only thing that would need to be taken into account for this site is access to the housing. If this is from Carden Avenue there would not be a problem, however, it must not happen in Ladies Mile Road which would cause problems for the Nature Reserve. The area is already protected but car pollution would not be something that would keep the area for its proposed use. I see no other problem for development on this site.

I have not commented on other plans in the City as I know nothing of the areas and any issues that may arise from the proposed developments.

DP160

## Comment

|                        |  |
|------------------------|--|
| <b>Event Name</b>      | Consultation on the Draft City Plan Part 2 |
| <b>Comment ID</b>      | 147  |
| <b>Response Date</b>   | 10/09/18 10:23                             |
| <b>Status</b>          | Submitted                                  |
| <b>Submission Type</b> | Web  |
| <b>Version</b>         | 0.1  |

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . No

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** n/a

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Agent Name**

**Agent Name** n/a

**Agent Address**

**Agent Address** n/a

**Agent Email**

**Agent Email** n/a

**Please tick all of the sections you would like to comment on before proceeding**

Site Allocations - Housing Sites

### **H1 - Housing Sites & Mixed Use Sites**

a) Do you support or object to policy H1? Support

### **H2 - Urban Fringe Housing Sites**

a) Do you support or object to policy H2? Object

#### **H2 Object Reasons**

d) Please explain why you object to this policy?

I DO NOT THINK THAT THERE SHOULD BE ANY FURTHER DEVELOPMENT IN CERTAIN AREAS OF PATCHAM AS IT IS ALREADY A BUILT UP AREA AND I THINK FURTHER BUILDING WOULD BE VERY DAMAGING TO THE LOCAL ENVIRONMENT.

### **H2 - Urban Fringe Site Allocations**

f) If you wish to comment on any specific urban fringe site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...

I OBJECT TO ANY BUILDING AT HORSDEAN AS IT IS PART OF THE "GREEN LUNG" BETWEEN CURRENT HOUSING AND THE BY-PASS. I THINK THIS AREA SHOULD REMAIN PART OF THE GREEN BELT. IT IS PART OF THE NATURE TRAIL WHICH RUNS THROUGH TO LADIES MILE NATURE RESERVE AND IS VERY POPULAR AS A WALKING AND RECREATIONAL AREA AND FOR WILDLIFE AND SHOULD BE PROTECTED.

I ALSO BELIEVE THAT THE OLD SCHOOL SITE AT LADIES MILE ROAD, THE CINDER PLAYGROUND AREA IS SUITABLE FOR HOUSING BUT I WOULD LIKE TO SEE THE PLAYING FIELD AREA DONATED TO THE LOCAL COMMUNITY TO BECOME PART OF THE ADJACENT NATURE RESERVE. BOTH BEAUTIFUL AREAS WHICH SHOULD BE PRESERVED AS THEY ARE, FOR ALL TO ENJOY. I THINK THAT BUILDING ON THE PLAYING FIELD WOULD BE VERY DETRIMENTAL TO THE OVERALL AREA AND MAKE IT FAR TOO HEAVILY BUILT UP.

### **H3 - Purpose Built Student Accommodation Sites**

a) Do you support or object to policy H3? Support

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**From:**  
**Sent:** 10 September 2018 14:42  
**To:** PlanningPolicy  
**Subject:** City Plan Part Two Consultation

**City Plan Part Two Consultation** - 46 to 54 Old London Road, Patcham, Brighton.

I note that the above location is included in the draft development plan for potential development.

The nature of development envisaged in the draft plan would see a massive increase in intensity of residential units. Any development on this scale will add to traffic generation, and existing parking problems in the immediate area, which already have a detrimental impact on the nature of Patcham village. Additionally, the area does suffer from flooding, which will only be exacerbated by the scale of potential development.

For these reasons, I would ask that 46 to 54 Old London Road be removed from the list of sites allocated for development in the City Plan.

## Carly Dockerill

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**From:**  
**Sent:** 10 September 2018 15:16  
**To:** PlanningPolicy  
**Subject:** Brighton and Hove City Council's Draft City Plan Part 2 - Comments from the Environment Agency

Dear Sir/Madam

Thank you for consulting the Environment Agency on the above. Our comments are below. Due to time constraints, I have been unable to comment on the Sustainability Appraisal.

- 1) Page 108. We support Policy DM37 Green Infrastructure and Nature Conservation.
- 2) Page 116. DM39 Development on the Seafront. We would recommend that the following paragraph makes reference to 'access' as well as escape routes.
 

*d) where appropriate, include escape routes in the event of tidal flooding, where possible, on north side of buildings, providing windows and access ways that are capable of withstanding storm attack.*
- 3) Page 119. We support policy DM40 Protection of the Environment and Health – Pollution and Nuisance.
- 4) Page 122 Paragraph 2.302 could reference the importance of the protection of the Brighton chalk block aquifer.
- 5) Page 123. We support policy DM41 Polluted sites, hazardous substances & land stability.
- 6) Page 126. We support policy DM42 Protecting the Water Environment. We support connection to the mains sewerage system.
- 7) Page 128. Policy DM43 Sustainable Urban Drainage. We support the use of SUDS for the management of flood risk and water quality. This policy and supporting text has an emphasis on the use of SUDS for the management of flood risk, however it does not seem to acknowledge the role that SUDS can play in the management of water quality. We would recommend some rewording to this effect.

Furthermore, whilst we support the use of SUDS, it should be noted that in some locations only specific types of SUDS will be appropriate so as not to have an adverse impact on groundwater quality. Whilst we note that there is some reference to this in the supporting text paragraph 2.322, we would recommend that this could be referred in the policy wording.

- 8) Page 143 onwards. Section 3 Special Area Policy, Strategic Site Allocations, Housing and Mixed Use Sites and other Site Allocations. As a general point with the allocated site sections, we could not see any references regarding specific sites that are likely to be subject to contamination. It may be useful to make reference to this for sites where this is appropriate.

One example would be site SSA2 Combined Engineering Depot, New England Road on Page 150.

9) Page 154. SSA4 Sackville Trading Estate and Coal Yard. This site is in fact in SPZ 1, 2 and 3. The supporting text on Page 156 para 3.31 refers to the site being in SPZ 1 and 2. We would recommend that reference to this is included in the policy wording especially as this site is likely to be subject to contamination. See comments in 8) above.

10) Page 162 SSA7 Land Adjacent to American Express Community Stadium, Village Way. This site is in SPZ1, 2 and 3. In this case, the supporting text does not state this although there is the following policy wording below which we support. We would recommend consistency in the way this is written for this site allocation and SSA4 above.

*f) Development must ensure that groundwater sources are protected, to the satisfaction of the Environment Agency;*

11) Page 165 Table 5 - Residential Site Allocations. The following allocations have environmental constraints as follows:

- 46-54 Old London Road, Patcham BN1 8XQ - SPZ 1,2 and 3
- Eastergate Road Garages, Moulsecoomb, Brighton, BN2 4PB – SPZ 1,2, and 3
- Selsfield Drive Housing Office, Selsfield Drive, Brighton, BN2 4HA – SPZ 2 and 3
- Tyre Co, 2-16 Coombe Road, Brighton, BN2 4EA – SPZ 1, 2 and 3
- Buckley Close garages, Hangleton, BN3 8EU – SPZ 3
- Former Hollingbury Library – SPZ3
- Land at and surrounding Downsman Pub, Hangleton Way, Hove, BN3 8ES – SPZ3

There is nothing in the policy acknowledging that development must ensure that groundwater sources are protected (again consistency with the writing of SSA4 and SSA7 would be recommended).

12) Page 168 onwards Table 6 - Mixed Use Site Allocations. The following allocations have environmental constraints as follows:

- Former Dairy Crest Site, 35-39 The Droveaway, Hove, BN3 6LF – SPZ 2 and 3
- 270 Old Shoreham Road – Historic landfill and SPZ 2 and 3
- Kingsway / Basin Road North – Flood Zone 2 and 3.

Again, there is nothing in the policy acknowledging the environmental constraints and how they will be dealt with.

We note that the Shoreham Harbour Development Area (which we understand the Kingsway/Basin Road North) site allocation falls within was included in a Sequential and Exception Test completed in June 2014. For clarity and transparency purposes, we would recommend that this site is referenced in the Level 2 SFRA that is currently being undertaken (presumably as supporting evidence to this plan). This could outline any SFRA, Sequential and Exception Test work that has already taken place for this allocation for City Plan Part 1 and the Shoreham Harbour Regeneration Area Action Plan. It could also make reference to whether there has been any change with regard Climate Change Allowances that came into effect in February 2016 (ie since the 2014 work).

13) Page 170 onwards H2 Housing Sites – Urban Fringe. The following allocations have environmental constraints as follows:

- Land at Mile Oak Road, Portslade – SPZ 1, 2 and 3.
- Land at and adjoining Horsdean Recreation Ground, Patcham – SPZ 2 and 3.
- Land at Ladies Mile Carden avenue – SPZ 3.
- Land to north east of Coldean Lane/ Land north of Varley Halls/ Land south of Varley Halls – SPZ 1,2 and 3.
- Land adjacent to Ovingdean and Falmer Road, Ovingdean – SPZ3
- Land at former nursery, Saltdean – SPZ 1, 2 and 3.
- Cluster at Coombe Farm and Saltdean Boarding Kennels, Westfield Avenue, North Saltdean – SPZ 3.
- Land west of Falmer Avenue, Saltdean – SPZ 2 and 3.

We are pleased to see that reference to the existence of an aquifer is made in the 'Key Site Considerations' column, however there is no mention in the policy wording regarding what this means for how they will be dealt with.

14) Page 177 H3 Purpose Built Student Accommodation. The Lewes Road Bus Garage site is in SPZ 1, 2 and 3. There is no mention in the policy wording regarding what this means and how this will be dealt with.

Kind regards

Our Commitment:

Sustainable Places will prioritise and drive forward environmental outcomes from our work with local authorities and partners across the Solent and South Downs Area

**We have moved to GOV.UK. Our website is now available at: [www.gov.uk/environment-agency](http://www.gov.uk/environment-agency).**

We offer a cost recovery service for bespoke pre-application advice. For more information go to: [gov.uk](http://gov.uk) or [email us](#)

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**From:**  
**Sent:** 10 September 2018 16:32  
**To:** PlanningPolicy  
**Subject:** City Plan Part Two Consultation Site 17

I believe SITE 17, the former playing fields of Patcham Fawcett School, should be removed from the list of sites allocated for development in the City Plan for the following reasons:

- Potential threat to the Local Nature Reserve and the work that has been undertaken to improve that in recent years.
- Opening up the area to vehicular access could possible encourage incursion by travellers and all that implies for the council and residents.
- Housing density in the area is currently 17 dwellings per hectare – whereas the proposal is showing 28 on a site of 1.5 hectares. Out of keeping with the immediate area and to achieve this density could suggest flats with all the implications for traffic, etc.
- Individually all three sites for Patcham show a lack of school provision – if that is taken collectively the problem is clearly significantly greater - again with implications for traffic and journeys out of the area for schools.
- Designated open space (amenity grassland) with no vehicle access equals 'Urban Fringe Erosion' – where will it end?

I thank you for your consideration of the above.

Yours faithfully



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**From:**  
**Sent:** 10 September 2018 17:11  
**To:** PlanningPolicy  
**Subject:** City Plan Part Two Consultation

I am writing to object to the inclusion of 46 to 54 Old London Road on the list of sites for potential development. The reason for selecting this group of houses seems unclear and arbitrary

I believe that the site which currently accommodates 5 family homes is too small for 30 houses or flats. It is too many homes on too small a piece of land. In particular this scale and density of housing will spoil the Village look & feel, and materially detract from the character and appearance of the area. The 5 houses are part of the current character of the area and fit with those around them in terms of scale, size and style

Further in particular I would highlight:

**Flood risk** - the site is prone to flooding from 3 sources – ground water (including the Wellesbourne which has appeared above ground on several occasions), surface water and sewers overflowing. More intensive building will exacerbate these issues.

**Parking** - 30 new homes will intensify parking problems in road, particularly at the time that children are going to and from the school that is on the other side of the road

**Traffic** - increase in congestion volume, particularly dangerous at the time that children are going to and from the school that is on the other side of the road

**Trees, mature gardens & wildlife** - replaced by intensive building and parking thereby dramatically altering the character and feel of the entire road

**Privacy** - loss of privacy to surrounding neighbours, plus unsightly outlook

Any proposals need to be proportionate, appropriate and sensitive to the surroundings. Putting 30 homes on a site this size in this location is none of those things.

Regards

---

**From:**  
**Sent:** 10 September 2018 17:23  
**To:** PlanningPolicy  
**Subject:** City Plan Part Two Consultation

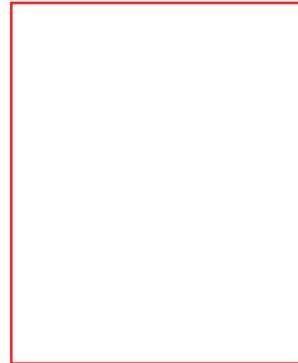
I think 46-54 Old London Road Patcham should be removed from the list of sites allocated for development in the City Plan Part Two for the following reasons:

It would create a greater volume of traffic and parked cars in what is already an overcrowded area of the village. It would put further strain on the sewers and no doubt contribute to the reoccurrence of flooding from the underground stream which runs along that road. Our village would be eroded by any further development in the Old London Road area.

Last year a planning application for this site was rejected by both Brighton and Hove Council and the Government's Planning Inspector.

I strongly oppose this plan.

Sent from my iPad



CPP2 Policy Projects & Heritage Team

Brighton and Hove City Council

First Floor Hove Town Hall

Norton Road

Hove

BN3 3BQ

City Plan Part Two Consultation

46-54 Old London Road, Patcham

Dear Sirs,

Why the above address should be removed from the list of sites allocated for  
Development In the City Plan Part Two.

I am writing to object to the above planning, as a resident of Patcham for over 60 years.  
During this time I have seen Patcham develop from a village to a place where homes and flats,

care homes and nursing homes has become beyond saturation point and we cannot cope with yet another high density building plan especially in Old London Road. We already have so many parked cars on a daily basis, many parking then commuting, leaving the main London Road full on both sides by Patcham Place. This now has an overflow into the Old London Road and even further into Overhill Way, Ladies Mile Road and even into Highview Avenue North and South

Considering the last plan for this same area was refused due to over development , I find it incomprehensible that another plan has been put forward with even higher density buildings. Also it must be considered due to the underground river that flows beneath this site. Anyone caught up in the recent deluge in August will be aware that parts of Patcham were completely cut off. Then there is the loss of trees and gardens, all necessary for the “quality of air”.

Regarding pavements - there is not room for pavements on both sides of the Old London Road, and width would have to be found for residents crossing the road, bearing in mind it is a regular bus route.

The proposed design is definitely not in keeping with the area of the present houses that will have to be demolished.

There are so many unacceptable reasons for this application to be allowed, hence my objection.

Yours faithfully



J

DP167

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 169  
**Response Date** 10/09/18 16:58  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** NA

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Housing Sites

**H1 - Housing Sites & Mixed Use Sites**

**a) Do you support or object to policy H1?** Support

**H1 Support Reasons**

**b) Please explain why you support this policy?**

We need housing, the planning committee should forget it's own interests and create housing opportunities, regardless of neighbours concerns.

## H1 Housing Site Allocations

f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...

Patcham - more should be built, the estimates are conservative.

## H1 Housing Site Omissions

g) Are there any other sites that could be allocated as housing sites ?

Patcham bowling green & tennis courts, Mackie Park and Horsedean Lane rec- all are under used and could be used for much needed housing.

## H2 - Urban Fringe Housing Sites

a) Do you support or object to policy H2? Support

### H2 Support Reasons

b) Please explain why you support this policy?

We need more housing.

## H3 - Purpose Built Student Accommodation Sites

a) Do you support or object to policy H3? Support

### H3 Support Reasons

b) Please explain why you support this policy?

More housing.

**From:**  
**Sent:** 11 September 2018 05:05  
**To:** PlanningPolicy  
**Subject:** city plan part two consultation

Dear sir or madam

I wish to object to the proposed 46-54 old London Road should be removed from the list of sites for building on.

This is an old village as the density of buildings would not be in keeping the appearance and character of the area.

DP169

## Comment

|                        |  |
|------------------------|--|
| <b>Event Name</b>      | Consultation on the Draft City Plan Part 2 |
| <b>Comment ID</b>      | 178  |
| <b>Response Date</b>   | 11/09/18 08:49                             |
| <b>Status</b>          | Submitted                                  |
| <b>Submission Type</b> | Web  |
| <b>Version</b>         | 0.1  |

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** N/A

**Name**

**Name**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Housing Sites

**H1 - Housing Sites & Mixed Use Sites**

**a) Do you support or object to policy H1?** Object

**H1 Object Reasons**

**d) Please explain why you object to this policy?**

I object to the inclusion of Sites 32 and 32A. Please see my comments below.

**H1 Housing Site Allocations**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...**

#### **Comments regarding Sites 32 and 32A**

The council's City Plan Part 2 proposes that five dwellings could be built on the flat part of the reservoir at the top of Bear Road, referred to as Site 32A. However, this could not be undertaken whilst the reservoir is in use as it would damage the existing structures within the flint wall boundary. With an ever increasing number of dwellings being built, we are in need of further water sources and certainly need all of those we currently have.

Indeed the city plan states that –

Development proposals will not be permitted where they have an unaccepted impact on the quality or yield of local water resources used for public water supplies. I cannot see how building on the flat part of the reservoir could possibly be compatible with this stated declaration within the council's own plan regarding yield.

#### **DM20 pg. 68 Protection of amenity**

Even were this not to be the case regarding Site 32A, the council's plan section DM20 states that planning permission for any development including change of use will be granted where it would not cause loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is not liable to be detrimental to human health. Were dwellings to be built on the flat part of the reservoir, the amenity of the occupants of 6 to 11 Belle Vue Cottages would certainly be lost, given the close proximity of these properties to the western flint wall boundary of the reservoir.

Points 2.156, 2.158 and 2.159 state that when designing new development, applicants will be required to consider the effect of their proposal upon: visual privacy and overlooking; outlook and overshadowing and sunlight and daylight.

However, it is difficult to see how dwellings could be built within the boundary of the reservoir without affecting at a bare minimum, the visual privacy of the Belle Vue Cottages residents. All of the houses have bedroom and bathroom windows overlooking the reservoir and whilst some of the bathroom windows may have frosted glass in, the bedroom windows certainly don't.

2.159 Outlook is the visual amenity enjoyed by occupants when looking out of their windows or structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

The building of two storey plus dwellings within the reservoir would also affect the outlook and sunlight/daylight and result in overshadowing as they would be higher than the houses in Belle Vue Cottages. Instead of morning sunshine through their east facing windows, Belle Vue Cottages residents would instead be overshadowed by the properties within the reservoir perimeter.

#### **DM40 pg. 119 Protection of the Environment and Health – Pollution and Nuisance**

Section DM40 continues along these lines referring to amenity and outlook stating that planning permission will be granted for development proposals that can demonstrate they will not give rise nor be subject to material nuisance and/or pollution that would cause unacceptable harm to health, safety, quality of life, amenity, biodiversity and/or the environment (including air, land, water and built form).

#### **Urban Fringe Assessment 2015 Chapter 4 Sites 30 to 32, 32**

The raised area of the covered reservoir is regarded as amenity grassland

The assessment states that the Great Crested Newt is unlikely to be present due to lack of water bodies within 500 metres of Study Area. This is incorrect as there is in fact a dew pond at the eastern end of the Jewish cemetery, which is within 500 metres of both sites 32 and 32a.

The study also mentions that badgers are unlikely to be present in the Study Area due to a lack of suitable habitats. However, we know that there are several badgers in the area. There is at least one set within the front gardens of Belle Vue Cottages and there are additional sets the other side of the end wall of this cul-de-sac. We regularly see badgers coming through the large drainage hole at the end of this road and wandering up and down the road. The holes dug in our front gardens confirm this! Again this is within 500 metres of both study areas.

The report mentions that there are unlikely to be bats due to the nature of the buildings on Site 32 not being seen as suitable for roosting. This is erroneous as the residents of Belle Vue regularly see bats flying about in their gardens and over the reservoir. None of the residents have bats in their lofts, so the bats must be roosting within the stables complex on Site 32.

It seems that the compilers of the UFA did not visit the sites at dusk and/or during the night or they would have witnessed this wildlife themselves.

The City Plan had originally proposed that dwellings could be built to the southern end of the paddock on Site 32. However, Part 2 has acknowledged that this would have too great a visual impact so has now decreased the area covered by Site 32 to that north of the paddock. Even with this amendment, there would still be a negative visual impact. The claim is that as there are already houses nearby in Belle Vue Cottages, then the visual aspect has already been impacted. I would challenge this statement as the houses are not on the brow of the hill and blend in with the mature trees in the cemetery. Site 32 is far more exposed as there would be little in the way of trees to mitigate the visual impact.

The council seems to feel that the loss of a small business would be acceptable. However, the stables have been operating for over forty years and provide a valuable riding facility for people with disabilities. I am unaware of other stables in the immediate area that provide this service. Equally important are the opportunities provided for young people to help out at the stables. This helps young people to build their confidence, gives them something positive to do, keeping them off the street and reducing anti-social behaviour. With the loss of funding to previously run after school schemes in the Whitehawk area, this is especially important.

The council is keen to reduce pollution in Brighton and Hove and encourages people to use public transport. Unfortunately the nearest bus services to Sites 32 and 32a are sporadic and outside the central fare boundary, which makes using them more expensive. Taken together with the fact that the nearest supermarket at the gyratory is a mile away and not on a bus route from Sites 32 and 32a, then future residents would have to have a car in order to do their shopping.

There are no other shops, doctors surgeries or schools within a mile of these sites, the nearest being in Woodingdean where the early morning and late afternoon traffic already pollutes the air due to the regular traffic jams, which I'm sure councillors have experienced.

Whilst I appreciate that the council has a quota to meet, regarding the building of new houses, I fear that building on these sites would irrevocably change the landscape, from which there would be no return. It was only five years ago that the council declined to consider these sites as suitable for housing due to their proximity to the South Downs National Park.

## **H2 - Urban Fringe Housing Sites**

**a) Do you support or object to policy H2?**                      Object

## **H2 - Urban Fringe Site Allocations**

**f) If you wish to comment on any specific urban fringe site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...**

### **Comments regarding Sites 32 and 32A**

The council's City Plan Part 2 proposes that five dwellings could be built on the flat part of the reservoir at the top of Bear Road, referred to as Site 32A. However, this could not be undertaken whilst the reservoir is in use as it would damage the existing structures within the flint wall boundary. With an ever increasing number of dwellings being built, we are in need of further water sources and certainly need all of those we currently have.

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2.159 Outlook is the visual amenity enjoyed by occupants when looking out of their windows or structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

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DP170

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 177  
**Response Date** 10/09/18 21:58  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations**  Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** B&H Local Access Forum

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding**  Make general comments

**Any other comments**

Click on the links below to access supporting documents to the CPP2:

- Proposed CPP2 Implementation and Monitoring Targets [PDF, 506Kb]
- Sustainability Appraisal [PDF, 8MB]
- Sustainability Appraisal Non-Technical Summary [PDF, 385 KB]
- Consultation Statement [PDF, 8.6 MB]
- Appendix 7 to Consultation Statement [PDF, 20MB]
- CPP2 East Policy Map [PDF, 11MB]
- CPP2 West Policy Map [PDF, 14MB]
- CPP2 Central Policy Map [PDF, 9.4MB]
- Habitats Regulation Assessment [PDF, 18MB]

Background Studies and Topic Papers are also available on the City Plan Part Two website:

**AO1 Do you have any other comments on any other part of the plan or its supporting documents? If you are commenting on more than one supporting document / background study please make this clear in the box below by using headings.**

I found the format of Consultation not helpful. My general comments are as follows:

Housing site allocations: The speculative development of some greenfield sites on the Urban Fringe such as Ovingdean, and Saltdean: Falmer Avenue and Coombe Farm are **undemocratic** and should not be in the City Pan. They are opposed by local elected Councillors and local residents. Urban green space must be protected and development restricted to Brownfield sites. Higher standards of **Sustainability** such as the use of **solar power** should be a requirement in all new buildings.

Transport and Travel: **Radical measures** must be taken to reduce traffic pollution rather than just tinkering with the redesign of existing roads etc. Improvements to Public Transport, walking and cycling must be given the high priority.

---

**From:**  
**Sent:** 11 September 2018 07:01  
**To:** PlanningPolicy  
**Subject:** City Plan Part 2 Consultation

I wish to express my objection to the proposal to develop 30 residential units on the land occupied by 5 homes located at 46 to 54 Old London Road, Patcham.

The proposal appears to be similar in scale and density to that of the rejected McCarhy & Stone proposal, and as such, I believe that the Planning Inspectors comments and conclusion on that proposal are valid for this. I believe that this scale and density of housing would spoil the village look & feel, and materially detract from the character and appearance of the area.

Many of the other reasons which led 350 people to object to McCarthy and Stone's last application continue to apply, including:

Flood risk - the site is prone to flooding from 3 sources – ground water, surface water and sewers overflowing

Parking - 30 new homes will intensify parking problems in road

Traffic - increase in congestion volume

Trees, mature gardens & wildlife - replaced by intensive building and parking

Privacy - loss of privacy to surrounding neighbours, plus unsightly outlook

Any proposals need to be proportionate, appropriate and sensitive to the surroundings.

**For Official Use:**

Respondent Number:

Date Received: / / /2018

Entered onto Portal: Yes/No

**Draft City Plan Part Two**  
**Consultation Period: 5th July 2018 until**  
**5pm on 13th September 2018**  
**Word Response Form**

Accessibility Notice: (Ctrl & click to view): <https://www.brighton-hove.gov.uk/content/about-website/help-using-council-website/accessibility>

### **Draft City Plan Part Two – Consultation**

Brighton & Hove City Council has published the draft City Plan Part Two for a 10 week period of consultation starting 5<sup>th</sup> July 2018. This follows on from the scoping consultation undertaken July - September 2016.

The draft City Plan Part Two sets out the preferred approach and includes proposed site allocations for housing and other uses such as employment and community facilities and contains a suite of development management policies which will be used to assess planning applications. The City Plan Part Two will support the implementation and delivery of the City Plan Part One.

The council is seeking your views on the draft Plan and supporting documents. Your comments will help inform the final version of the City Plan Part Two. So if you have any comments about the approaches in the plan then we would urge you to submit those comments during this consultation so that they can be fully taken into account.

The Draft City Plan Part 2 and supporting documents including a quick guide to the City Plan Part Two as well as background evidence documents are available to view and download from the Council's website at: [www.brighton-hove.gov.uk/cityplan-part2](http://www.brighton-hove.gov.uk/cityplan-part2).

**Part A: Contact Details**

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations**

Yes X

No

Privacy Notice: (ctrl & click to view)

<https://www.brighton-hove.gov.uk/content/planning/planning-applications/planning-service-privacy-statement>

*Please note that you must complete Part A as anonymous forms cannot be accepted.*

|  |                      |
|--|----------------------|
| <b>Organisation Name (If applicable)</b> | Arena Racing Company |
| <b>Name</b>                              |                      |
| <b>Address</b>                           |                      |
| <b>Email Address</b>                     |                      |
|  |                      |
| <b>Agent Name (If applicable)</b>        |                      |
| <b>Agent Name</b>                        |                      |
| <b>Agent Address</b>                     |                      |
| <b>Agent Email Address</b>               |                      |

## Part B: Your Representation relating to Development Management Policies

*Please use a separate sheet for representations against each Development Management policy*

(ctrl & click to view)

[Housing, Accommodation & Community chapter \(policies DM1-DM10\)](#)

[Employment Tourism & Retail Chapter \(policies DM11-DM17\)](#)

[Design & Heritage Chapter \(policies DM18-DM32\)](#)

[Transport & Travel Chapter \(policies DM32-DM36\)](#)

[Environment & Energy Chapter \(policies DM37-DM46\)](#)

**Policy Number** (e.g. DM1)

**Policy Name** (e.g. Housing Quality, Choice and Mix)

**a) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**Part C: Your Representation(s) relating to Site Allocations**

**Site Allocations - Special Area policies**

(Ctrl & click to view): [SA7 Benfield Valley Policy](#)

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

## Site Allocations – Strategic Site Allocations

(Ctrl & click to view): [Strategic site allocations: \(policies SSA1-SSA7\)](#)

Please use a separate sheet for representations against each Strategic Site Allocation

- SSA1, Brighton General Hospital Site
- SSA2, Combined Engineering Depot, New England Road
- SSA3, Land at Lyon Close, Hove
- SSA4, Sackville Trading Estate & Coal Yard, Hove
- SSA5, Madeira Terrace & Madeira Drive
- SSA6, Former Peter Pan Leisure Site (adjacent Yellow Wave)
- SSA7, Land Adjacent Amex Community Stadium, Falmer Way

**Policy Number**

**Policy Name**

a) **Do you Support or Object to the policy?**

Support  If you support this policy, please go to questions (b) and (c)  
Object X If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

d) **Please explain why you object to this policy?**

The opportunity should be taken to add Brighton Racecourse to the list of sites the subject of a strategic sites policy. It is already designated as a major sporting venue and recognised as an important tourist attraction supporting the economy. Arena Racing is seeking to pursue a masterplan for the racecourse and adjacent land in its control that will enhance the racecourse; provide additional tourism and leisure development as well as considering the potential for other forms of development as part of a masterplan approach. This comprehensive approach is most appropriately dealt with in policy terms through the designation of the racecourse as a strategic site subject to a specific policy.

e) **If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

The wording of the strategic site policy for the racecourse could follow the same structure as the policy for other strategic sites. It could allocate the racecourse for a range of uses as part of an overall redevelopment. Such uses could include leisure and tourism uses; a new hotel; commercial uses; car parking and the retention of the racecourse itself. Planning permission could be stated to be granted for proposals that reflect the existing constraints of the site; existing development plan policies and with the principles of an approved concept plan for the site that will designate areas for certain uses and consider the redevelopment of land surplus to racecourse requirements for other uses such as housing and commercial. A series of criteria could be inserted within the policy which Arena is intending to discuss with planning officers as part of a pre-application process which is currently underway.

**f) Are there any other sites that could be allocated as strategic sites ?**

Brighton Racecourse and adjacent land.

**Site Allocations - Housing Sites**

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

**H1 - Housing Sites & Mixed Use Sites**

**a) Do you Support or Object to the policy?**

Support  If you support this policy, please go to questions (b) and (c)  
Object  If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

**g) Are there any other sites that could be allocated as housing sites ?**

**H2 – Urban Fringe Housing Sites**

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

**a) Do you Support or Object to the policy?**

- Support          If you support this policy, please go to questions (b) and (c)  
Object           If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

### **H3 - Purpose Built Student Accommodation Sites**

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

**a) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) If you wish to comment on any specific student housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

**g) Are there any other sites that could be allocated as sites for student housing?**

## **Site Allocations - Employment Site**

(Ctrl & click to view): [Opportunity site for business and warehouse uses: \(policy E1\)](#)

**a) Do you Support or Object to the policy?**

Support  If you support this policy, please go to questions (b) and (c)  
Object  If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as employment sites ?**

## Part D: Your Representation(s) relating to Any Other Comments & Equalities

### Any other comments

Please use a separate sheet for each representation

(Ctrl & click to view):

- [Introduction](#)
- [Appendix 1: Glossary of terms](#)
- [Appendix 2 Parking Standards – Policy DM36 Parking and Servicing \(adopted Parking Standards SPD\)](#)
- [Appendix 3 - Local Wildlife Sites \(Policy DM37 Green Infrastructure and Nature Conservation](#)
- [Appendix 4 - Policy H2 Urban Fringe Housing Site Maps \(see also proposed draft Policies Map\)](#)
- [Appendix 5 - List of Brighton & Hove Local Plan policies that will be superseded on adoption of the City Plan Part 2](#)
- [Appendix 6 Table 1 – Proposed Changes to Policy Map – new additions/ amendments by virtue of policies in Draft City Plan Part 2/ Updates](#)
- [Appendix 6 Table 2 Policies Map – Proposed Changes to the City plan Part 1 Policies Map due to retained Brighton & Hove Local Plan Policies being superseded by City Plan Part 2 policies](#)
- [Supporting documents to the City Plan Part Two](#)
- [Background studies for the City Plan Part Two](#)

**AO1 Do you have any other comments on any other part of the plan or its supporting documents? If you are commenting on more than one supporting document / background study please make this clear in the box below by using headings.**

## Equalities

The council has a duty under the Equalities Act 2010 to eliminate discrimination and advance equality of opportunity for people with the following protected characteristics: age, disability, race, religion, sex, sexual orientation, gender reassignment, marriage and civil partnership, and pregnancy and maternity. In addition the council has a duty to foster good relations between all communities.

A Health and Equalities Impact Assessment on the Draft City Plan Part Two has been undertaken and is available to view [here](#) [PDF, 2.8MB]

**AO2 Do you consider the City Plan Part Two to have any equalities implications, positive or negative? If so, please provide further details.**

|  |
|--|
|  |
|--|

|                 |         |
|-----------------|---------|
| <b>Signed*:</b> |         |
| <b>Dated*:</b>  | 11.9.18 |

All representations must be received at the email or postal address given on this form by **5.00pm on 13<sup>th</sup> September 2018.**

**Due to the length of the consultation period please kindly note that late representations will not be accepted.**

Completed forms should be sent to:

Email: [planningpolicy@brighton-hove.gov.uk](mailto:planningpolicy@brighton-hove.gov.uk)

Post: Consultation on the Draft City Plan Part Two  
Brighton & Hove City Council  
Planning Policy Team  
1<sup>st</sup> Floor Hove Town Hall  
Norton Road  
Hove BN3 3BQ

If you have any further queries please contact us on 01273 292505 or via email [planningpolicy@brighton-hove.gov.uk](mailto:planningpolicy@brighton-hove.gov.uk)



**Draft City Plan Part Two**  
**Consultation Period: 5th July 2018 until**  
**5pm on 13th September 2018**  
**Word Response Form**

**For Official Use:**

Respondent Number:

Date Received: / / /2018

Entered onto Portal: Yes/No

Accessibility Notice: (Ctrl & click to view): <https://www.brighton-hove.gov.uk/content/about-website/help-using-council-website/accessibility>

### **Draft City Plan Part Two – Consultation**

Brighton & Hove City Council has published the draft City Plan Part Two for a 10 week period of consultation starting 5<sup>th</sup> July 2018. This follows on from the scoping consultation undertaken July - September 2016.

The draft City Plan Part Two sets out the preferred approach and includes proposed site allocations for housing and other uses such as employment and community facilities and contains a suite of development management policies which will be used to assess planning applications. The City Plan Part Two will support the implementation and delivery of the City Plan Part One.

The council is seeking your views on the draft Plan and supporting documents. Your comments will help inform the final version of the City Plan Part Two. So if you have any comments about the approaches in the plan then we would urge you to submit those comments during this consultation so that they can be fully taken into account.

The Draft City Plan Part 2 and supporting documents including a quick guide to the City Plan Part Two as well as background evidence documents are available to view and download from the Council's website at: [www.brighton-hove.gov.uk/cityplan-part2](http://www.brighton-hove.gov.uk/cityplan-part2).

**Part A: Contact Details**

I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations

Yes

No

Privacy Notice: (ctrl & click to view)  
<https://www.brighton-hove.gov.uk/content/planning/planning-applications/planning-service-privacy-statement>

*Please note that you must complete Part A as anonymous forms cannot be accepted.*

|  |  |
|--|--|
| <b>Organisation Name (If applicable)</b> |  |
| <b>Name</b>                              |  |
| <b>Address</b>                           |  |
| <b>Email Address</b>                     |  |
|  |  |
| <b>Agent Name (If applicable)</b>        |  |
| <b>Agent Name</b>                        |  |
| <b>Agent Address</b>                     |  |
| <b>Agent Email Address</b>               |  |

## **Part B: Your Representation relating to Development Management Policies**

*Please use a separate sheet for representations against each Development Management policy*

(ctrl & click to view)

**Housing, Accommodation & Community chapter (policies DM1-DM10)**

**Employment Tourism & Retail Chapter (policies DM11-DM17)**

**Design & Heritage Chapter (policies DM18-DM32)**

**Transport & Travel Chapter (policies DM32-DM36)**

**Environment & Energy Chapter (policies DM37-DM46)**

**Policy Number** (e.g. DM1) DM1-DM10

**Policy Name** (e.g. Housing Quality, Choice and Mix) Housing

**a) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

## Part C: Your Representation(s) relating to Site Allocations

### Site Allocations - Special Area policies

(Ctrl & click to view): [SA7 Benfield Valley Policy](#)

#### **a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)

If you object to this policy, please go to questions (d) and (e)

#### **b) Please explain why you support this policy?**

#### **c) If you support this policy but have some suggested wording changes please outline these clearly below**

#### **d) Please explain why you object to this policy?**

#### **e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**Site Allocations – Strategic Site Allocations**

(Ctrl & click to view): [Strategic site allocations: \(policies SSA1-SSA7\)](#)

*Please use a separate sheet for representations against each Strategic Site Allocation*

- SSA1, Brighton General Hospital Site
- SSA2, Combined Engineering Depot, New England Road
- SSA3, Land at Lyon Close, Hove
- SSA4, Sackville Trading Estate & Coal Yard, Hove
- SSA5, Madeira Terrace & Madeira Drive
- SSA6, Former Peter Pan Leisure Site (adjacent Yellow Wave)
- SSA7, Land Adjacent Amex Community Stadium, Falmer Way

**Policy Number**

**Policy Name**

**a) Do you Support or Object to the policy?**

Support  **If you support this policy, please go to questions (b) and (c)**  
 Object  **If you object to this policy, please go to questions (d) and (e)**

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as strategic sites ?**

## Site Allocations - Housing Sites

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

### H1 - Housing Sites & Mixed Use Sites

**a) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

**g) Are there any other sites that could be allocated as housing sites ?**

**H2 – Urban Fringe Housing Sites**

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

**a) Do you Support or Object to the policy?**

Support  If you support this policy, please go to questions (b) and (c)  
Object x If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

**46 to 54 OLD LONDON ROAD, PATCHAM**

We have read the BHCC Draft City Plan Part 2. This appears to be another example of Central Government forcing local authorities to meet unrealistic targets without any consideration on the impact of the wider community and the society as a whole.

In particular we are writing to express our concerns regarding the proposal to replace the five family homes located at 46 to 54 Old London Road with a development of 30 residential units.

The proposed development plan appears to be very similar, **if not more extensive**, than the development submitted previously by McCarthy & Stone. To build 30 substantial and residential units on the site would mean that, although the design of the buildings may differ, the scale of the development would be a similar to the McCarthy & Stone

proposal.

Old London road is already congested with traffic and on-street parking. This road is a bus route and invariably the bus drivers experience difficulty negotiating the parked cars. A development of 30 'substantial family homes', as outlined in the Draft plan, is going to cause serious problems with parking – 30 family homes equals at least 30 cars, and quite possibly an average of two cars in each household = 60 cars. The local businesses in the village are already suffering as there are limited spaces for customers to park, due to the increasing number of vehicles parked in Old London Road – it is a known fact that commuters park in the area and get the bus into Brighton. To further develop in this area would have a serious impact on the environment, eg air pollution.

Some of the comments made by the Planning Inspector in respect of the development proposed by McCarthy & Stone, namely:

***“I consider that the proposed building would, by virtue of a combination of its scale, density, massing and width, be a dominant and over-bearing feature that would detract from the attractive suburban character of this part of Old London Road.... I consider that the proposed development would cause significant harm to the character and appearance of the area.***

***... it would cause significant harm by virtue of its impact on the character and appearance of the area. Overall, having carefully considered all of the evidence before me, I consider that the aforementioned benefits of the scheme, taken as a whole, do not outweigh the significant harm that I have identified in this case.”***

The present proposal to build 30 residential units on the site raises a number of points:

- 1. The Planning Inspector expressed a considered view of the development proposed by McCarthy & Stone. It would appear inappropriate for Brighton & Hove City Council to disregard that view 12 months later.*
- 2. It is of concern that the population density and the scale of the proposed development would set an unwelcome precedent, and lead to further intensive developments in the area.*
- 3. From McCarthy & Stone's point of view, to learn of the present proposal to develop the site they would certainly be making representation and asking the Council why the development proposed by McCarthy & Stone was opposed, yet now the Council is considering a development that is not that different.*

We are surprised that the Council should now be considering a development that is materially similar to a development that generated a good deal of local opposition last year; a development that the Council opposed; and which the Planning Inspector also opposed. Perhaps, in the interests of not wasting its own time – and therefore our money – the Council should look at generating proposals that might be acceptable, perhaps even welcome, rather than attempting to resurrect a proposal altogether too similar to one that has already been so publicly discredited.

The site in Old London Road, as is general knowledge, is prone to flooding from 3 sources:

1. ground water
2. surface water

3. sewers overflowing.

We did a 'google' search on flooding in Patcham and this search produced, without any shadow of a doubt, that flooding has been a problem for many, many years.

Patcham has been designated (by the Council) as a "flood risk hot spot".

### **H3 - Purpose Built Student Accommodation Sites**

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) If you wish to comment on any specific student housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

**g) Are there any other sites that could be allocated as sites for student housing?**

## **Site Allocations - Employment Site**

(Ctrl & click to view): [Opportunity site for business and warehouse uses: \(policy E1\)](#)

**a) Do you Support or Object to the policy?**

Support

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Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as employment sites ?**

**Part D: Your Representation(s) relating to Any Other Comments & Equalities**

**Any other comments**

*Please use a separate sheet for each representation*

(Ctrl & click to view):

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- [Appendix 2 Parking Standards – Policy DM36 Parking and Servicing \(adopted Parking Standards SPD\)](#)
- [Appendix 3 - Local Wildlife Sites \(Policy DM37 Green Infrastructure and Nature Conservation](#)
- [Appendix 4 - Policy H2 Urban Fringe Housing Site Maps \(see also proposed draft Policies Map\)](#)
- [Appendix 5 - List of Brighton & Hove Local Plan policies that will be superseded on adoption of the City Plan Part 2](#)
- [Appendix 6 Table 1 – Proposed Changes to Policy Map – new additions/ amendments by virtue of policies in Draft City Plan Part 2/ Updates](#)
- [Appendix 6 Table 2 Policies Map – Proposed Changes to the City plan Part 1 Policies Map due to retained Brighton & Hove Local Plan Policies being superseded by City Plan Part 2 policies](#)
- [Supporting documents to the City Plan Part Two](#)
- [Background studies for the City Plan Part Two](#)

**AO1 Do you have any other comments on any other part of the plan or its supporting documents? If you are commenting on more than one supporting document / background study please make this clear in the box below by using headings.**

**Equalities**

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**AO2 Do you consider the City Plan Part Two to have any equalities implications, positive or negative? If so, please provide further details.**

|                 |                                |
|-----------------|--------------------------------|
| <b>Signed*:</b> |                                |
| <b>Dated*:</b>  | 5 <sup>th</sup> September 2018 |

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Brighton & Hove City Council  
Planning Policy Team  
1<sup>st</sup> Floor Hove Town Hall  
Norton Road  
Hove BN3 3BQ

If you have any further queries please contact us on 01273 292505 or via email [planningpolicy@brighton-hove.gov.uk](mailto:planningpolicy@brighton-hove.gov.uk)

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**From:**  
**Sent:** 11 September 2018 11:39  
**To:** PlanningPolicy  
**Subject:** city plan part 2 consultation

re Old London Road, Patcham

Just over a year ago now, my family along with many Patcham residents spent many hours writing emails, letters, attending meetings, delivering leaflets and attending a very long drawn out meeting held in the council chambers because we strongly objected to the proposal of flats being built in Old London Road. Our reasons for objecting were due to the increased risk of flooding, parking, traffic, a loss of green space, privacy and pleasant outlook to surrounding neighbours.

The application was rejected by the Government Inspectorate. I therefore cannot understand why the area has been included in a city plan for development of 30 units. The site is not suitable for this type of over development. Please do not include this site in your city plan, which would give a green light to developers to submit planning applications.

DP175

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 185  
**Response Date** 11/09/18 14:20  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** Nub Brighton

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding**

- . Housing, Accomodation and Community
- . Design & Heritage
- . Transport and Travel
- . Environmental and Energy
- . Site Allocations - Housing Sites
- . Make general comments

**DM1 - Housing Quality, Choice and Mix**

**a) Do you Support or Object to policy DM1?** Support

**DM1 Support Reasons**

**b) Please explain why you support this policy?**

As a member of Brighton & Hove Community Land Trust and part of a community self-build group it is good to see this in there. This is also appropriate considering the increase in the size of the self-build register and the incoming 'Homes for England' national grants, which many CSB groups may be applying for.

#### **DM18 - High Quality Design & Places**

**a) Do you support or object to policy DM18?** Support

#### **DM18 Support Reasons**

**b) Please explain why you support this policy?**

I think high quality design is extremely important.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

Recognise that high quality design can come from community led development, where motivations other than profit are the primary driver (eg: the creation of long term sustainable housing with a low carbon footprint that utilises the most up-to-date house-building technologies & contemporary design.

#### **DM22 - Landscape Design & Trees**

**a) Do you support or object to policy DM22?** Support

**b) Please explain why you support this policy?**

There is a growing body of evidence that people who live in areas with trees and green space have significantly higher health and wellbeing and there is reduced anti-social behavior and vandalism.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

again, Recognise that consideration of having quality landscape design and protection of existing trees and planting of new ones can come from community led housing development, where motivations other than profit are the primary driver (eg: responsibility to local greenspace engendered by group being more invested as creating own homes.)

#### **DM26 - Conservation Areas**

**a) Do you support or object to policy DM26?** Support

**b) Please explain why you support this policy?**

Conservation areas and green space provide huge environmental, health and wellbeing capital for local areas and residents.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

Be good for this recommendation to include recognition that protection of, and respect for conservation areas can come from community led housing development, where motivations other than profit are the primary driver (eg: responsibility to local greenspace engendered by group being more invested as creating own homes.) Could be argued more likely to come from these kind of developments than those of private/outside developers.

#### **DM33 - Safe, Sustainable & Active Transport**

a) Do you support or object to policy DM33? Support

#### DM33 Support Reasons

b) Please explain why you support this policy?

Reducing car use, road congestion and improving air-quality should be key priorities for the city council in terms of meeting legal obligations and protecting the health and wellbeing of residents.

#### DM33 Support Wording Changes

c) If you support this policy but have some suggested wording changes please outline these clearly below

Be good for this recommendation to include recognition that community led housing development is uniquely placed to encourage more sustainable and active transport as these kinds of developments can include share-cars and bikes, and community micro-travel plans. Could be argued more likely to come from these kind of developments than those of private/outside developers.

#### DM35 - Travel Plans & Transports Assessments

a) Do you support or object to policy DM35? Support

#### DM35 Support Wording Changes

c) If you support this policy but have some suggested wording changes please outline these clearly below

Recognise that community self-build developments can be encouraged to develop community travel plans.

#### DM36 - Parking & Servicing

a) Do you support or object to policy DM36? Support

#### DM36 Support Reasons

b) Please explain why you support this policy?

Parking is so closely linked to car use that it is a key driver in encouraging more sustainable travel and challenging car use.

#### DM36 Support Wording Changes

c) If you support this policy but have some suggested wording changes please outline these clearly below

Be good to see recognition that community self-build developments can reduce parking capacity through the use of community share-cars and active travel resources such as share bikes.

#### DM37 - Green Infrastructure & Nature Conservation

a) Do you support or object to policy DM37? Support

#### DM37 Support Reasons

b) Please explain why you support this policy?

Green spaces, wildlife and local ecology are huge resources spanning health, wellbeing, sustainability, air quality and quality of life. It is important that they are protected for the long-term health and wellbeing of all residents.

## DM37 Support Wording Changes

### c) If you support this policy but have some suggested wording changes please outline these clearly below

It would be good if the plan could acknowledge that the encouragement of community self-build development above, where appropriate, external private housing development, can have protective qualities for green infrastructure and conservation. This is due to the proven investment of the people doing the development (they will be living in the homes), and to their community (it is essential that self-build groups build trust with the communities they are building in), and the fact that ethos/drivers go beyond or totally ignore private profit, unlike private developments.

## DM38 - Local Green Spaces

a) Do you support or object to policy DM38? Support

### DM38 Support Wording Changes

### c) If you support this policy but have some suggested wording changes please outline these clearly below

Recognise that not all developments are equal, and some would be able to create housing that would be of the right scale and environmental sensitivity to not threaten the unique qualities of our local green spaces - for example - small scale community self-build.

## DM44 - Energy Efficiency & Renewables

a) Do you support or object to policy DM44? Support

### DM44 Support Reasons

### b) Please explain why you support this policy?

Energy efficiency and the use of and encouragement of sustainable energy development at both an individual house-owner and community led energy company level is essential.

### DM44 Support Wording Changes

### c) If you support this policy but have some suggested wording changes please outline these clearly below

Recognise that community self-build developments are uniquely well-placed to deliver innovative and sustainable energy use. This is because the primary driver of most, if not all, of these groups/communities is not profit - but often also higher ideals of sustainability, communal responsibility and commitment to the city.

## DM46 - Heating & Cooling network infrastructure

a) Do you support or object to policy DM46? Support

## H2 - Urban Fringe Housing Sites

a) Do you support or object to policy H2? Support

### H2 Support Reasons

### b) Please explain why you support this policy?

We have a housing crisis in the city and we must identify and use sites that would be improved and made useful through sensitive and appropriate housing developments such as brownfield and urban fringe sites.

## H2 Support Wording Changes

### c) If you support this policy but have some suggested wording changes please outline these clearly below...

Recognise that community self-build is particularly well placed to build on awkward/smaller sites that may not be attractive for larger scale housing, and also provide sustainable and innovative additions to mixed-use larger developments.

### Any other comments

Click on the links below to access supporting documents to the CPP2:

- . Proposed CPP2 Implementation and Monitoring Targets [PDF, 506Kb]
- . Sustainability Appraisal [PDF, 8MB]
- . Sustainability Appraisal Non-Technical Summary [PDF, 385 KB]
- . Consultation Statement [PDF, 8.6 MB]
- . Appendix 7 to Consultation Statement [PDF, 20MB]
- . CPP2 East Policy Map [PDF, 11MB]
- . CPP2 West Policy Map [PDF, 14MB]
- . CPP2 Central Policy Map [PDF, 9.4MB]
- . Habitats Regulation Assessment [PDF, 18MB]

Background Studies and Topic Papers are also available on the City Plan Part Two website:

<https://www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-two-background-studies-topic-papers>

### AO1 Do you have any other comments on any other part of the plan or its supporting documents? If you are commenting on more than one supporting document / background study please make this clear in the box below by using headings.

While it is good to see community self-build mentioned positively in the City Plan Part 2, I feel that this support could be given more explicitly and in more detail. As a member of BHCLT and a local self-build group, I would like the following benefits/opportunities of encouraging and facilitating community self build to be included: 1) community self build (CSB) communities create communities from people who are already resident and committed to the city. 2) CSB helps key-workers and those on low-incomes to stay in the city that otherwise may be priced out. 3) although not all CSB will take people off the housing register, they do create sustainable affordable housing that can be kept out of the general private housing market and therefore help families stay in the city across generations as well as cool the unsustainable inflation of housing prices. 4) CSB does not have private profit as its driving force (as private developers and even some housing associations do) but rather the building of a sustainable community that helps people thrive. 5) CSB can have a protective effect on the health and wellbeing of its members by providing life-long affordable housing and reducing living costs. This then frees up more money to be spent on the local economy and a likely reduction in the needs of these members to access acute and social care services. 6. I would like to see the council make a commitment to put CSB above private developers in terms of access to land of all types.

### Equalities

The council has a duty under the Equalities Act 2010 to eliminate discrimination and advance equality of opportunity for people with the following protected characteristics: age, disability, race, religion, sex, sexual orientation, gender reassignment, marriage and civil partnership, and pregnancy and maternity. In addition the council has a duty to foster good relations between all communities.

A Health and Equalities Impact Assessment on the Draft City Plan Part Two has been undertaken and is available to view here [PDF, 2.8MB]

.

**AO2 Do you consider the City Plan Part Two to have any equalities implications, positive or negative? If so, please provide further details.**

As outlined in my general statement above, if we are to make housing more affordable, varied and inclusive - Community Self Build should be encouraged, resourced and prioritised wherever possible.

DP176

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 184  
**Response Date** 11/09/18 13:19  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** N/A

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Housing, Accomodation and Community

**DM7 - Homes in Multiple Occupation**

**a) Do you support or object to policy DM7?** Support

**DM7 Support Reasons**

**b) Please explain why you support this policy?**

There is every financial incentive for the numerous colleges and universities in Brighton & Hove to increase their student numbers without limit. But they have no obligation to consider their students' accommodation. Businesses benefit but residents don't, and students pay no Council Tax! A MUCH

stricter licensing system for HMOs is urgently needed to stop student exploitation, landlord profiteering and a steep decline in family accommodation. In my short stretch of residential terraced housing (c.100m) there are 4, soon to be 5 HMOs. This is very detrimental to neighborhood, community and local amenity, eg. parking.

### **DM10 - Public Houses**

**a) Do you support or object to policy DM10?** Support

### **DM10 Support Reasons**

**b) Please explain why you support this policy?**

Pubs are focal points for community, neighbourhoods and entertainment. Profiteering by chopping them into housing units yields profit solely to the developer but imposes the social losses all to the community. Planning exists to stand up for the community's interests, and this policy and the vigorous application of ACV status for marginal pubs (eg the Bevvys) should be Council policy.



## Brighton Society Comments on Draft City Plan Part 2

### Housing

#### DM1 Housing Quality, Choice and Mix

- a The problem of changing needs as families grow should be addressed. How can

new buildings on new housing developments be extended to cater for a growing family? Often people prefer to stay in the same house rather than uproot to a new neighbourhood or - given the costs of stamp duty and other expenses - can't afford to move in the first place.

- b The extent of the problem needs to be seen in the context of the projected housing needs of:

|        |       |
|--------|-------|
| 1-bed: | 14.4% |
| 2-bed: | 35.2% |
| 3-bed: | 34.2% |
| 4+bed: | 15.2% |

(Source: G.L.Hearn OAN report June 2015)

Almost 50% of the city's housing requirement is for family homes of 3 - 4 bedrooms or more.

- c What proportion of the new housing developments approved recently contribute to the 50% requirement referred to above for 3 or 4-bed houses? The lack of new homes being approved for new dwellings of those types is we suspect, the main problem which needs to be addressed for the C3 uses described in Policy DM1.

- d para 2.11: Add: "small scale horticultural uses"

- e para 2.13: Add: "external storage for bicycles, garden tools and furniture etc."

f **Monitoring procedure**

It is important to carry out monitoring of housing targets on a frequent and regular basis. Besides the annual targets for the various categories of housing (i.e private, affordable, size of units - 1-bed, 2-bed 3-bed etc.), the reviews should refer to the actual target, the planning approvals granted and the numbers of units built. Reviews should be carried out at six monthly intervals and the results posted on the Council website.

The review should also highlight the numbers of 'windfall' developments which were not specifically included in the official targets. Past experience has shown that the numbers of new dwellings resulting from windfall developments has consistently been considerably more than the numbers forecast, so it is important to monitor this.

There should be a procedure set out somewhere within the City Plan, by which actual planning approvals granted for the various types of housing described in the Housing, Accommodation and Community Topic can be monitored against the projected needs.

### **DM2 Retaining Housing and residential accommodation**

- a para 2.17: *“Where it can be demonstrated that there has been a material change of use from a residential use e.g. to a holiday let, then this policy may be used for enforcement purposes. The intensification of such uses on a permanent basis can harm the residential amenity or character of the locality due to levels of activity that cause excessive noise and disturbance to residents.”*

**AGREE**, but change ‘may’ to ‘will’.

**Also:** It is unlikely the Council will achieve this aim, however. The private student rental sector along with other private lets will continue to affect residents’ quality of life and reduce choice as to where they would like to live due to the high number of homes being converted. The intensification of such uses on a permanent basis can harm the residential amenity or character of the locality due to levels of activity that cause excessive noise and disturbance to residents.

The amount of private rented properties in Brighton & Hove is 21% - twice as high as the national average, with a very high number of HMOs. (See Additional HMO licensing schemes on the Council's website)

The Council should lobby the government to change the policies on No Fault Evictions, Permitted Development Rights and Council Tax and Business Tax exemptions. The Council is losing millions of pounds with these exemptions.

For example if the number of HMOs is say about 2,500 and the average expected rates on such properties are say £1,600 p.a., the loss to the city would be £4M.

- b. para 2.17: It is estimated that another 2,500 properties are private rentals such as holiday flats and houses, party houses, Airbnb, Uber etc

Efforts should be made to ensure that a significant change of use such as a holiday let or AirBnB be made subject to a planning application or Article 4 direction throughout the city.

See also our comments under DM7 item c.

- c para 2.19: Could not the Council be more pro-active in discouraging second homes and holiday lets in the City to bring as many housing units as possible into full time use by local people?
- d Is there information on how many properties in the city are second homes and/or vacant? What is the Council’s Empty Property Service Plan and how does it work? It needs to be explained.

### **DM3 Residential conversions and the retention of smaller dwellings**

- a para 2.21: see comments DM1 a, b, and f above.

### **DM4 Housing and Accommodation for Older Persons**

- a Add to the list a) -g) the desirability of older people remaining within the same neighbourhood should they move to smaller or more specialised accommodation - (e.g. sheltered housing or care homes).

Older people also need to be located at or near ground floor levels.

These considerations imply that potential sites for such developments should be specifically identified on a neighbourhood basis, or a proportion of housing suitable for the elderly should be identified within larger housing developments within those neighbourhoods, in order to meet the need.

Given the 41% increase in the numbers of older people described in para 2.26, this is a critical housing requirement which needs to be set out more clearly than it is within the draft City Plan.

- b para 2.29: are there enough incentives within the City Plan to make it attractive to developers to provide housing for older persons? Why would they do that when they could probably make more money providing 2-bedroom flats on the upper levels of tall buildings for young professionals?
- c para 2.31:
  - what would the age restriction referred to in this paragraph be?
  - communal meeting lounge – this needs to be a requirement for clusters over a certain size – say more than 10 dwellings.

#### **DM6 Build to Rent Housing**

- a We support the build to rent sector as the present shorthold system does not always provide good quality property. We would suggest further measures to ensure that the present provision of private renting is regulated by licensing and other measures to ensure suitable and good quality housing for tenants for longer occupancy (eg as in Germany). Tenancy should be for a minimum of 3 years, not *at least* 3 years.
- b para 2 – although we agree that as much affordable housing as possible should form part of the contribution made by developers towards affordable housing, how relevant are these aims in the light of recently approved developments, particularly where the percentage of affordable housing has been allowed to drop from the 40% target set out in CP20 to below 15% or less?

Why should there be considerable differences in the proportion between one development and another? Construction costs and project costs must be comparable, so the cost of land must be the main variable. So a developer, knowing he can get away with less affordable housing than the 40% set out in CP20 could be tempted to offer more to secure the land, as a way around the viability process and evading his obligation to provide affordable housing.

The whole process is flawed and needs a re-think.

- c para 2.44 – open space. This is important. As the densities of housing and the additional people living within the city increases, the demands on public open space will become even more critical.

The existing parks in the city are already under severe pressure of demands for sport, recreation and exercise, and increasingly as a source of Council funding by accommodating major events. Yet funds for essential maintenance have been cut to the bone and the quality of our city parks is suffering as a result. More funding from Section 106 agreements and/or CIL funds is desperately required. This funding need needs to be recognised as an aim in the City Plan, beyond the basic requirement of CP16.

- d Management issues. Increasingly developers are claiming that they cannot find anyone to manage affordable housing where relatively small numbers of affordable dwellings are involved, and using commuted payments instead.

This process needs to be clarified, including details of how such funds are to be spent on providing the numbers of affordable dwellings the commitment to which the developer has avoided. This sum should include the additional market value of the extra units released by the relaxation of the obligation. Does it?

#### **DM7 Houses in Multiple Occupation (HMOs)**

- a In general we agree with this policy particularly with regard to the criteria and reasoned justification. Unfortunately, much damage has been done to areas of the city due to the proliferation of HMOs that has resulted in demographic changes which have affected for example, primary school numbers.

In Coldean, Moulsecoomb, Bevendean, Coombe Road and St Bart's, entry numbers are so low that these schools are either in danger of closing or having their staffing levels halved. Some areas of the city suffer anti-social behaviour due to HMO student proliferation that includes noise, rubbish and litter. Some areas are becoming ghettos, and residents have gradually moved away.

- b para 2.61 states *"It is hoped that as the supply of Purpose Built Student Accommodation to meet the need from the city's educational establishments increases, the demand for HMOs from the student population will decrease."*

It is very unlikely that this will happen for as we know students prefer to leave campus (or PBSA) after one year. Perhaps conditions could be implemented that students in PBSA should stay for the three years while at University, bearing in mind the facilities provided. It is common for students to stay in PBSA for three years in some areas, such as York.

- c We suggest that the Local Authority lobby Government to change legislation with regard to private holiday lettings, party houses, and other lets such as AirBnB, as in effect they are HMOs. The Council believe that residents don't complain about noise issues, but they do. The problem is that as nothing is done to address residents' concerns, residents give up, or move away. There are some pockets in the city where there are streets containing so many holiday lets and AirBnB that the demographics are changing. This has the effect of the breaking down of communities which affects in particular older people who can't move away, and become very lonely. AirBnB are also buying properties in the city, so in effect they are landlords and should therefore be licensed.

#### **DM8 Purpose Built student Accommodation**

- a Adopted space standards outlined in DM1 should apply.
- b para 2.67 still mentions Pelham Street from CP21 which is no longer appropriate and should be removed. It implies that the Pelham Street properties are under consideration for student (PBSA) development.
- c para 2.68: *"to ensure that new PBSA developments cater for students who would otherwise be expected to reside in HMOs, tenancy agreements will be required by condition to cover a full academic year."*

We don't understand this sentence. Students are usually either going to live on campus or in a PBSA for their first year, so why have a condition to cover a full academic year. This paragraph should be reworded.

**DM9 Community facilities:**

No comments

**DM10 Public Houses:**

No comments

## Design & Heritage

**DM18 High quality design and places**

- a Introductory section, page 62. *“Development proposals must demonstrate a high standard of design”. (a) local context and urban grain; (b) scale and shape of buildings; (c) materials and architectural detailing.”*

The emphasis in this topic on the relationship between proposed development and existing location is welcome, particularly in comparison with the city’s previous major planning statements on this subject. However, in terms of design and heritage, these priorities, which ought to be paramount throughout, are threatened by a number of factors not mentioned in the draft.

- a/a First, the impact of the tall buildings policy, which risks harm to the city’s heritage and landscape in terms of excessive height and consequential detrimental effects on views from key parts of the city, including those from heritage assets.
- a/b Secondly, the paucity of policy on all tall buildings in general - for example, the lack of proper Urban Design Frameworks and studies which would examine the context of sites for tall buildings, and the preferred design parameters within which tall buildings can be suitably designed in relation to and in sympathy with their surroundings.

Also we question the need for tall buildings – density is the important issue. See our comments on this issue in item DM19a below.

- a/c Thirdly, the impact of competing objectives in the national planning policy framework (NPPF), the legal weight of which is open to interpretation and whose duration appears to be indeterminate - for the time being.

in particular we are concerned about the the obligation the NPPF imposes on Local Authorities to balance public benefits and harm, and the likely detrimental effects of this on Heritage considerations, such as Conservation Areas and Listed Buildings.

- a/d Fourthly, we are concerned about the influence of external sources of design advice, for example the regional design panel, whose judgements could be said to reflect more typical international and national trends - rather than being based on local knowledge and appreciation of the existing urban context, the historical importance of much of the central area of the city, and the traditional patterns of development appropriate to the historic character of many areas of Brighton & Hove.

Too often we find that when we are consulted about a particular development the South East Design Panel has already set the parameters within which the developer has formulated his proposals and uses this to argue against any alternative suggestions that we make.

We are very concerned that the design process has been taken out of local hands and has been sub-contracted to Design South East which does not wholly represent the interests of persons living or working in the city. We would like to see this process

reversed and the interests of local residents made paramount, as they should according to the planning directions.

- a/e We would like to see the criteria which govern the principles set out in (a), (b) and (c) above, protected against such threats, and their importance relative to those threats clarified and stated within policy DM18.
- b para 2.136 - The opening statement of DM18 can only be tested against developments already completed in the last five years and those about to be started. The problem with terms such as sense of place, visual quality, attractive buildings and city; similar terms used in section four of City Plan 1, is that they are abstract and highly subjective. Therefore the reasoned justification 2.136 can only be seen as a marketing exercise – fine words, but will it have teeth? If the recent examples of Circus Street, Preston Barracks, and the Edward Street development are anything to go by, the answer has to be emphatically NO.
- c para 2.137 - It would be difficult to disagree with the aspirations in this section of DM18. “*The integration of new development into the local context is dependent upon an understanding of and positive response to existing development patterns of the local area if it is to be considered a success*”, is certainly welcome and confirms our views expressed in item a/d above.

However, local context and existing development patterns of local areas have been ignored in recent years; Anston House and the Preston Barracks development are two examples where some of the guidelines set out in DM18 have been completely disregarded.

Local context, “*As a rule of thumb ...*’ Since this sentence refers to a substantial set of guidance preceding the sentence, it reads as an imprecise requirement, and could be worded more powerfully, especially as it is followed and offset by a lenient and loosely worded general qualification.

- d para 2.138 – see our comments on tall buildings in item a above and in item DM19a below. City Plan Part One Policy CP12 Urban Design and local guidance on tall buildings is now being ignored, with the proposed 18-storey Legal & General development in New England Road making a mockery of both CP12 and DM18.
- e para 2.140 - This seems to have been written for domestic scale buildings – such as references to gables and pitched roof. How appropriate is this guidance for most larger buildings which tend to be designed with flat roofs?

Not that we have anything against gables and pitched roofs! Some variation of roofscape design, or visual tapering on the top floors even on large buildings, could improve the quality of design and appearance of many of the recent new developments in the city.

The statement – “*what matters is not so much the absolute size of a new building or development, but its size relative to its surroundings, and how the apparent scale of a building or development will be*”.

This statement has been ignored by those involved in the planning and development of Anston House, Preston Barracks and the proposed 18-storey development in New England Road.

It needs to be reviewed and re-written to provide more comprehensive guidance. It will inevitably be quoted by designers as justification for their designs, and used by

planning officers and councillors as criteria for making important judgements on design matters.

Final sentence: *'highway'*. What is a highway in this context? Any road, and/or street? Any pavement by a road/street? Clarification is required

As it stands this paragraph is nowhere near good or comprehensive enough to provide adequate design guidance.

- f In general new buildings reflecting 'closely' existing buildings of consistent height are welcomed. The statement – "*where existing building heights are varied it is not essential to match existing levels exactly*". The resulting outcome of this statement could run counter to the idea of what constitutes 'local grain'.

An example of this mismatch in the urban environment is the recently constructed building, Vogue Studios/Stoneworks, which replaced a local pub on the Vogue roundabout. This building fails with to comply with DM18: 2.137, 2.140, 2.141, and 2.142.

The statement - "*on corner sites, for instance, such buildings can be used to give a strong sense of enclosure to the surrounding spaces and provide a landmark*". These so-called landmarks should therefore be of the highest design standards; they are markers in a city that reflect the attitudes towards how the city sees itself.

But the term "landmark" should not be abused; the Victorians used the device in corner situations very effectively often with octagonal turrets perhaps slightly higher than the existing roof line. But the mis-use of this policy statement by the developer of a tall building to locate a tower block on the corner of his building would be quite inappropriate. Cue the recently proposed 18-storey tower on New England Street.

The example of Vogue Studios/Stoneworks reflects badly on this city's attitude to place. Furthermore, the use of the phrase, *a strong sense of enclosure*, suggests a spatial containment created by inappropriate construction, therefore it should set off alarm bells whenever the phrase is used. The intentions expressed in this paragraph need to be clarified.

- g para 2.148 - streets – we agree with the intention of this paragraph, but why not go further and actively promote the return of streets wherever possible to the community as suggested by Prof. Stefan Lehmann of Portsmouth University in his inspiring talk to guests at the Growing Our Living City - Vision 2030 event in July this year.?
- h para 2.149 – (successful places) add the word 'sunlight' to the rather short and utilitarian list of elements which contribute towards the success of open spaces.
- i para 2.150 - Artistic element. This paragraph should make quite clear the difference between 'art' and 'graffiti'. Graffiti is unacceptable and epitomises social decline and promotes vandalism of our historic environment. Art does precisely the opposite.

For the topic of graffiti not to be mentioned at all in the Design and Heritage section is quite frankly negligent. It needs to be controlled and removed. Chichester did it. So could Brighton.

- j para 2.152 - "*design review service*" – We have previously questioned the meaning and relevance of this in item a/d above. Does it involve local knowledge and expertise? Does it include the Conservation Advisory Group which is never mentioned once?

### **DM19 Maximising Development Potential**

- a para 2.154 – we consider the densities quoted are generally too low. In most recent planning approvals for large scale developments the densities achieved have been far higher.

We have proved in our own design studies - for example on Anston House - see <http://www.brighton-society.org.uk/tall-buildings-debate/> - that high densities can be achieved with low-rise solutions approaching 400 dwellings per hectare (dpu).

Elsewhere in the city – for example on the fringe sites - much greater numbers of dwellings than set out in the City Plan could be achieved by merely raising the figure of 50 dpu to 55 dpu.

As an aside this would be a much more effective way of increasing the number of dwellings in the city than by permitting more tall buildings. For example a typical tall building – say one of the three towers in the Anston House scheme – would have three flats per floor. So five storeys would have fifteen flats – the difference between a 10 storey building and a fifteen storey building.

So let's assume that 20 fifteen storey buildings are built between now and 2030. If they were only 10 storeys this would result in 225 fewer flats. This is a drop in the ocean compared with the figure of 13,200 new dwellings required in the city – about 1.7% of the total.

Tall buildings are not necessary – increasing the figure of 50dpu to 55 would provide far more houses – of the type actually required – family houses, rather than a relatively small number of small expensive flats on the upper floors of tall buildings.

### **DM20 Protection of Amenity**

- a “Planning permission for **any** development ....will be granted...” Surely not **ANY**? This word should be deleted.
- b para 2.156 – NPPF uses the word “harm” Should not this word also be included in the list of things to be considered by applicants?

Protection of Amenity - page 68: 2.156 - 2.157 When applicants for major, significant or ambitious development publicly present pre-application plans and outline designs, enabling local residents and other relevant interests to comment and discuss openly and directly with them, the results of the consultations need to reflect accurately the proximity or immediacy of those affected, the depth and strength of feeling or opinion voiced or recorded, and the seriousness and preponderance of those views.

The recent public consultation by First Base on the Edward Street development was a travesty. It must never happen again and the way this policy is expressed is important to ensure that.

- c para 2.157 – consultation with neighbours is not often done and invariably leads to conflicts between neighbours. Confirmation of consultation with neighbours should be a requirement accompanying all planning applications and a report on those consultations (including on any subsequent amendments), and the outcome of those consultations should be a requirement accompanying **any** planning application. This could actually save officer time by reducing the likelihood of potential conflicts.

- d paras 2.160 and 2.161 – Overshadowing and Sunlight and Daylight - fine words, but in the light of the planning approval given to the First Base development on the former Amex site, it would appear to have no teeth, and accordingly these policies are meaningless.

#### **DM22 Landscape Design and Trees**

- a 3<sup>rd</sup> para (p.72) - what is meant by “national importance”? Is this a reference to anything in the NPPF?
- b para 2.167 – first line should be “is” not “are”.
- c para 2.169 – add “traditional” species of tree, not just “native”. Many of our trees in urban spaces are not native, but are nevertheless well known and well established and can add greatly to the quality of our green spaces.
- d In the case of existing and potential green spaces, including public land, whose basis and essence are *grass*, consideration should be given to the risks of over-exploitation by temporary functions, events and structures which damage the endurance, health, appeal and amenity of the grass. See also our comments on Policy DM30 – Registered Parks and Gardens.
- e There may be a general argument, as laid down here, in favour of the policy that where or when a large tree is felled, it will be replaced by new younger trees of a number to compensate in terms of volume. However, must this rule be applied in all situations, as suggested here? Might there not be exceptional cases in which an important tree is replaced by an individual of the same or similar large species, with compensation for protracted loss of volume diverted into commensurate multiple planting at a location or locations in reasonable proximity?

#### **DM23 Shop Fronts**

- a We generally support these policies. But in relation to the Introduction, p.76, first paragraph: Advice to decorate those that are boarded up. This advice would benefit from more detail as to the meaning and nature of ‘decoration’. Not graffiti surely?

#### **DM24 Advertisements**

- a Relationship between advertisements and graffiti – if graffiti is signed, is it an advertisement? It would then need to have planning approval. That would be interesting. Though whether Planning Enforcement would ever get around to addressing the question is open to doubt.
- b Should there not be a statement on the relevance or otherwise of graffiti in this policy?

#### **DM25 Communications Infrastructure**

- a para 2.191 – we strongly support this policy, though should there not be a reference in this item to the subjection of these cabinets to art, advertising, decoration, graffiti and visual abuse? Or a cross-reference to the topic in which public art and graffiti is considered?

#### **DM26 Conservation Areas**

- a para 1 – the phrasing of this paragraph seems to indicate a presumption in favour of permission. We think the word “only” should be inserted (2<sup>nd</sup> line) between the words “will” and “be”, so it reads: Development proposals within conservation areas..... will **only** be permitted.....
- b DM26 should also make it clear that that applications will not be permitted where they would be detrimental or cause harm to the character of the Conservation Area.

- c item b – include the term “important architectural references” to the list of relevant criteria.
- d item j – things like paving, kerbing, landscape elements and lamp posts should be specifically referred to and included in this item.
- e para 2.195. This must be re-written to insist that in all cases a Heritage Statement is to be submitted with all planning applications in conservation areas together with contextual information to show how the existing streetscape is affected by a particular proposal.
- f Suggested replacement paragraph: *“In all cases a heritage statement must be submitted to describe the significance of any heritage assets affected and where there is no adopted character statement for the area, the applicant will be **required** to carry out an appraisal of the area and submit this in addition to the heritage statement. This appraisal should be proportionate to the scope of the proposal.”*

*Note the word “required” – NOT just “to be expected” as it is currently expressed in para 2.195*

- g Para 189 of the NPPF states that: *“In determining applications, local planning authorities should **require..** (our emphasis) ... an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

Policy DM26 should at least be consistent with this and at best improve on it to reflect the importance of conservation of heritage assets bestowed on the city by its 34 Conservation Areas.

- h Para 2.195 should not just apply where there is no up to date Character Statement in place, particularly as many Character Statements need to be updated and revised in the light of current situations.

How is the term *“no up to date character statement in place”* to be interpreted? It could be said that many of them need to be updated anyway.

- i We would also comment that recent Character Statements such as those for the Old Town and Queen’s Park have set new, much higher standards than those character statements which were written say twenty years ago.
- j As a member of the Conservation Advisory Group (CAG), we see several planning applications which do include contextual information or a Heritage Statement. But some do not and this often makes it hard to evaluate, on the basis of the information submitted, how well or badly the character of the Conservation Area might be affected by the application.
- k It is noticeable that the applications where this information is not provided tend to be the worst in terms of quality of design as well as presentation.

- l para 2.196 – add (last line), ....”when considering planning applications and” through enforcement.....
- m para 2.199 *“The council will support the removal of buildings that have been identified in a character statement as harming the conservation area”*. Is there a case for extending this to say ‘the removal or transformation of buildings’?
- n generally - Should there not be some discussion and guidance about the priorities and definitions set out in the NPPF in terms of “harm” and the relative values in terms of balancing “harm” to conservation assets as against perceived “benefits” in terms of matters such as housing or jobs etc. In other words, at what level does conservation stand in the list of “benefits”? Above public benefits such as jobs and housing targets, or below? Both are “material considerations, but are they of equal value?

### **DM27 Listed Buildings**

- a para 1 – the phrasing of this paragraph seems to indicate a presumption in favour of permission. We think the word “only” should be inserted (2<sup>nd</sup> line) between the words “will” and “be”, so it reads: Proposals involving the extension, alteration or change of use of a listed building..... will **only** be permitted.....
- b para 2.207 – this needs to be qualified to ensure that any changes must ensure that existing historical and architectural features are preserved.

### **DM30 Registered Parks and Gardens**

- a We consider that temporary events should be precisely that. Where they exceed 6 weeks they begin to have a detrimental effect on the Park or Garden. The word “temporary” should be qualified to mean a maximum period of six weeks from beginning to end of the temporary use.
- b In addition, a statement setting out what investigations have been carried out on the feasibility of using alternative sites and locations for temporary events, must be carried out and included as part of a planning application for a temporary event prior to that application being lodged.
- c See also our comment on DM22 above

### **DM32 – The Royal Pavilion Estate**

- a Comments as for DM30.

Cont’d

## Section 3

### Special Area Policy, Strategic Site Allocations, Housing and Mixed use Sites and Other Site Allocations

- a Further clarity is required for **Sections SSA5 Madeira Terrace** and **SSA6 Former Peter Pans Playground** where reference is made to potential developments on the beach. SSA5 has an aim of restricting construction to small hard standings for toilets etc, whereas SSA6 has an aim for creating all year round recreation attractions.

We would recommend that SSA5 is restricted to comments on Madeira Terrace alone and SSA6 is retitled to include all the beach areas to the south of Madeira Drive. SSA6 will also need to include the implications of the lease on the beach area having been agreed with SEA LANES.

It should be specified that any further developments on the beach should be categorised as temporary - there should be an aim to ensure that the south side of Madeira Terrace does not become a continuous built up area of the seafront which would remove any views of the sea.

**SSA5** includes an aim to improve the connection between Marine Parade and Madeira Drive but does not mention the long term future of the lift. There should be a commitment to maintain the lift and provide a convenient and quick connection for pedestrians. Currently the signage and lighting is poor so an improvement for these facilities should also be included.

- b **46 to 54 Old London Road, Patcham**

We consider that this site which currently accommodates 5 family homes is too small for 30 houses or flats and will be unsuitable in this area of Patcham. In particular the scale and density of housing will be detrimental to the village look and feel, the existing character created by the well established tree planting, and thereby materially detract from the character and appearance of the area.

It would be far better to increase the density of developments on the fringe sites slightly in order to replace this relatively small number of new dwellings, as we suggested in para **DM19a** above.

- c **H3 Purpose Built Student Accommodation.** There should be an additional aim for the design of the development to be sympathetic to the surrounding area. There are a number of buildings adjacent to the specified sites that are on the Local List of Heritage Assets.

## Draft City Plan Part 2 Consultation MCHA comments

### **DM18** High quality design and places      **QUALIFIED SUPPORT**

MCHA proposes changes to wording as follows.

DM18 Scale and Shape of New Buildings should read:

**2.140 This is a major factor in determining the visual character of an area. The aim should be to create a sense of harmony and visual continuity between new and old. In considering the height and mass of new buildings the proportions of existing building should not be used to justify the ever increasing height of new development. Elements of any building that are visible from the public realm are of particular importance.**

### **DM19** Maximising Development Potential      **QUALIFIED SUPPORT**

MCHA proposes changes to wording as follows.

DM19 Intro should read:

**Development proposals should seek to maximise opportunities for the development and use of land to ensure the efficient and effective use of available sites. Applications where appropriate densities are achieved within six storeys will be encouraged.**

DM19 Reasoned justification 2.156 should read:

**2.156 Buildings of higher than six storeys do not achieve higher densities, are unneighbourly and in most instances unwelcomed by the local community. The NPPF in para. 12.125 states that "Design policies should be developed with local communities so that they reflect local aspirations".**

### **DM20** Protection of Amenity      **SUPPORT**

### **DM21** Extensions and alterations      **SUPPORT** (But why is SPD12 not specifically referred to)?

### **DM22** Landscape Design and Trees      **QUALIFIED SUPPORT**

MCHA proposes changes to wording as follows.

DM22 Reasoned Justification 2.172 should read:

**2.172 An appropriately detailed arboricultural report and plan will be required in all planning applications that affect trees. The plan etc.**

**DM23** Shop Fronts SUPPORT

**DM24** Advertisements SUPPORT

**DM25** Communications Infrastructure SUPPORT

**DM26** Conservation Areas QUALIFIED SUPPORT (But MCHA comments that much existing street furniture adds to the character of conservation areas but, being unlisted, is not protected from ill-considered development by the BHCC Highways Department).

DM26 Intro should read:

*Development proposals within conservation areas, including alterations, change of use, demolition and new buildings, will only be permitted where they preserve or enhance the distinctive character and appearance of that conservation area, taking full account of the appraisal set out in the relevant character statement. Particular regard will be had to:*

DM26 Reasoned Justification 2.195 In order to reflect the wording of the NPPF para.189 should read:

*2.195 In all cases a heritage statement must be submitted to describe the significance of any heritage assets affected and where there is no adopted character statement for the area, the applicant will be required to carry out an appraisal of the area and submit this in addition to the heritage statement. This appraisal should be proportionate to the scope of the proposal."*

**DM27** Listed Buildings QUALIFIED SUPPORT

MCHA proposes changes to wording as follows.

DM27 Listed Buildings Intro should read:

*A listed building should be retained in viable use and good repair. Proposals involving the alteration, extension, or change of use of a listed building will only be permitted where they would not harm the special architectural or historic interest of the building, having particular regard to:*

**DM29** The Setting of Heritage Assets SUPPORT

END OF MCHA SUBMISSION TO DRAFT CPP2 CONSULTATION

DP179

## Comment

|                        |  |
|------------------------|--|
| <b>Event Name</b>      | Consultation on the Draft City Plan Part 2 |
| <b>Comment ID</b>      | 188  |
| <b>Response Date</b>   | 11/09/18 15:05                             |
| <b>Status</b>          | Submitted                                  |
| <b>Submission Type</b> | Web  |
| <b>Version</b>         | 0.1  |

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations**  Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** Public Health Team

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding**  Make general comments

**Any other comments**

Click on the links below to access supporting documents to the CPP2:

- Proposed CPP2 Implementation and Monitoring Targets [PDF, 506Kb]
- Sustainability Appraisal [PDF, 8MB]
- Sustainability Appraisal Non-Technical Summary [PDF, 385 KB]
- Consultation Statement [PDF, 8.6 MB]
- Appendix 7 to Consultation Statement [PDF, 20MB]
- CPP2 East Policy Map [PDF, 11MB]
- CPP2 West Policy Map [PDF, 14MB]
- CPP2 Central Policy Map [PDF, 9.4MB]
- Habitats Regulation Assessment [PDF, 18MB]

Background Studies and Topic Papers are also available on the City Plan Part Two website:

**AO1 Do you have any other comments on any other part of the plan or its supporting documents? If you are commenting on more than one supporting document / background study please make this clear in the box below by using headings.**

- 1 making spaces age friendly – drop pavements, benches etc covers all ages not just older small children people with walking limitations or heavy bags etc.
- 2 neighbourhoods with communal spaces and greening areas – people really value these and improves perception of community safety
- 3 2.85 pubs – good to see they are promoting use of pubs for wider functions as per Bevy. And the community needs. Could we require a ‘responsible landlord ‘ scheme whereby they need to demonstrate engagement with local health, and wellbeing services e.g. toilet door sexual health sticker, suicide awareness training for serving staff, not serving underage or drunk and knowing where to signpost. Good range of non alcoholic drinks, ‘drive home services publicised. Healthy food options. etc and relate to their licence (?)
- 4 Retail developments - to consider food deserts ; corner shops to be encouraged to understand the role they have to play in provision of fresh foods and healthy options.
- 5 Consideration of street furniture and temporary things such as publicity A frames and smoking areas which are placed on the flattest smoothest part of the pavement . Older residents find this limits their feeling of ‘safe footed’ walking and increases likelihood of tripping and falling.
- 6 glad to see cycle pedestrian friendly spaces
- 7 we do need some integrated parking to allow for ability access ie not just blue badges but also those with other temporary or circumstantial limitations, elderly people, small children, delivery collections and drop off.
- 8 Re plans for more tall buildings such as hotels, do not built tall hotels along the sea front as they block the sea view for many residents - very valued and has mental wellbeing benefits - so many can see the sea not just the building residents/hotel stayers
- 9 Mental health benefits of green/sea views –. Ensure views of the Downs wherever possible.
- 10 Ensure all developments around parks have views onto the parks – perhaps take advice from FCL/community safety re childrens paly areas – a balance between the simple pleasure many get of watching children play, child safety surveillance keeping an eye on your kids, with safeguarding issues.
- 11 Views of key sites e.g pavilion whenever possible
- 12 Greening the urban environment – it costs to manage the trees but the mental health and anti-pollution benefits are good. May need to consider less allergenic types for those who suffer hayfever.
- 13 Communal urban gardens promoted as a key marketing point – esp for tall new accommodations, or at the end of streets.
- 14 Stairs at entrance of buildings not lifts to make stairs the default.
- 15 Green cycle/ walkways between estates, buildings, retail areas – will need good lighting though fo safety.

**11 September 2018**

Our reasons for objection are listed below:-

- Demolition of 5 'properties to allow an unbalanced development to be built

**PARKING/TRANSPORT**

- is already at saturation point in Patcham village. More traffic will constitute safety issues for local residents. Parking is not only a problem in the Old London Road, but also in the surrounding areas with motorists parking up their vehicles and using the area as a pick up and drop off point – adding to air and noise pollution.

**GENERAL**

As long term residents of the area I do not see how the area can sustain a development - the infrastructure in itself is not sufficient. Back in early August 2018, surface water flooding was experienced in Old London Road, Ladies Mile cross-roads and also Eldred Avenue which once again seems to point to the infrastructure as we are aware the main drainage through the village is suspect

**TREES**

The removal of so much vegetation to be replaced by concrete and tarmac will not only change the visual aspect of the Village but will also strip the village of its natural beauty - which has been enjoyed by so many residents over many years?

Residents living in the area are unhappy about the implications of the scheme, particularly the unknown height and the density of the possible development.

THIS WHOLE EPISODE WILL HAVE A DRAMATIC AFFECT ON THE VISIBLE AND CHARACTER OF PATCHAM VILLAGE AS WE KNOW IT.

## DM7 Houses in Multiple Occupation (HMOs)

### 1. Planning permission will be granted for the conversion of sui generis Houses in Multiple Occupation to self-contained family homes (use class C3).

No planning permission is required to convert a C3 to a family home section 2.56 ref <sup>27</sup>  
<sup>27</sup> A change of use from a small HMO (use class C4) to C3 falls under permitted development and does not require planning permission.

So, do you need planning permission to convert a sui generis to a family home?

### 2. Applications for new build HMOs, and applications for the change of use to a C4 use, a mixed C3/C4 use or to a sui generis HMO use will be permitted where the proposal complies with City Plan Part One Policy CP21 and all of the following criteria are met:

- a) fewer than 20% of dwellings in the wider neighbourhood area are already in use as HMOs;
- b) the proposal does not result in a non-HMO dwelling being sandwiched between two existing HMOs in a continuous frontage;
- c) the proposal does not lead to a continuous frontage of three or more HMOs;
- d) The internal and private outdoor space standards provided comply with Policy DM1 Housing Quality, Choice and Mix;
- e) communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants.

How will this be implemented?

See below for additional comments

### Reasoned Justification

2.52 Larger HMOs are likely to have a proportionately greater impacts on surrounding occupants and neighbourhoods as each additional resident will increase the level of activity, for example through more frequent comings and goings, different patterns of behaviour and consequential noise and disturbance. A property occupied by a group of unconnected adults is likely to have a greater impact than a typical family home with a similar number of occupants as lifestyles and movement patterns will be less connected. It is also considered that individual unconnected occupants are more likely to generate additional refuse and parking pressures than a typical family home.

An issue that has not been included is the issue of services has the council contacted the utility companies e.g. electricity, water sewage to see about plans to upgrade the local infrastructure in light of the increasing density of people within HMO properties and the high number of these properties located in specific council wards. With the increase in

Larger HMOs (with 6 to 8 people) increasing demand for drinking water, water for showers, washing machines, dishwashers, and sewage putting pressure on the Victorian infrastructure what has been agreed with utility companies to update the infrastructure in these wards?

2.53 Equally, the cumulative effect of incremental intensification in an area caused by numerous changes of use from small HMO to large HMOs can be significant, affecting both immediate neighbours and the wider area. For these reasons applications for such changes will be assessed using the same criteria as conversions from other uses.

Is this what will be used to assess the criteria ?

| Requirements   | Prior Approval -<br>Householder<br>Extensions                | Prior Approval -<br>Change of Use<br>from Office to<br>Residential | Prior Approval -<br>Change of Use<br>from Retail to<br>Residential |
|--|--|--|--|
| Written description of the proposal                  | YES  | YES  | YES  |
| A plan of the site, showing the proposed development | YES (including the proposed extension clearly shown/hatched) | YES  | YES  |
| Three measurements of proposed extension             | YES  | N/A  | N/A  |
| Existing and Proposed Floor/Roof Plans               | Can be provided but not a requirement                        | Can be provided but not a requirement                              | Can be provided but not a requirement                              |
| Existing and Proposed Elevations                     | Can be provided but not a requirement                        | Can be provided but not a requirement                              | Can be provided but not a requirement                              |
| Supporting Statement/Information                     | N/A  | N/A  | N/A  |
| Fee  | N/A  | YES  | YES  |

Taken from <https://www.brighton-hove.gov.uk/content/planning/planning-applications/prior-approval-checklists>

Does this mean that converting a small HMO to a large HMO will require planning permission (any part of Brighton)? And will not be covered as a permitted development?

2.54 There are approximately 5,000 licensed HMOs in the city. This high number is partly due to housing costs and availability in the city, and partly due to the supply of Purpose Built Student Accommodation (PBSA) not matching the past expansion of student numbers. The city's housing market has responded to the imbalance in supply and demand through increasing numbers of family dwellings being converted to HMOs.

The University of Sussex lists a total of 17,626 (as of 1/12/17) and the University of Brighton lists 21,655 (2016/17) a total of 39,281 (removing the 5205 part time students and the 3000 based in Eastbourne) then taking the 12445 (PBSA bedspaces) from above only about 40% of the students are covered under the permitted PBSA bedspaces well short of the total number required (see below table).

The plan lacks detail on how this is going to be resolved in more then doubling the number of PBSA bedspaces.

| <b>Student numbers and percentages by council wards (Brighton)</b> | <b>Sub</b>      | <b>Totals</b>   |     |
|--|-----------------|-----------------|-----|
| <b>Students</b>  | <b>Totals</b>   | <b>Brighton</b> |     |
| University of Sussex (full time)                                   | 17626           |                 |     |
| Brighton (full time)   | 16450           | 31076           |     |
| Brighton (part time) not included*                                 | 5205            |                 |     |
| University Brighton based in Eastbourne+<br>PBSA                   | -3000<br>-12445 |                 |     |
|  |                 | 18631           | 40% |

\* some will be living in HMOs (not listed as student accommodation)  
+ assume full time students

Breakdown by ward and HMO property numbers that the council are aware of, show the high pertange of students in some wards.

| <b>Ward</b>                 | <b>Properties</b> |                |          |
|-----------------------------|-------------------|----------------|----------|
|                             | <b>HMO</b>        | <b>Student</b> | <b>%</b> |
| Brunswick And Adelaide      | 67                | 34             | 51%      |
| Central Hove                | 62                | 28             | 45%      |
| East Brighton               | 88                | 53             | 60%      |
| Goldsmid                    | 76                | 27             | 36%      |
| Hangleton And Knoll         | 4                 | 4              | 100%     |
| Hanover And Elm Grove       | 758               | 450            | 59%      |
| Hollingdean And Stanmer     | 330               | 240            | 73%      |
| Hove Park                   | 2                 | 4              | 200%     |
| Moulsecoomb And Bevendean   | 933               | 628            | 67%      |
| North Portslade             | 0                 | 1              | 100%     |
| Patcham                     | 3                 | 10             | 333%     |
| Preston Park                | 165               | 101            | 61%      |
| Queen's Park                | 225               | 114            | 51%      |
| Regency                     | 134               | 62             | 46%      |
| Rottingdean Coastal         | 8                 | 14             | 175%     |
| South Portslade             | 6                 | 9              | 150%     |
| St. Peter's And North Laine | 673               | 392            | 58%      |
| Westbourne                  | 39                | 16             | 41%      |
| Wish                        | 12                | 10             | 83%      |
| Withdean                    | 13                | 14             | 108%     |
| Woodingdean                 | 1                 | 1              | 100%     |
| <b>Total</b>                | 3599              | 2212           | 61%      |

**Where Student property exceeds HMO, property not listed as HMO**  
(Information provided by the council)

As you can see at present only about 40% of the full-time student population can be housed by the Universities (PBSA taken from the city plan) in Brighton. This leaves 18,631 students who rent through the private sector (putting significant pressure on local housing). There appears to be a significant discrepancy in registered HMOs, if you take the 2212 registered properties as having full time students with 4 students per household (8,848) 6 per household (13,272) still some 5,400 missing from the data.

The choice between building more student accommodation and freeing up the 2212 properties that we know of, or letting the current situation continue. There is also a tendency for HMOs to creep into adjacent wards. All having a major impact on the local population.

In addition the pressure on local housing particularly around the Universities e.g. Lewes road corridor. Has resulted in a significant number of HMOs occupied by students and those who have finished their courses and wish to stay/work in the City (up to about 60% in some of the roads/streets are HMOs see the councils HMO map). So until either the universities need to limit the number of students or a significant building program needs to take place. Until this is resolved these local areas will be blighted by the high levels of HMOs (along with the creep of HMOs into adjacent wards). The plan has no real details on how this will be resolved.

2.55 Many HMOs do not house students - the cost of housing in the city and overall shortage of new planned housing compared to the assessed need mean that many young professionals and people on low incomes also live in HMOs. A balance must be struck between maintaining this sector of the housing market, and permitting reversion to C3 family homes given the potential negative impacts and demand for additional family housing in the city.

Again no real detail on how this is going to be implemented, If you can reduce student HMOs (by a significant increase in building Purpose Built Student Accommodation (PBSA) and quickly). You still need HMOs for young professionals (and do not forget that a significant percentage of HMOs are being used by people in the tourist sector who may be part time students at Brighton College, who provide staff to the cafes, bars hotels of the city) and for the need of young families to have a house to live in. So, unless you can resolve the student HMOs then the plan will fail.

2.57 City Plan Part One Policy CP21 has been effective in preventing new HMO development from exacerbating existing concentrations within a short 50m radius of application sites, whilst allowing further conversions in areas of lower proliferation. However, additional HMOs can also impact on residential amenity where they lead to concentrations in the immediate vicinity of an application site, as well as creating other impacts where they proliferate at a broader neighbourhood level wider than the immediate 50m radius.

City Plan Part One Policy CP21 was a failure and I would challenge you to prove that it was “effective in preventing new HMO development”

2.58 This policy therefore extends Policy CP21 by introducing additional criteria to address these issues which will be used in addition to the criteria in CP21 to determine applications. The planning policy framework for determining applications for HMOs is therefore:

- **Local level.** City Plan Part One Policy CP21 states that HMO development will not be permitted where more than 10 per cent of dwellings within a radius of 50 metres of the application site are already in HMO use.

This does not work if the HMO map is used, it is inaccurate and does not reflect the HMOs that are actually in the street or road e.g. not all HMOs need to be registered with the council e.g. Universities these are not on the map.

City Plan Part One Policy CP21 states “The database will use a variety of information sources including planning records, details of HMOs licensed by the council and those properties identified as student housing through Council Tax records.”

The database will use “MHOs licensed by the council” no mention of historical or properties not licensed and **does this database exist?**

- **Immediate vicinity.** Additional criteria in Policy DM7 to ensure that a non-HMO is not 'sandwiched' between two HMOs in a continuous frontage as well as preventing continuous frontages of 3 or more HMOs. In situations where properties are not traditional houses situated along a street frontage, the policy can be applied flexibly depending on the individual circumstances of the proposal.

So how will this work as I have said data appears to be missing from the HMO map.

As an example, say No 36, 39, and 40 are HMOs. No 38 comes up for sale. A landlord decides to buy No 38 checks the HMO map, checks the HMO register and even knocks on the door of No 37 but no one was home. Finds that No 40 is an HMO, but not No 37 and buys the property. They have done their due diligence checks only to find that No 38 is a University HMO and therefore not listed. Do you give planning permission? or do you say that the council information is for information only purposes and refuse planning permission. I feel that on appeal the council would lose the appeal, putting the whole system in dealt.

So, when a landlord wants to purchase a property what will be available for them to use as a reference source?

- **Wider neighbourhood level.** Policy DM7 introduces an additional criteria that will look at HMO concentrations across a cluster of contiguous (i.e. immediately adjoining) census output areas<sup>28</sup>. HMOs will be assessed at this wider neighbourhood level to ensure that existing HMOs do not exceed 20% of all properties across the neighbourhood level.

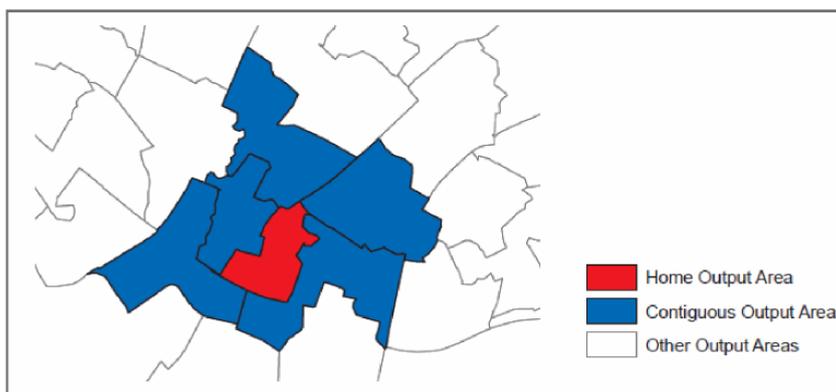
The use of census data has limitations in that it can be out of date, or that national data maybe available say on the impact of the buy to let market on properties but the information may not relate at a local level. Another method of looking at clusters is required e.g. a database that looks at the HMO register, Building Control, Planning, Enforcement register, Revenue etc. The council had planned for such a database but it appears not to have been implemented? The council should co-ordinate the various departments involved and provide them with the tools to take the appropriate action.

2.59 The 20% level is considered appropriate for assessing wider neighbourhood areas with indirect impacts that affect the character of communities (for example a decreasing demand for local schools and changes in types of retail provision) rather than the specific impacts on individual properties that the existing other criteria in this policy and CP21 are intended to address.

The use of wider neighbourhood areas only dilutes the percentage level of HMOs in a particular area.

2.60 The number of contiguous output areas may vary depending upon local circumstances but typically clusters will be comprised of between 5 and 7 output areas. Output areas generally comprise around 125 households and it is expected that 5-7 output areas would capture approximately 625 to 875 properties.

of



**Figure 1 Example Contiguous Output Areas**

<sup>28</sup> Output areas (OA) were created for Census data, specifically for the output of census estimates. They are the smallest area for which census data is provided and were designed to have similar population sizes.

Again the issue of out of date data see above

2.61 It is hoped that as the supply of Purpose Built Student Accommodation to meet the need from the city's educational establishments increases, the demand for HMOs from the student population will decrease.

I do find the use of the word "hoped" as not a very reassuring approach to the problem. I hope that the area I live in will return to a family-based housing whether that is rented and owned properties and with some HMOs. But the chances of this happening are remote.

See comments relating to 2.54 2.55 this is without a significant increase in the student accommodation and low-cost housing this will not happen.

So, from this has the council agreed to a significant increase in Purpose Built Student Accommodation (PBSA) as I have said previously at present only about 40% of students can live in an a PBSA. So you need to at least double the exiting accommodation to meet this without any increase in the student population.

### **Additional**

There has been a trend of HMOs building into the loft space not requiring planning permission as it falls under permitted development. Increasing the population density in the areas which already have high levels of HMOs. This has not been covered in the plan.

Has the council a clear idea of how many of the HMOs registered are actually student HMOs, not as I have said students that have finished their courses who want to work in the city, those working in the tourist industry, and those that cannot afford any other form of housing.

What research has been carried out by planning to identify these area's e.g. contact the owners/agent on the HMO register to see what information they can provide?

### **DM8 Purpose Built Student Accommodation**

2.66 However, the number of permitted PBSA bedspaces, currently assessed to be 12,445<sup>29</sup>, remains below the number of students in the city requiring accommodation, particularly for students at the University of Brighton. It is therefore expected that applications for new PBSA development will continue to come forward.

<sup>29</sup> 3,146 bedspaces managed by University of Brighton, 8,167 managed by University of Sussex, and 1,132 privately managed.

The University of Sussex lists a total of 17,626 (as of 1/12/17) and the University of Brighton lists 21,655 (2016/17) if you subtract the almost 3,000 based in Eastbourne and take away the 5,205 part time students (some of these will be living in HMOs) this brings the total for the University of Brighton to 13,450. Add both Universities together you end up with 31,076 taking the 12445 (PBSA bedspaces) from above only 40 % of the students are covered under the permitted PBSA bedspaces well short of the total number required. The plan lacks detail on how this is going to be resolved even if you include current building works being carried out by the universities.

| <b>Student numbers and percentages by council wards (Brighton)</b> | <b>Sub</b>    | <b>Totals</b>   |
|--|---------------|-----------------|
| <b>Students</b>  | <b>Totals</b> | <b>Brighton</b> |
| University of Sussex (full time)                                   | 17626         |                 |
| Brighton (full time)   | 16450         | 31076           |
| Brighton (part time) not included*                                 | 5205          |                 |
| University Brighton based in Eastbourne+                           | -3000         |                 |
| PBSA   | -12445        | 18631 40%       |

\* some will be living in HMOs (not listed as student accommodation)

+ assume full time students

| <b>Ward</b>                 | <b>Properties</b> |                |          |
|-----------------------------|-------------------|----------------|----------|
|                             | <b>HMO</b>        | <b>Student</b> | <b>%</b> |
| Brunswick And Adelaide      | 67                | 34             | 51%      |
| Central Hove                | 62                | 28             | 45%      |
| East Brighton               | 88                | 53             | 60%      |
| Goldsmid                    | 76                | 27             | 36%      |
| Hangleton And Knoll         | 4                 | 4              | 100%     |
| Hanover And Elm Grove       | 758               | 450            | 59%      |
| Hollingdean And Stanmer     | 330               | 240            | 73%      |
| Hove Park                   | 2                 | 4              | 200%     |
| Moulsecoomb And Bevendean   | 933               | 628            | 67%      |
| North Portslade             | 0                 | 1              | 100%     |
| Patcham                     | 3                 | 10             | 333%     |
| Preston Park                | 165               | 101            | 61%      |
| Queen's Park                | 225               | 114            | 51%      |
| Regency                     | 134               | 62             | 46%      |
| Rottingdean Coastal         | 8                 | 14             | 175%     |
| South Portslade             | 6                 | 9              | 150%     |
| St. Peter's And North Laine | 673               | 392            | 58%      |
| Westbourne                  | 39                | 16             | 41%      |
| Wish                        | 12                | 10             | 83%      |
| Withdean                    | 13                | 14             | 108%     |
| Woodingdean                 | 1                 | 1              | 100%     |
| <b>Total</b>                | 3599              | 2212           | 61%      |

**Where Student property exceeds HMO, property not listed as HMO**

Information provided by the council

As can be seen if you total up all the available bedspaces you do not even cover the University of Sussex's requirements. Leaving you with the whole of the University of Brighton requiring accommodation. The plan needs to take a more radical approach if it wants to keep the universities on board and provide housing to the rest of the city (at a reasonable cost). This will required compromises on planning to allow the universities to significantly increase PBSAs and the universities to limit the number of students they take. Otherwise you end up with unhappy residents who see HMO creep into their areas, with increasing house prices as a result as well as the environmental issues that can come with increasing densities of HMOs. With the possible future loss of students who will see the city as a place where students are not welcome and other cities vying for these students;

2.67 The council welcomes the development of new PBSA on appropriate sites. In addition to setting out criteria to guide the suitable location of PBSA, City Plan Part One Policy CP21 allocated five sites for new development, of which Pelham Street remains undeveloped and without an extant permission. Additionally, the Falmer Released Land is identified in City Plan Part One Policy DA3 Lewes Road Area as being suitable for development of a range of uses, including PBSA. Additional site allocations are set out in Policy H3 Purpose Built Student Accommodation.

As a further source of information provided in the Councils Student Housing Strategy 2018 - scoping paper (web address [https://present.brighton-hove.gov.uk/Published/C00000884/M00006675/AI00056872/\\$20171106142510\\_014412\\_0052751\\_Scopingpaper2017v6.docxA.ps.pdf](https://present.brighton-hove.gov.uk/Published/C00000884/M00006675/AI00056872/$20171106142510_014412_0052751_Scopingpaper2017v6.docxA.ps.pdf)) .

The data from this report highlights (with the demolishing of various buildings at the University of Sussex) and proposed new PBSAs the following

### Student population

|  | 2017  | 2018  | 2019  | 2020  |
|--|-------|-------|-------|-------|
| University of Brighton                             | 18611 | 19311 | 20011 | 20711 |
| University of Sussex                               | 17319 | 18000 | 18000 | 18000 |
| British and Irish<br>Modern Music Institute (BIMM) | 1200  | 1200  | 1200  | 1200  |
| Total  | 37130 | 37830 | 38530 | 39230 |

“The University of Sussex have confirmed they have no plans to increase the current number of students studying at the Falmer campus (up to 18,000). Minor growth of an additional 700 full time students is predicted at the University of Brighton until 2020.”

## Proposed additions to Purpose Built Student Accommodation (PBSA)

|  |             |                |
|--|-------------|----------------|
|  |             | PBSA+additions |
| Current PBSA (taken from the council plan)           | 12445       | 12445          |
|  |             |                |
| Sussex University – East Slope an increase of        | 1527        |                |
| Sussex University – West Slope an increase of        | 1467        |                |
| Brighton University – Circus Street (development)    | 450         |                |
| Brighton University – Preston Barracks (development) | 1338        |                |
| <b>Future additions total</b>                        | <b>4782</b> | <b>17227*</b>  |
|  |             |                |
| 45/47 Hollingdean Road (no planning permission)      | 88          |                |
| Lectern site (no planning permission)                | 200         |                |
| Falmer retained land (no planning permission)        | 700         |                |
| <b>Potential new additions total</b>                 | <b>988</b>  | <b>18215</b>   |

\*when developments have been completed

Percentage of students in PBSA 2018 to 2020

|                    | 2018  | 2019   | 2020   |
|--------------------|-------|--------|--------|
|                    |       |        |        |
| Number of PBSA     | 12445 | 17227* | 17227* |
| Number of Students | 37830 | 38530  | 39230  |
| %                  | 32.9% | 44.7%  | 43.9%  |
|                    |       |        |        |

\*when developments have been completed

So even if all the proposed PBSAs were built and in use by 2020 still only about 40% of the students would be housed in a PBSA. A large percentage of students will still be relying on private sector HMOs still putting pressure on local housing, and not making a significant impact on HMO housing market.

2.68 The greatest demand for student accommodation stems from the two universities, and the occupation of new developments by university students is preferred due to the large numbers currently residing in HMOs. Although there are approximately 50 language schools in the city, these are understood to currently house the vast majority of students with host families. To ensure that new PBSA developments cater for students who would otherwise be expected to reside in HMOs, tenancy agreements will be required by condition to cover a full academic year.

As can be seen from 2.66 and 2.67 the pressure on the local housing particularly around the Universities e.g. Lewes road corridor. Has resulted in a significant number of HMOs occupied by students (see table) and those who have finished their courses and wish to stay/work in the City. So until either the universities limit the number of students or a significant building program takes place then these local areas will be blighted by the high level of HMOs (along with the creep of HMOs into adjacent areas). The plan has no real details on how this will be resolved.

With the University of Brighton increasing its intake until 2020 (Councils Student Housing Strategy 2018 - scoping paper "Minor growth of an additional 700 full time students is predicted at the University of Brighton until 2020") then the Preston Barracks and the Circus Street Developments have in total 1788 PBSA places but over the period of 2018 to 2020 an increase of 2100 students. So, another 312 places would be required just to keep at current level.

The conclusion is that the figures do not add up you cannot resolve the student population, the need for HMOs for young professionals and allow local residents a chance of a home (rental or buying) without accepting that the current situation needs a radical solution, this part of the plan does not provide this for HMOs or PBSA accommodation.

DP182

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 193  
**Response Date** 11/09/18 18:30  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** n/a

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Strategic Site Allocations

**SSA5 - Madeira Terrace & Madeira Drive**

**a) Do you support or object to policy SSA5?** Object

**SSA5 Object Reasons**

**d) Please explain why you object to this policy?**

I believe that the area of Maderia Drive & Maderia Terrace is an area entirely unsuitable for a hotel & Youth Hostel .There are numerous accomodation providers in the area & this would have a detrimental effect on the existing businesses.

There is already a youth hostel in central Brighton which I believe is a far more suitable place for it. There are better transport links & it would be too far out of town.

Beside which the area is one of historical importance & should be restored & maintained in a suitable & sympathetic fashion. Also it would impact on the transport & infrastructure of the area & to be honest be out of place.

The area is currently used for many events which bring tourists & money to the city + it would impact on these.

**SSA6 - Former Peter Pan Leisure Site (adjacent Yellow Wave), Madeira Drive**

**a) Do you support or object to policy SSA6?** Object

**SSA6 Object Reasons**

**d) Please explain why you object to this policy?**

See above

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 192  
**Response Date** 11/09/18 17:04  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** n/a

**Name**

**Name**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Strategic Site Allocations

**SSA5 - Madeira Terrace & Madeira Drive**

**a) Do you support or object to policy SSA5?** Object

**SSA5 Object Reasons**

**d) Please explain why you object to this policy?**

I object to the proposed Hotel or Youth Hostel or any accomodation on Madeira Terrace. I would like to see the Terraces Maintained in their present form and location retaining the very important green wall. I agree to having retail units as seperate structures within the Terraces led by small local businesses. An art gallery, running track and sports facilities plus beach huts/chalets for day use would also be a good idea. Any changes or additions should not affect any of the annual events that take place on Madeira Drive such as the Speed trials, etc. I believe this project should be council led in conjunction with the people of Brighton and Hove.

DP184

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 205  
**Response Date** 11/09/18 22:58  
**Status** Processed  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** Na

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Strategic Site Allocations

**SSA5 - Madeira Terrace & Madeira Drive**

**a) Do you support or object to policy SSA5?** Object

**SSA5 Object Reasons**

**d) Please explain why you object to this policy?**

There is no need for a massive hotel as there are plenty of independent hotels and guest houses in the area. A big hotel would take their business forcing them to close.

There is already a successful YHA, we do not another.

We want the arches and walkways that make up the beautiful Victorian Terraces restored to their former glory for families to enjoy walking along. This City is losing too much of its heritage, so protect the Terraces.

---

**From:**  
**Sent:** 11 September 2018 16:45  
**To:** PlanningPolicy  
**Subject:** City Plan Part Two Consultation

I have lived in Patcham all my life.

The proposed site at 46 - 54 Old London Road which is presently occupied by 5 detached houses is far too small for 30 residential units. McCarthy and Stone have been turned down 3 times trying to build on the site. The risk of flooding is always present. The loss of trees and wildlife would be great. As for parking - this is impossible along the Old London Road. I volunteer in the Peace Gardens situated in the Old London Road and many times have to park away and walk back with all my gear. Buses going along the road and struggle to pass when going in opposite ways.

Another proposed site east of Horsdean. Many years ago there was a proposal to build on this site and it was turned down. A very large soakaway was constructed at the entrance to this site to help control the amount of water that rushed down Vale Avenue and collected in a very large puddle outside 2 and 4 Vale Avenue. Could a road be built over a soakaway? The position of this site and the nearness to the A27 would be a big worry for air quality. Would there still be access to the bridge that takes you over the A27 and into the South Downs National Park?

The third site in Patcham is the old playing fields at the top of Ladie Mile Road. There is a dedicated nature reserve at this site how would that be compromised. If access is to be from Carden Avenue that would be suicidal with the volume of traffic already on that road.

All three of these sites would put an enormous strain on the infrastructure. The number of new doctors, schools and roads needed.

It looks to me as if the three sites have been chosen out of the blue with no thought at all to access. It seems a great waste of our money to add these sites to a draft plan and then they have to come off because it will be impossible to get access to them.

Brown field sites should be used first.

Contact  
Direct Dial  
Email

Our Ref: AJH/JC/A  
11 September 2018



Draft CPP2 Policy Projects & Heritage Team  
Brighton & Hove City Council  
First floor Hove Town Hall  
Norton Road  
Grand Avenue  
Hove  
BN3 3BQ

By post & email

Dear Sirs

**25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton**

We are instructed by the owner of the above property – [redacted] – to respond to you in respect of your letter to them dated 6 July in which you indicated that the subject “site has been proposed as a housing site allocation in Policy H1 of the Draft CPP2 with an indicative requirement for 15 residential units”.

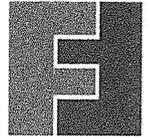
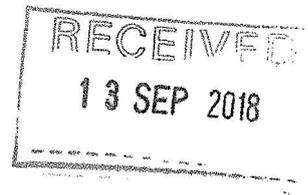
I confirm that the subject property is currently multi-let to a variety of commercial tenants. Our client holds and manages the property to provide them, primarily, with income. They provide a hands on management approach to ensure that the property remains in good order and is fit for ongoing occupation. It generates a not insignificant rent roll in its prevailing commercial use.

Our client has had no particular intention with the property other than for the status quo to prevail. They are, however, open minded as to the future of the property. They would be happy to consider alternative uses / redevelopment.

In considering alternative uses / redevelopment, a key consideration will be the financial implications. As referred above, the property is well managed and generates a good income in its prevailing use. In turn it has a not insignificant capital value. Both the prevailing rent roll and the capital value satisfy our client’s investment objectives. If they were to consider change of use / redevelopment they would only likely pursue such if to do so put them in a better financial position than prevailing. An improved financial position would need to be significant enough to merit the time, cost and risk of pursuing and implementing a plan to change use / redevelop the site.

Offices in Brighton and Chichester

Regulated by  RICS  PAI



We have undertaken initial and high level financial appraisals on the site on the assumption of redevelopment to residential use to the 15 units you indicate in your letter dated 6 July. In so doing, assumptions are made on a significant number of variables to include, for example, affordable housing allocation, Community Infrastructure Levy, Section 106 etc. We are able to use our experience together with reference to Council guidelines to make informed assumptions on these variables.

The outcome of this work is that the redevelopment of this site to 15 residential units would not generate an increase in value over and above the value of the prevailing situation.

In summary, therefore, we would comment that:

- our client is not averse to considering alternative uses / redevelopment of their site so long as it doesn't prejudice their ability to continue to operate the property as they currently do or compromise their prevailing business.
- The redevelopment of the site to 15 residential units is unlikely to appeal to our client from a financial point of view, particularly when current guidance on affordable housing, CIL etc is catered for
- If it were possible to redevelop the site to significantly more than 15 units and / or reduce requirements such as affordable housing, CIL etc from Council guidelines the financial equation may be such that it could appeal to our client.

We would be pleased to discuss the matter further with you should you wish to do so.

Yours faithfully

DP187

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 196  
**Response Date** 11/09/18 20:51  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . No

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** N/A

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Housing, Accomodation and Community

**DM7 - Homes in Multiple Occupation**

**a) Do you support or object to policy DM7?** Support

**DM7 Support Reasons**

**b) Please explain why you support this policy?**

My comments relate to the possible application of a new HMO at the site of 18 Robertson Road. Changing it from a 3 storey family home to a 6 bedroom student house.

*a) fewer than 20% of dwellings in the wider neighbourhood area are already in use as HMOs;*

I believe in the case of my neighbourhood there is already more than an 20% share of HMO's. Number 14 is a listed HMO, as is Number 31 and 31A. Plus I believe number 25 is also an HMO although this is not listed on the council website.

*b) the proposal does not result in a non-HMO dwelling being sandwiched between two existing HMOs in a continuous frontage;*

If number 18 is intended to be an HMO. My property at number 16 will be sandwiched between two HMO's. For your reference, the plot at number 16 is split into two separate dwellings, a one bedroom basement flat which is rented and my maisonette 2 bedroom property.

*2.51 High concentrations of HMOs can cause a number of negative impacts on local communities.*

This is particularly important for myself and my neighbours as this is a quiet family-centred residential street. The impact of a new 6 bedroom student house will, without doubt have a detrimental effect on the neighbourhood. Noise, parking issues, space for waste and recycle bins on the pavement, plus privacy issues for the current neighbours in the gardens are all of major concern for me.

*2.55 Many HMOs do not house students*

the plot of 18 Robertson road has specifically advertised to house students.

In conclusion I would like our neighbourhood to be included in the article 4. I would also request that anything implemented must cover Withdean ward.

**From:**  
**Sent:** 11 September 2018 17:59  
**To:** PlanningPolicy  
**Subject:** City plan part two consultation

Dear sir/madam,

As a resident I strongly object to the development plans for 46-54 old London road. Please consider this objection.

Rgds,



**Draft City Plan Part Two**  
**Consultation Period: 5th July 2018 until**  
**5pm on 13th September 2018**  
**Word Response Form**

**For Official Use:**

Respondent Number:

Date Received: / / /2018

Entered onto Portal: Yes/No

Accessibility Notice: (Ctrl & click to view): <https://www.brighton-hove.gov.uk/content/about-website/help-using-council-website/accessibility>

### Draft City Plan Part Two – Consultation

Brighton & Hove City Council has published the draft City Plan Part Two for a 10 week period of consultation starting 5<sup>th</sup> July 2018. This follows on from the scoping consultation undertaken July - September 2016.

The draft City Plan Part Two sets out the preferred approach and includes proposed site allocations for housing and other uses such as employment and community facilities and contains a suite of development management policies which will be used to assess planning applications. The City Plan Part Two will support the implementation and delivery of the City Plan Part One.

The council is seeking your views on the draft Plan and supporting documents. Your comments will help inform the final version of the City Plan Part Two. So if you have any comments about the approaches in the plan then we would urge you to submit those comments during this consultation so that they can be fully taken into account.

The Draft City Plan Part 2 and supporting documents including a quick guide to the City Plan Part Two as well as background evidence documents are available to view and download from the Council's website at: [www.brighton-hove.gov.uk/cityplan-part2](http://www.brighton-hove.gov.uk/cityplan-part2).

## Part A: Contact Details

I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations

Yes

No

Privacy Notice: (ctrl & click to view)

<https://www.brighton-hove.gov.uk/content/planning/planning-applications/planning-service-privacy-statement>

*Please note that you must complete Part A as anonymous forms cannot be accepted.*

|  |                 |
|--|-----------------|
| <b>Organisation Name (If applicable)</b> | Natural England |
| <b>Name</b>                              |                 |
| <b>Address</b>                           |                 |
| <b>Email Address</b>                     | <hr/>           |
|  |                 |
| <b>Agent Name (If applicable)</b>        |                 |
| <b>Agent Name</b>                        |                 |
| <b>Agent Address</b>                     |                 |
| <b>Agent Email Address</b>               |                 |

## Part B: Your Representation relating to Development Management Policies

*Please use a separate sheet for representations against each Development Management policy*

(Ctrl & click to view)

[Housing, Accommodation & Community chapter \(policies DM1-DM10\)](#)

[Employment Tourism & Retail Chapter \(policies DM11-DM17\)](#)

[Design & Heritage Chapter \(policies DM18-DM32\)](#)

[Transport & Travel Chapter \(policies DM32-DM36\)](#)

[Environment & Energy Chapter \(policies DM37-DM46\)](#)

*Policy Number DM1*

**Policy Name** Housing Quality, Choice and Mix

**a) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

### **Positives**

By supporting a range of dwelling types it prevents creation of a homogenous urban habitat. Stating that all residential development is required to provide useable private outdoor amenity ensures that all residential developments contribute to Brighton & Hove's local biodiversity and protect the urban landscape from becoming an ecological desert.

These points help minimise the impacts of housing on biodiversity and could possibly provide net gains in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

(2.11) ...Private amenity space can make an important contribution in improving the health, well-being and general quality of life of the city's residents and ~~has the potential to support and enhance local biodiversity~~ should contribute to existing ecological and green infrastructure networks. ...

Ensuring private amenity space contributes to the existing biodiversity/ecological network is in line with the NPPF's (70.) recommendation to have "policies to resist inappropriate development of residential gardens".

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM2*

**Policy Name** Retaining Housing and residential accommodation

**a) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Resisting a net loss in existing residential accommodation decreases the demand for new residential accommodation on greenfield sites.

Developing on brownfield sites helps protect greenfield sites and greenbelt land is a key concept of the NPPF found throughout section "13. Protecting Green Belt land".

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM4*

**Policy Name** Housing and Accommodation for Older Persons

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Supporting accommodation for older people to provide space to grow plants and food provides a valuable green infrastructure (GI) asset, beneficial for both the service users and biodiversity of the existing ecological network.

Increasing GI in such a way is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i).

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

b) is accessible to public transport, shops, services, community facilities, natural spaces, and social networks appropriate to the needs of the intended occupiers;

Supporting accessibility to natural spaces, such as local green spaces or the seafront, increases the value they provide as Green or Blue infrastructure (GI); increasing GI value aligns with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM8

Policy Name Purpose built student accommodation

a) **Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

**Positives**  
We support the requirement of measures to promote and provide access to sustainable transport with PBSA developments, as this will contribute to reducing vehicular emissions and pollution.

**Improvements**  
However there is no specific mention of a requirement for PBSA developments to provide outdoor amenity space, as a result these developments will not have to contribute to the existing ecological network or the wider GI network.  
The lack of this requirement also reduces the numerous benefits of exposure to well-maintained GI that students will receive.  
This requirement is important as minimising impacts on biodiversity and providing net gains are aims of both the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan (1.1.).

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

...

g) tenancy agreements for occupants that last a full academic year.  
h) Outdoor amenity space which positively contributes to existing ecological and green infrastructure networks.

d) **Please explain why you object to this policy?**

e) **If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM9

Policy Name Community Facilities

a) Do you Support or Object to the policy?

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

b) Please explain why you support this policy?

**Positives**  
Requiring new facilities to be “readily accessible by walking, cycling and public transport” will contribute to reducing vehicular emissions and pollution.  
Encouraging sustainable transport is a major focus of the NPPF (9. Promoting sustainable transport) and improving air quality is also a specific aim of the NPPF (103. &181.)

**Improvements**  
However, there is no specific mention of a requirement for new community facilities to connect with and contribute to the existing ecological and GI networks.  
This is important as minimising impacts on biodiversity and providing net gains are aims of both the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan (1.1.).

c) If you support this policy but have some suggested wording changes please outline these clearly below

1. ...  
c)...  
d) community facilities should be designed to connect and contribute to existing ecological and GI networks.

d) Please explain why you object to this policy?

e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below

*Policy Number DM11*

**Policy Name** New Business Floor Space

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Ensuring development of existing business floor space is more efficient will reduce the impact of growing development pressure on greenfield sites.  
Protecting greenfield sites and greenbelt land is a key concept of the NPPF found throughout section "13. Protecting Green Belt land".

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM13*

**Policy Name** Important Local Parades, Neighbourhood Parades and Individual Shop Units

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

|   |
|---|
| <p><b>Positives</b><br/>Ensuring small local shopping parades are within walking distance to residential communities reduces use of personal vehicles which in turn reduces the amounts of vehicular emissions and pollution.<br/>Encouraging sustainable transport is a major focus of the NPPF (9. Promoting sustainable transport) and improving air quality is also a specific aim of the NPPF (103. &amp;181.)</p> |
|---|

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

|              |
|--------------|
| <br><br><br> |
|--------------|

**d) Please explain why you object to this policy?**

|              |
|--------------|
| <br><br><br> |
|--------------|

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

|              |
|--------------|
| <br><br><br> |
|--------------|

*Policy Number DM14*

**Policy Name** Special Retail Area – Brighton Marina

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Focusing development within Brighton Marina reduces the demand for development on greenfield sites.

Protecting greenfield sites and greenbelt land is a key concept of the NPPF found throughout section “13. Protecting Green Belt land”.

**Improvements**

However, there should be specific mention regarding Beachy head West MCZ and the Brighton to Newhaven cliffs SSSI as they are in close proximity to this special retail area.

As these sites are nationally important, have their own legal protection and are key natural assets for the Brighton and Lewes Downs Biosphere.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

2.120 Brighton Marina, functions as an independent component of the city’s urban area. The Marina provides a mix of housing, shopping, commercial, leisure and recreational buildings in addition to being a working harbour. The Marina is also in very close proximity two nationally protected sites: Beachy head West Marine Conservation Zone (MCZ) and the Brighton to Newhaven cliffs Site of Special Scientific Interest (SSSI). This creates a unique retail environment.

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM19*

**Policy Name** Maximising Development Potential

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Maximising efficient land use reduces the impact of increasing development pressure on other greenfield sites.  
Protecting greenfield sites and greenbelt land is a key concept of the NPPF found throughout section "13. Protecting Green Belt land".

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

## Policy Number DM22

**Policy Name** Landscape Design and Trees

### a) Do you Support or Object to the policy?

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

### b) Please explain why you support this policy?

#### **Positives**

Requiring development proposals to retain and provide for appropriate landscape design, trees and planting as part of the development scheme helps protect the landscape of Brighton & Hove. These requirements are especially important as Brighton & Hove is within the setting of the South Downs National Park. These requirements also ensure developments enhance the sense of place, existing ecological networks and GI networks of Brighton & Hove.

Ensuring development design has regard for ecosystem services including those specifically mentioned will directly contribute to the wider GI network and contributes to Brighton & Hove's natural capital.

Ensuring viable long-term maintenance and durable materials are used will ensure that any created GI doesn't fall into disrepair, reducing its value as natural capital.

Placing the restrictions to working or felling protected trees ensure these highly valuable components of the existing ecological networks and the wider GI network are protected.

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Refusing development that would result in the loss or deterioration of irreplaceable habitats, such as veteran trees is a point within the NPPF (175.)

#### **Improvements**

However, in this policy net gain principles should be specifically featured, as securing biodiversity net gains are a goal in line with the NPPF's (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.).

Natural capital principles should also be mentioned as they are an increasing ubiquitous tool in environmental planning and decision making being mentioned in the NPPF (170. & 171.) and throughout the DEFRA 25 year plan, even when concerning the National Park the NPPF (172.) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.

### c) If you support this policy but have some suggested wording changes please outline these clearly below

“Development proposals will be required to retain, provide and improve, where applicable, ~~and provide for~~ appropriate landscape design, trees and planting as part of the development scheme taking into account the need for:...”

“...amenity, sense of place, natural capital and ecosystem services – including the provision of nature base solutions<sup>40</sup>, SuDs, green roofs/walls, plants for pollinators, climate control and climate change adaption measures;...”

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM25*

**Policy Name** Communications Infrastructure

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**c) Please explain why you support this policy?**

**Positives**

Wording in point C. is very strong in preventing adverse or unacceptable effect on important wildlife sites, areas of landscape importance, their setting or the setting of the South Downs National Park.

By preventing adverse/unacceptable developments in these areas it protects their character/appearance as well as the interest features of any protected sites.

Conserving the beauty of landscapes in national parks is in line with both the NPPF (172.) and the DEFRA 25 year plan (Chapter 2.)

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM26*

**Policy Name** Conservation Areas

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Supporting the retention of trees and gardens integral to conservation areas provides a greater level of protection to valuable GI assets and the existing ecological network.  
Maintaining GI is in line with the aims of both the NPPF (171.) and the DEFRA 25 year plan (3.3.i).

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM30*

**Policy Name** Registered Parks and Gardens

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Positively encouraging the production of management plans and identified enhancement works for registered parks and gardens will increase their worth as GI which in turn increases their value as natural capital assets. It could also potentially enhance their biodiversity.

Registering parks and gardens in and of itself protects their GI value and biodiversity as it serves as a barrier against inappropriate developments.

Maintaining GI is in line with the aims of both the NPPF (171.) and the DEFRA 25 year plan (3.3.i).

Enhancing natural capital is a concept within the NPPF (170. & 171.) and throughout the DEFRA 25 year plan.

Enhancing biodiversity is a concept mentioned throughout both the NPPF and the DEFRA 25 year plan

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM32

Policy Name The Royal Pavilion Estate

a) **Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

**Positives**

The Royal Pavilion Estate, chiefly the Pavilion Gardens, is one of Brighton & Hove's most valuable GI assets and lucrative source of natural capital; as such seeking to enhance the quality, security, accessibility and appeal of the estate will further increase its value.

Encouraging "greater biodiversity within the gardens" directly increases biodiversity, GI value and the role the pavilion gardens play within the wider biodiversity network of Brighton & Hove.

Maintaining GI is in line with the aims of both the NPPF (171.) and the DEFRA 25 year plan (3.3.i).

Enhancing natural capital is a concept within the NPPF (170. & 171.) and throughout the DEFRA 25 year plan.

Enhancing biodiversity is a concept mentioned throughout both the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan.

**Improvements**

Biodiversity net gain concepts should be implemented in this policy - in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

i) Encourage conservation of heritage planning and ~~greater biodiversity~~ deliver biodiversity net gains within the gardens.

d) **Please explain why you object to this policy?**

e) **If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM33

Policy Name Safe, Sustainable and Active Travel

a) **Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

**Positives**  
Promoting and providing for the use of sustainable transport will help reduce private vehicular use. This in turn will reduce vehicular emissions, air pollution, water pollution (via surface runoff) all of which will also benefit the overall biodiversity of Brighton & Hove.  
Improving accessibility of transport allows those with mobility difficulties to access new areas of Green/Blue infrastructure and be recipients of the benefits they offer.

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.  
By ensuring more people are exposed and benefit from GI increases the value assets have to the community, and increasing the value of GI is in line with the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

**Improvements**  
However this policy should reiterate from the Local Transport Plan the importance of encouraging sustainable travel into the South Downs National Park and other natural areas; with Brighton & Hove being part of the Brighton and Lewes Downs biosphere it is vital to ensure that people and the natural environment are connected.

We also advise that great potential exists to enhance Green Gateways into the National Park through fringe sites and other appropriate areas. Key opportunities exist here to link with the National Park's Green Infrastructure network and improve access to opportunities for recreation, education and enjoyment of the natural world.

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

...

2.248 In partnership with rail, bus, coach and taxi operators, the council will encourage increased connectivity from Brighton & Hove to the South Downs National Park and other natural areas, both within and beyond the extent of the city.

d) **Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM34

Policy Name Transport Interchanges

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Supporting transport interchanges will help reduce private vehicular use within Brighton & Hove, which will in turn reduce vehicular emissions, air pollution and water pollution.

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM35*

**Policy Name** Travel Plans and Transport Assessments

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Requiring proposals which could create significant disturbance/intrusion to submit a C&EMP will ensure impact on the natural environment is minimised early on in the development process.  
Requiring developments to ensure private vehicle use is minimised will reduce private vehicular emissions, air pollution and water pollution.

Minimising negative impacts on biodiversity is a key focus of the NPPF (8. 170. 174. & 175.) and is mentioned throughout the DEFRA 25 year plan.

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM36*

**Policy Name** Parking and Servicing

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Requiring developments to include supporting infrastructure for low emission cars will encourage greater adoption of these vehicles which will reduce private vehicular emissions, air pollution and water pollution within Brighton & Hove.  
Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM37

Policy Name Green Infrastructure and Nature Conservation

a) Do you Support or Object to the policy?

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

b) Please explain why you support this policy?

**Positives**

Requiring developments to safeguard or contribute to existing Green infrastructure ensures that the existing GI network is protected.

Protecting and where possible enhancing 7 key environmental aspects of Brighton & Hove protects the most valuable aspects of biodiversity and GI, safeguarding Brighton & Hove's natural capital.

Not permitting proposals which cause demonstrable harm to these features prevents net loss in GI and biodiversity.

Protecting designated sites from all development that doesn't meet strict criteria prevents loss of GI, natural capital and biodiversity.

Net gain is achieved in part by requiring proposals liable to cause harm to a designated site to provide: measures to provide biodiversity net gains, improvements to public appreciation of the site and funded management plans securing enhancement of the site.

Throughout the Reasoned Justification there is excellent implementation regarding the concepts of green infrastructure, natural capital and a wider ecological network.

Paragraph 2.272 ensures developments must consider impacts on features of Brighton & Hove's biodiversity which otherwise may be overlooked.

Paragraph 2.273 also encourages developers to explore providing new benefits for wildlife and deliver higher CO<sub>2</sub> savings.

These paragraphs both protect and contribute to net gains of GI and biodiversity.

Maintaining & enhancing GI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological/ecological networks is in line with the NPPF (170. & 174.)

Being part of the designated Brighton and Lewes Downs biosphere requires local plans to surpass minimum requirements with policies concerning the natural environment.

**Improvements**

However for both GI/natural capital and biodiversity there should be wording to ensure net gain is achieved from all developments, not just those affecting designated sites. Providing net gains

for biodiversity is a key focus of the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan (1.1.).

Maintaining and enhancing GI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i). Furthermore requiring new developments to contribute to the natural capital of Brighton & Hove provides numerous benefits for the city's residents e.g. reducing air pollution, reducing stress, improving water quality.

Enhancements to the South Downs National Park should be encouraged.

Conserving and enhancing landscape and scenic beauty in National Park is directly mentioned in the NPPF (172.).

Relevant areas of tranquillity should be identified and protected, such as Local Green Spaces and the South Downs National Park.

Ensuring tranquil areas are identified and protected is an aim of the NPPF (180.)

There should be general standards for Brighton & Hove's GI beyond the spatial framework formed by the South Downs Way Ahead NIA.

These could be set out in a separate green infrastructure strategy document for Brighton & Hove, this would enable more specific management of the city's GI and introduce strategies such as a community GI levy developers could pay into ; a commitment to producing, following and regularly updating this document should be stated.

Ideally these standards would be linked to items such as: [ANGSt](#), [Green Flag Award](#) or an [accessibility standard](#).

Since Brighton & Hove is within the Brighton and Lewes Downs biosphere a commitment to producing a separate GI strategy document would allow much more tailored and positive GI implementation, this would be in line with the level of commitment to preserving and enhancing the natural environment that is indicative of a biosphere designation.

Priority habitats and species should be mentioned within this policy. Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006

Brownfield land should be mentioned within this policy for the potential environmental value that exists on these sites, often found in urban areas and former industrial land.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**Specific suggested wording revision**

Development proposals will be required to demonstrate that they safeguard ~~or~~ and contribute to the existing multifunctional network of Green Infrastructure;

Proposals must seek to protect, enhance and prevent damaging impacts to the following and; ~~where possible seek to enhance~~:

2.266... impacts upon the wider environment. Applicants must properly assess, ~~and minimise the impact of their proposals~~, minimise their proposal's impacts and seek to provide net gains for the natural environment/natural capital<sup>58</sup>...

2.270 A key element of Green Infrastructure is identifying, retaining and enhancing a rich ~~biodiversity~~ ecological network.

**Further suggested revision of wording**

**“2.273 Any proposal affecting nature conservation features and/or designated sites should include a nature conservation/ecological report which demonstrates how any losses will be mitigated and identifies opportunities to enhance the nature conservation value of the site.”**

We advise that the above wording is revised. We do not support paragraph 2.273 for the following reasons:

- In order to comply with the NPPF the Local Plan should include robust policies protecting statutorily sites and local sites. The above policy however cites *losses* to designated sites and conservation features and that these should be mitigated. We advise that the policy should state that impacts will be *avoided*.
- For clarification, any losses to SSSIs or biodiversity assets would require *compensation* not mitigation. This also is at odds to NPPF which requires planning applications to achieve net gain and for developments to adhere to the mitigation hierarchy and avoid, mitigate and as a last resort, compensate. We note that refer to this hierarchy in the policy, but the supporting text should be amended.

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM38

Policy Name Local Green Spaces

a) **Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

**Positives**

Utilisation of local green space designation protects valuable sources of GI and biodiversity, while also ensuring local communities are more empowered with nature conservation.

Requiring enhancements to be made where development may impact the local green space, this directly contributes to net gains in GI and biodiversity.

Designating local green space is correctly mentioned in the NPPF (100.) and doing so ensures their tranquillity is preserved (180.)

Maintaining & enhancing GI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line NPPF (170. & 174.)

**Improvements**

However it is worth mentioning that accessibility to/within local green spaces should be increased where it doesn't negatively impact the biodiversity of the site. This will increase the use of these sites therefore increasing the value as GI resources.

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

d) **Please explain why you object to this policy?**

e) **If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM39*

**Policy Name** Development on the Seafront

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Requiring development on the sea front to not be detrimental to coastal processes ensures that important biological and geological aspects of the Brighton & Hove coast are not negatively impacted.

Ensuring public amenities on the shingle beach are small scale reduces their impact on important coastal habitats while also reducing the damage that will occur with climate-change driven sea-level rise.

By requiring all sea-based activities, or those with potential to impact the marine environment, to accord with the marine south plan it limits the negative impacts they will have on the marine environment.

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Maintaining & enhancing GI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

The UK marine policy statement is also regarded in the NPPF (167.)

**Improvements**

Specific mention should be made regarding the protection from impacts of development on "beachy head west" marine conservation zone (MCZ). The designation of MCZ is a nationally important marine designation which encompasses Brighton marina, as such it deserves specific mention.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM40*

**Policy Name** Protection of the Environment and Health – Pollution and Nuisance

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**  
Requiring proposals to prove they do not cause unacceptable harm to amenity, biodiversity or the environment supports the maintenance of GI and biodiversity.

Maintaining & enhancing GI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Requiring developments to meet pollution/nuisance requirements also ensures impacts on biodiversity are minimised while also preventing damaging increases of: air pollution, water pollution, light pollution and noise pollution/nuisance.

Also requiring developments to support air quality action plans and have a positive impact on air quality management areas contributes to a biodiversity net gain as this should improve overall air quality.

Avoiding/ mitigating for pollution and nuisance is aligned with the NPPF (180. & 181.).  
Minimising impacts and achieving net gains for biodiversity is in line with the NPPF (170.).

**Improvements**  
This policy could mention the impacts pollution can have on the marine and water environments. Perhaps linking to DM42.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**



*Policy Number DM41*

**Policy Name** Polluted sites, hazardous substances & land stability

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Requiring developments to prove they do not prejudice the city's environment and ecosystem services ensures the impacts on biodiversity, ecological networks, GI and natural capital are minimised.

Maintaining & enhancing Green/Blue Infrastructure (G/BI) is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

Promoting re-use of polluted land reduces the impact of development on greenbelt land and greenfield sites.

Protecting greenbelt land and greenfield sites is a key concept in the NPPF found throughout section 8.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

Development proposals must ensure that they do not prejudice health, safety and the quality of the city's environment, natural capital stocks and ecosystem services<sup>69</sup>.

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

## Policy Number DM42

**Policy Name** Protecting the Water Environment

**a) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Requiring proposals to include measures to reduce risk to water environment ensures impacts on biodiversity, ecological networks and GI are minimised.

Working with southern water to ensure water/sewage infrastructure is at an appropriate level for future developments will minimise potential impacts of a water system which is exceeding its capacity. Which in turn prevents negative impacts of poor water quality on health, biodiversity, ecological networks and GI.

Minimising the impacts of water pollution is an aim of the NPPF (170.)

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving ecological networks is in line with the NPPF (170. & 174.)

**Improvements**

It is worth mentioning specifically that Nitrates are a major contributor for the poor quality of the aquifer Brighton Chalk Block Aquifer.

Specific mention to the Beachy Head West MCZ should be made as it is a designated marine site and should be protected from the impacts of water pollution.

With Brighton & Hove, like much of the south east, being at capacity for sewage and clean water it is vital that developments consider current capacity, consulting with water companies early in the planning process is also important, ideally before any works are carried out.

Mention could be made regarding the Brighton CHaMP project

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

Sea water quality is of equal importance in terms of environmental quality and its value as a key recreational asset, especially regarding the Beachy Head West MCZ (See also City Plan Part One Policy SA1 The Seafront and DM39 Development on the Seafront).

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM43

Policy Name Sustainable Urban Drainage

a) **Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

**Positives**

Requiring all new building, car parking and hard standing developments to use appropriate SUDs ensures a reduction in flooding and surface runoff pollution, this in turn protect biodiversity, ecological networks, GI and natural capital.

Reducing surface run off pollution by the effective implementation of SUDs will improve the water quality within the Brighton & Hove aquifer.

Encouraging the creation of more SUDs directly contributes to the GI network within Brighton & Hove while also adding to natural capital stocks.

Some SUDs if implemented and managed properly can also directly contribute to biodiversity and the existing ecological network, as such this policy could result in biodiversity net gain and greater connectivity of Brighton & Hove’s ecological network.

Prioritising Sustainable urban drainage systems to reduce flood risk pollution is in line with the aims of the NPPF (163. & 165.)

Minimising water pollution is in line with the aims of the NPPF (170.)

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan’s aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

**Improvements**

Larger developments should be required to renovate harmful, antiquated drainage systems such as gully pots with more suitable SUDs. This is would enable Brighton & Hove to start modernising its drainage system; currently Brighton & Hove has over 5000 gully pots all of which contribute to introducing pollutants such as nitrates and heavy metals into the chalk aquifer without filtration.

This policy could alternatively be incorporated in DM42.

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**Policy Number DM44**

**Policy Name** Energy Efficiency and Renewables

**a) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Requiring developments to meet prescribed energy efficiency levels will ensure that the impact on energy production has on climate change will be reduced.

Encouraging greater reductions than required will further reduce the impact of climate change, even if at a community level.

Meeting the challenge of climate change, flooding and coastal change is a key section of the NPPF (section 14.). Mitigating and adapting to climate change the is target number 7 of the DEFRA 25 year plan while also being tackling climate change is mentioned in chapter (1.i.). Increasing renewable & low carbon energy supply, even at community level is also an aim of the NPPF (152.).

**Improvements**

Implementation of energy efficiency improvements & energy generation to existing buildings could be actively supported. As this would increase the amount of and speed that energy improvements that could be rolled out in Brighton & Hove to greater meet the challenge of climate change.

Energy efficiency improvements which also contribute to biodiversity and existing ecological networks, such as green roofs and walls, should also be actively supported.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

Policy Number DM45

Policy Name Community Energy

a) **Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

**Positives**  
Encouraging medium and major developments to seek community energy partners to deliver low and zero carbon energy solutions will help mitigate the impact of climate change.

Meeting the challenge of climate change, flooding and coastal change is a key section of the NPPF (section 14.) Mitigating and adapting to climate change is target number 7 of the DEFRA 25 year plan while also being tackling climate change is mentioned in chapter (1.i.). Supporting community led initiatives for renewable/low carbon energy is an aim of the NPPF (152.)

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

d) **Please explain why you object to this policy?**

e) **If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*Policy Number DM46*

**Policy Name** Heating and Cooling Network Infrastructure

**a) Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

**b) Please explain why you support this policy?**

**Positives**

Encouraging consideration of integrated heat networks will contribute to lowering energy consumption and CO<sub>2</sub>, which in turn will reduce the impacts of climate change.

Meeting the challenge of climate change, flooding and coastal change is a key section of the NPPF (section 14.) Mitigating and adapting to climate change the is target number 7 of the DEFRA 25 year plan while also being tackling climate change is mentioned in chapter (1.i.).

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

## Part C: Your Representation(s) relating to Site Allocations

### Site Allocations - Special Area policies

(Ctrl & click to view): [SA7 Benfield Valley Policy](#)

Policy number SA7

#### a) Do you Support or Object to the policy?

Support  If you support this policy, please go to questions (b) and (c)  
Object  If you object to this policy, please go to questions (d) and (e)

#### b) Please explain why you support this policy?

##### **Positives**

Protecting and enhancing Benfield valley as a valued local wildlife site and local green space greatly contributes to its value as a natural capital stock and a GI asset.

Applying these designations also helps protect the biodiversity, ecological network, tranquillity and GI assets within Benfield Valley from inappropriate developments.

Securing biodiversity and conservation enhancements as well as long term funding will ensure net gains for biodiversity and the wider ecological network at a landscape scale.

A conservation site such as this is inherently a valuable source of overall biodiversity net gain in Brighton & Hove.

Improving access both to the site and through it to the South Downs national park will ensure more people can be connected to nature and therefore increases the value of the site and the South Downs as GI aspects.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Plan for biodiversity at a landscape scale NPPF (170. & 174.) and the DEFRA 25 year plan (Chapter 2.)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

Ensuring tranquil areas are identified and protected is an aim of the NPPF (180.)

#### c) If you support this policy but have some suggested wording changes please outline these clearly below

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

## Site Allocations – Strategic Site Allocations

(Ctrl & click to view): [Strategic site allocations: \(policies SSA1-SSA7\)](#)

Please use a separate sheet for representations against each Strategic Site Allocation

Policy Number      SSA1

Policy Name          Brighton General Hospital Site

**a)      Do you Support or Object to the policy?**

Support                  If you support this policy, please go to questions (b) and (c)  
Object                     If you object to this policy, please go to questions (d) and (e)

**b)      Please explain why you support this policy?**

**Positives**

Improving existing amenity green space will increase its value as GI; it could also result in a positive impact for biodiversity and the existing ecological network.

Delivering sustainable transport infrastructure will help decrease vehicular emissions and air pollution caused by private vehicle use.

Using brown field sites prevent loss of existing greenbelt and greenfield sites.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.

Developing on brownfield sites helps protect green belt land is a key aim of the NPPF (section 8.)

**Improvements**

Proximity and potential to impact Whitehawk Race Hill LNR should be mentioned.

A minimum required amount of GI should be stated to ensure net gains.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as strategic sites?**

Policy Number SSA2

Policy Name Combined Engineering Depot, New England Road

**c) Do you Support or Object to the policy?**

Support  If you support this policy, please go to questions (b) and (c)  
Object  If you object to this policy, please go to questions (d) and (e)

**d) Please explain why you support this policy?**

**Positives**  
Improving sustainable transport infrastructure will help decrease emissions and air pollution caused by private vehicle use.  
Providing improvements/mitigation for potential air quality impacts will be beneficial for GI, biodiversity, existing ecological networks and public health/wellbeing.  
Enhancing and strengthening GI and securing biodiversity in the area will also: increase natural capital, contribute to biodiversity net gain and improve the existing ecological network.  
Using brownfield sites prevents loss of existing greenbelt land.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)  
Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)  
Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)  
Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.  
Developing on brownfield sites helps protect green belt land is a key aim of the NPPF (section 8.)

**Improvements**  
A minimum required amount of GI should be stated to ensure net gains can be achieved.

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as strategic sites?**

Policy Number SSA3

Policy Name Land at Lyon Close, Hove

e) **Do you Support or Object to the policy?**

Support  If you support this policy, please go to questions (b) and (c)  
Object  If you object to this policy, please go to questions (d) and (e)

f) **Please explain why you support this policy?**

**Positives**

Improving sustainable transport infrastructure will help decrease emissions and air pollution caused by private vehicle use.

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.)

**Improvements**

Development should contribute to the existing ecological network, provide biodiversity improvements and make use of GI.

A minimum amount of GI development should be stated to ensure net gains can be achieved.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

Developing on brownfield sites helps protect greenbelt land and greenfield sites, which is a key aim of the NPPF (section 8.)

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

d) **Please explain why you object to this policy?**

e) **If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as strategic sites ?**

Policy Number SSA4

Policy Name Sackville Trading Estate and Coal Yard

**g) Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

**h) Please explain why you support this policy?**

**Positives**

Improving sustainable transport infrastructure will help decrease emissions and air pollution caused by private vehicle use.

Providing Improvements/ mitigation for potential air quality impacts will be beneficial for: GI, biodiversity, existing ecological network and public health/wellbeing.

Using brown field site prevents loss of existing greenfield land.

Ensuring development doesn't contaminate the surrounding groundwater protection zone helps maintain water quality.

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.

Developing on brownfield sites helps protect greenbelt land and greenfield sites, which is a key aim of the NPPF (section 8.)

Reducing air and water pollution while increasing water and air quality are aims of the NPPF (170.)

**Improvements**

Development should contribute to the existing ecological network, provide biodiversity improvements and make use of GI.

A minimum amount of GI development should be stated to ensure net gains can be achieved.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

Developing on brownfield sites helps protect greenbelt land and greenfield sites, which is a key aim of the NPPF (section 8.)

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as strategic sites ?**

Policy Number SSA5

Policy Name Madeira Terrace and Madeira Drive

**i) Do you Support or Object to the policy?**

- Support  If you support this policy, please go to questions (b) and (c)  
Object  If you object to this policy, please go to questions (d) and (e)

**j) Please explain why you support this policy?**

**Positives**

Improving sustainable transport infrastructure will help decrease emissions and air pollution caused by private vehicle use.

Improving access to the beach for limited mobility persons gives more people access to the G/BI that is the beach & ocean, which increases its value as G/BI and its natural capital.

Conserving and enhancing biodiversity in this area will not only contribute to biodiversity net gain but it will also have a positive impact the existing ecological network and could result in an increase in G/BI and natural capital

Using brown field site prevents loss of existing green belt land

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

Developing on brownfield sites helps protect greenbelt land and greenfield sites, which is a key aim of the NPPF (section 8.)

**Improvements**

A minimum requirement of GI development should be stated to ensure net gains can be achieved.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as strategic sites ?**

Policy Number SSA6

Policy Name Former Peter Pan leisure site (adjacent Yellow Wave), Madeira Drive

a) **Do you Support or Object to the policy?**

Support

If you support this policy, please go to questions (b) and (c)

Object

If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

**Positives**

Providing sustainable transport infrastructure will help decrease emissions and air pollution caused by private vehicle use.

Improving access to the beach for limited mobility persons gives more people access to the G/BI that is the beach & ocean, which increases its value as G/BI and its natural capital.

Conserving and enhancing biodiversity in this area will not only contribute to biodiversity net gain but it will also have a positive impact the existing ecological network and could result in an increase in G/BI and natural capital

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)

Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)

Developing on brownfield sites helps protect greenbelt land and greenfield sites, which is a key aim of the NPPF (section 8.)

**Improvements**

A minimum requirement of GI development should be stated to ensure net gains can be achieved.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

d) **Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as strategic sites ?**

Policy Number SSA7

Policy Name Land Adjacent to American Express Community Stadium, Village Way

**c) Do you Support or Object to the policy?**

- Support  If you support this policy, please go to questions (b) and (c)  
Object  If you object to this policy, please go to questions (d) and (e)

**d) Please explain why you support this policy?**

**Positives**  
Providing sustainable transport infrastructure will help decrease emissions and air pollution caused by private vehicle use.  
Requiring developments to contribute to: Biodiversity plan objectives, G/BI and wider landscaping enhancements ensures positive impacts to these areas as well as: existing ecological networks and natural capital.  
Utilising features such as green roofs and walls add to natural capital while also expanding the existing ecological network and contributing to biodiversity net gain.  
Requiring ground water sources to be protected to the satisfaction of the EA ensures water quality is not negatively affected which also ensures there is no subsequent impact on biodiversity, existing ecological networks or public health.

Reducing vehicular emissions and pollution is a key aim of the NPPF (148. & 170.) especially section 9.  
Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)  
Minimising impacts on biodiversity and providing net gains is in line with the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan's aims (1.1.)  
Preserving or enhancing ecological networks is in line with the NPPF (170. & 174.)  
Minimising water pollution is in line with the NPPF (170.)

**Improvements**  
A minimum requirement of GI development should be stated to ensure net gains can be achieved.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) Are there any other sites that could be allocated as strategic sites ?**

## Site Allocations - Housing Sites

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

### H1 - Housing Sites & Mixed Use Sites

Policy Number      H1

**a)      Do you Support or Object to the policy?**

Support            If you support this policy, please go to questions (b) and (c)  
Object            If you object to this policy, please go to questions (d) and (e)

**b)      Please explain why you support this policy?**

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

The following sites are within 500m of LNRs and as such consideration could be made regarding specific mitigation:

- 46-54 Old London Road, Patcham BN1 8XQ
- Eastergate Road Garages, Moulsecoomb, Brighton, BN2 4PB

**g) Are there any other sites that could be allocated as housing sites ?**

**H2 – Urban Fringe Housing Sites**

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

*Policy Number*      *H2*

**a)      Do you Support or Object to the policy?**

Support            **If you support this policy, please go to questions (b) and (c)**  
Object            **If you object to this policy, please go to questions (d) and (e)**

**b)      Please explain why you support this policy?**

**Positives**

Incorporating GI and local food growing opportunities into proposed schemes will provide and increase in the value of GI assets therefore increasing total natural capital. Furthermore by incorporating GI effectively it could also lead to an increase in biodiversity and benefit the wider ecological network.

Improving linkages and access to the South Downs National Park will increase the value of the South Downs as a GI asset by allowing more people to benefit from its ecosystem services. Increasing GI value aligns with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

Giving appropriate regard to renewable energy provision will help reduce carbon usage and contribute to meeting the challenge that is climate change. Supporting community led initiatives for renewable/low carbon energy is an aim of the NPPF (152.)

By having specific key site considerations it ensures the aspects which are important to the areas surrounding the allocations will be mitigated for (using the mitigation hierarchy).

**Improvements**

Many of the allocations are in close proximity to the South Downs National Park, as such these allocations should not impact the park’s landscape, scenic beauty or sense of tranquillity. Conserving and enhancing national parks is an aim of the NPPF (172.) and is mentioned throughout the DEFRA 25 year plan.

Since these sites are on the urban fringe there should be a strong biodiversity net gain policy in place for all these allocations to ensure that the National Park may actually benefit from these allocations. Providing biodiversity net gains are aims of both the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan (1.1.).

All the key site considerations which are mentioned should be contributed towards wherever possible, as these sites are on the urban fringe, and often in close proximity to the National Park, developments at these sites should have a very high standard.  
Providing biodiversity net gains are also aims of both the NPPF (8. 170. 174. & 175.) and the DEFRA 25 year plan (1.1.).

A minimum requirement of GI development could be stated to ensure net gains can be achieved, this could be added to Table7.  
Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i).

**c) If you support this policy but have some suggested wording changes please outline these clearly below**

...Plan and which ~~address~~ positively contribute to all of the site considerations wherever feasible and indicative ...

**d) Please explain why you object to this policy?**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

The following allocations are in close proximity to LNRs and as such careful consideration must be made regarding following the mitigation hierarchy and ensuring net gains are delivered:

- Land at Ladies Mile. Carden Avenue
- Land to north east of Coldean Lane / Land north of Varley Halls / Land south of Varley Halls
- Land at South Downs Riding School & Reservoir Site
- Land north of Warren Road (Ingleside stables)



### **H3 - Purpose Built Student Accommodation Sites**

(Ctrl & click to view): [Housing sites and Mixed Use Site allocations: \(policies H1-H3\)](#)

Policy Number                      H3

a)                      **Do you Support or Object to the policy?**

Support  
Object

If you support this policy, please go to questions (b) and (c)  
If you object to this policy, please go to questions (d) and (e)

b)                      **Please explain why you support this policy?**

|   |
|---|
| <p><b>Positives</b><br/>Both sites are on previously developed brownfield sites and as such do not impact greenfield sites<br/>Protecting greenfield sites and greenbelt land is a key concept of the NPPF found throughout section "13. Protecting Green Belt land".</p> <p><b>Improvement</b><br/>A minimum requirement of GI development could be stated to ensure net gains can be achieved.</p> <p>Maintaining &amp; enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)</p> |
|---|

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

|  |
|--|
|  |
|--|

d) **Please explain why you object to this policy?**

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|  |
|--|

e) **If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

|  |
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f) **If you wish to comment on any specific student housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons**

|  |
|--|
|  |
|--|

**g) Are there any other sites that could be allocated as sites for student housing?**

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|--|
|  |
|--|

## Site Allocations - Employment Site

(Ctrl & click to view): [Opportunity site for business and warehouse uses: \(policy E1\)](#)

Policy Number E1

a) **Do you Support or Object to the policy?**

Support  If you support this policy, please go to questions (b) and (c)  
Object  If you object to this policy, please go to questions (d) and (e)

b) **Please explain why you support this policy?**

### **Positives**

Sites are on previously developed brownfield sites and as such do not impact greenfield sites. Protecting greenfield sites and greenbelt land is a key concept of the NPPF found throughout section "13. Protecting Green Belt land".

### **Improvement**

A minimum requirement of GI development could be stated to ensure net gains can be achieved.

Maintaining & enhancing G/BI is in line with the aims of the NPPF (171.) and the DEFRA 25 year plan (3.3.i)

c) **If you support this policy but have some suggested wording changes please outline these clearly below**

d) **Please explain why you object to this policy?**

e) **If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

f) **Are there any other sites that could be allocated as employment sites ?**

## Part D: Your Representation(s) relating to Any Other Comments & Equalities

### Any other comments

Please use a separate sheet for each representation

(Ctrl & click to view):

- [Introduction](#)
- [Appendix 1: Glossary of terms](#)
- [Appendix 2 Parking Standards – Policy DM36 Parking and Servicing \(adopted Parking Standards SPD\)](#)
- [Appendix 3 - Local Wildlife Sites \(Policy DM37 Green Infrastructure and Nature Conservation](#)
- [Appendix 4 - Policy H2 Urban Fringe Housing Site Maps \(see also proposed draft Policies Map\)](#)
- [Appendix 5 - List of Brighton & Hove Local Plan policies that will be superseded on adoption of the City Plan Part 2](#)
- [Appendix 6 Table 1 – Proposed Changes to Policy Map – new additions/ amendments by virtue of policies in Draft City Plan Part 2/ Updates](#)
- [Appendix 6 Table 2 Policies Map – Proposed Changes to the City plan Part 1 Policies Map due to retained Brighton & Hove Local Plan Policies being superseded by City Plan Part 2 policies](#)
- [Supporting documents to the City Plan Part Two](#)
- [Background studies for the City Plan Part Two](#)

*AO1 Do you have any other comments on any other part of the plan or its supporting documents?*

**If you are commenting on more than one supporting document / background study please make this clear in the box below by using headings.**

Biodiversity net gain policy should be inter woven throughout local plan where suggested in previous comments, additionally an individual policy covering the concept of biodiversity and GI/natural capital net gain should be implemented.

Having an individual net gain policy in place would demonstrate Brighton & Hove’s commitment to nature conservation and would exemplify why Brighton & Hove is a key component of the Brighton and Lewes Downs Biosphere.

Furthermore establishing a strong net gain policy for GI/natural capital would ensure that any development within Brighton & Hove would be beneficial for the city's residents and visitors.

Wording in such a policy should make it clear that net gains should be over and above residual losses. Phrases such as "where possible" or "where suitable" should be avoided to ensure maximum effectiveness and developer participation.

Specific biodiversity metrics should be adopted to allow the amounts of net gain delivered to be quantified and compared; metrics to measure net gains in GI/natural capital could also be adopted such as Natural England's currently developing eco-metric approach

The NPPF (8.) mentions securing net gains for an environmental objective

The NPPF (170.) states planning policies should contribute and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity.

The NPPF (174.) states that plans should: pursue opportunities for securing measureable net gains for biodiversity.

The NPPF (175.) states that opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The NPPF mentioning net gain as ubiquitously as it does should indicate the importance of securing net gain; and that a separate net gain policy would be beneficial for Brighton & Hove

The DEFRA 25 year environment plan (Chapter 1. Policy 1.) concerns embedding an environmental net gain principle for development, as such the Brighton & Hove local plan should reflect this aim by having net gain as separate policy to highlight its importance.

We also advise that the plan could incorporate a specific soils policy which would be in line with the aim of the NPPF to ensure local plans protect and enhance aspects of the natural environment including soils (170.); the DEFRA 25 year plan highlights the importance of soil health throughout its length and also dedicating section 3 of chapter 1. to improving soil health

## Equalities

The council has a duty under the Equalities Act 2010 to eliminate discrimination and advance equality of opportunity for people with the following protected characteristics: age, disability, race, religion, sex, sexual orientation, gender reassignment, marriage and civil partnership, and pregnancy and maternity. In addition the council has a duty to foster good relations between all communities.

A Health and Equalities Impact Assessment on the Draft City Plan Part Two has been undertaken and is available to view [here](#) [PDF, 2.8MB]

*AO2 Do you consider the City Plan Part Two to have any equalities implications, positive or negative?*

**If so, please provide further details.**

- Policy DM1 has positive equality implications for those with mobility difficulties/impairments by improving accessibility within housing
- Policy DM4 has positive equality implications for older persons by seeking to ensure there is a sufficient supply and range of residential accommodation suitable for older persons
- Policy DM5 has positive equality implications for individuals with special needs by seeking to ensure there is an appropriate range and supply of residential accommodation for people with special needs.
- Policy DM 22 has positive equality implications for individuals with mobility difficulties/ impairments by requiring works required to retain and provide for appropriate landscape design, trees and planting as part of the development scheme taking into account the need for accessibility.
- Policy DM 23 has positive equality implications for individuals with mobility difficulties/ impairments by granting permission to shop front developments that incorporate all reasonable measures to make the shop front accessible to all.
- Policy DM32 has positive equality implications for individuals with mobility difficulties/ impairments by supporting proposals that will increase accessibility
- Policy DM33 has positive equality implications for individuals with mobility difficulties/ impairments by ensuring new developments: are designed to be safe and accessible for

all customers and maintain/improve/provide wheelchair accessible routes that are easy, convenient and safe.

|                 |            |
|-----------------|------------|
| <b>Signed*:</b> |            |
| <b>Dated*:</b>  | 11/09/2018 |

All representations must be received at the email or postal address given on this form by **5.00pm on 13<sup>th</sup> September 2018**.

**Due to the length of the consultation period please kindly note that late representations will not be accepted.**

Completed forms should be sent to:

Email: [planningpolicy@brighton-hove.gov.uk](mailto:planningpolicy@brighton-hove.gov.uk)

Post: Consultation on the Draft City Plan Part Two  
Brighton & Hove City Council  
Planning Policy Team  
1<sup>st</sup> Floor Hove Town Hall  
Norton Road  
Hove BN3 3BQ

If you have any further queries please contact us on 01273 292505 or via email [planningpolicy@brighton-hove.gov.uk](mailto:planningpolicy@brighton-hove.gov.uk)

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**From:**  
**Sent:** 11 September 2018 19:24  
**To:** PlanningPolicy  
**Subject:** City Plan Part Two Consultation

Dear Sir/Madam

**RE: City Plan Part Two Consultation**

I wish to register my opposition to the development of the site 46-54 Old London Road, Patcham, Brighton.

This location is set in the heart of Patcham Old Village, which is famous for its 'quaintness'. To knock down 5 beautiful family homes - which are much needed in Patcham - and to destroy their mature gardens and to replace them with blocks of flats would be a travesty.

Accommodation for the elderly is plentiful in and around Patcham. We do not need any more. Houses the size of those along Old London Road are in short supply. Large families need these houses. In addition, blocks of flats would not be in keeping with the character of the Old Village. It would destroy valued greenspace and the habitat of the wildlife that live in those gardens and surrounding area.

Residents whose properties back on to the gardens of the houses in Old London Road, will be affected by noise pollution from the flats as there will be noise from the kitchens, plant rooms and extractors. Not to mention the eyesore of looking out onto the back of a block of flats.

The development of this site was unanimously voted against last year due to the fact that the area is a flood risk and that the then proposed flats were not in keeping with the area, what has changed? There is still a flood risk. The new flats will still be out of character. Our greenspace will still be lost and the wildlife affected.

I therefore oppose this application as the proposed site is an unsuitable location for these flats. Please remove this location from your list of sites allocated for development and let Patcham keep the heart of it's village.

Thank you.

DP191

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 199  
**Response Date** 11/09/18 21:13  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** My Holiday Let Brighton

**Name**

**Name**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Housing, Accommodation and Community  
. Employment, Tourism and Retail

**DM2 - Retaining Housing**

**a) Do you Support or Object to policy DM2?** Object

**DM2 Object Reasons**

**d) Please explain why you object to this policy?**

I dispute that this clause should be used to issue enforcement against longer term holiday rental properties. In my experience the issues with disturbance with holiday rentals is not coming from owners that are doing this long term and professionally (in most cases). It is coming from people that are dabbling in the market with AirBnB and operating in a way that breaches all basic requirements that for instance many tourism accreditation schemes insist on.

To ensure that tourists are safe and there is minimal disruption to neighbours affected by these types of properties the council should implement a light registration scheme.

This should ensure that any property offered for short term accommodation adhere to as a minimum:

- 1 Basic safety standards (gas, electricity and fire)
- 2 Has permission to operate from the freeholders in the building. It is a breach of many leases to offer short term holiday rentals in most properties. Any leaseholder doing this without permission can actually lose the lease to their flat by doing this. This will also ensure that neighbours affected by short term rentals are happy with it.
- 3 The mortgage company and / or any other owners should also be expected to confirm permission. Buy to let and residential mortgage policies prohibit short term rentals in their terms and conditions.
- 4 Both relevant buildings and property commercial liability insurance is in place if the building is a block of flats (most policies prohibit short term rentals). AirBnB claim to offer some form of insurance policy but most properties are not exclusively listed on this site and this does not cover issues other residents may face in the case of short term rentals being offered in a property which subsequently may invalidate an insurance claim If the buildings insurance has not been changed to a relevant commercial policy.
- 5 Had undertaken reasonable measures to ensure neighbours weren't disturbed. These can include fitting hotel low volume stereos, prohibiting access to outside space, had a 365, 24 hour a day security patrol service, property sound proofing.

Although the council may not have the legal right to enforce such a scheme if the council ran such a scheme even contacting the relevant parties would mean that many people that were not adhering to reasonable standards would withdraw from the market. This would protect the quality of the accommodation being offered on the market, the reputation of Brighton's tourism market and the safety of guests.

By clamping down on permanent holiday rentals you will be left with amateur under the radar operators. This will damage the tourism economy and reputation of Brighton's tourist market as these are the people that open and shut properties without notice, cancelling people holidays when freeholders complain and manage properties cheaply and unprofessionally and cause most of the issues by letting unchecked parties start, pop up brothels open, balconies collapse with guests on it etc. Permanent properties that cause issues can already be fined and closed under existing environmental noise protection legislation. The council just needs to more effectively enforce the laws it already has at its disposal.

## **DM2 Object Wording Changes**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

*2.17 A licensing scheme should be examined to ensure that holiday rental properties are operating in a way that supports this vital sector in Brightons tourism economy but also:*

- 1 Meets safety standards (gas, electricity and fire)
- 2 Has permission to operate from the freeholders, property owner and any mortgage company that has an interest in the property.
- 3 Has adequate buildings, and holiday rental commercial liability insurance.
- 4 Had undertaken reasonable measures to ensure neighbours aren't disturbed.

*- I would remove paragraph 2.17 and instead explore options for licensing properties on a five year basis.*

## **DM3 - Residential Conversions & Retention of Smaller Dwellings**

**a) Do you support or object to policy DM3?** Support

## **DM17 - Opportunity Areas for New Hotels & Safeguarding Conference Facilities**

**a) Do you support or object to policy DM17**

Object

**DM17 Object Reasons**

**d) Please explain why you object to this policy?**

There is nothing in this policy about examining ways of protecting high quality short term holiday rental accommodation and ensuring that this is of a high standard in the City. Brighton will always be foremost a leisure destination for visitors. The growth in the tourism market is now towards high quality short holiday rental accommodation. You only have to look at the explosion of AirBnB to see this. Apart hotels in the city struggle as these tend to be expensive, bland and do not provide the authentic experience that both business and leisure travellers are now looking for.

At the moment many people are entering this market in an amateur way. This is many cases causing safety issues for guests (as seen with the recent balcony collapse). Issues for neighbours when pop up brothels and ad-hoc parties start. Cancellation and quality issues for guests when properties open and close when freeholders complain or investment is not put into a property. Brighton should explore ways to lead the way in quality for this market by trying to raise the quality of accommodation that is being offered.

**DM17 Object Wording Changes**

**e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below**

There should be a clause in here which looks to maintain this market but also looks towards a light licensing scheme to clamp down on the rogue operators that have entered this market and are operating without 1) Basic safety standards (gas, electricity and fire) 2) Without permission from the freeholders, property owners and /or mortgage company 3) Without adequate buildings and also flat or house insurance commercial insurance. 4) Adequate security.

Note AirBnB checks for none of these things.

DP192

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 201  
**Response Date** 11/09/18 21:35  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . No

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** n/a

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Housing Sites

**H1 - Housing Sites & Mixed Use Sites**

**a) Do you support or object to policy H1?** Object

**H1 Housing Site Allocations**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...**

Objection to 46-54 Old London Road development, City Plan

We wish to write to you to strongly object to the inclusion of 46-54 London Road, Patcham, in the City Plan, which seeks to demolish five houses and construct a block of flats.

Whilst we accept that new developments are needed, we do not believe that this is the right development for this space.

As immediate neighbours overlooking the site our grounds for objection are as follows:

- 1 The planned development is too large for the proposed area. There is already a large unattractive block of flats neighbouring this site. To add more heavy development would further erode the unique village feel to Patcham.
- 2 As immediate neighbours we are concerned that the huge loss of trees will affect the wildlife in the area. Patcham is unique for the size of its gardens, attracting wildlife and giving lungs to Brighton. Removing 51 trees and replacing gardens with hard surfaces will impact this whilst also dramatically affecting the outlook of our home.
- 3 Traffic congestion is already a problem in Patcham as the most direct route from the north on London Road is through Old London Road which has a dangerous and ambiguous junction (see photos attached). The road is also effectively a single lane for 100m up to the junction with London Road. Increased traffic associated with a high number of residents with visitors and carers will increase this traffic and congestion, spill onto the London Road which is already overly congested creating long delays to visitors entering Brighton and cause a danger as the junction is not safe at the best of times.
- 4 There is limited parking for the shops next to the proposed development. The site does not provide adequate parking for the residents and visitors. A shortage of parking will increase congestion, safety concerns and general disturbance for people locally. It is already a daily occurrence for people to park illegally in the bus stop areas outside the Co-op and opposite (see photo 3).
- 5 There is no pavement in the proposed development and no crossing. With even more cars parked along the verges obstructing the view of and from the road, safety for people crossing is a concern.
- 6 The area is subject to flooding and already costs the council money to respond to an increasing problem. Decreasing the absorptive capacity of the land with more hard surfaces will exacerbate the problem which already flood the houses proposed for demolition.

We hope that you decide that there are better locations for a development such as this.

DP193

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 202  
**Response Date** 11/09/18 21:45  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . No

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** n/a

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Housing Sites

**H1 - Housing Sites & Mixed Use Sites**

**a) Do you support or object to policy H1?** Object

**H1 Housing Site Allocations**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...**

I would like to object to the development of 46-54 Old London Road (site number 13) in City Plan Part Two. I objected to the same site when McCarthy & Stone put in a similar application which was strongly

opposed by Patcham residents and was eventually refused planning permission. It frankly beggars belief that the council would then try to sneak the scheme in under the radar within the new City Plan Part Two, showing a shocking level of arrogance on the part of the Council.

The last application was rejected by the Government's Planning Inspector in August 2017 at which point the inspector concluded with the following points: *'I consider that the proposed building would, by virtue of a combination of its scale, density, massing and width, be a dominant and over-bearing feature that would detract from the attractive suburban character of this part of Old London Road. The proposed frontage roof profile would be incongruous in appearance and fail to respect local character, and notwithstanding its varied profile, overall would contribute to the prominence of the building.... I consider that the proposed development would cause significant harm to the character and appearance of the area.'*

In trying to resurrect this previously refused plan, the Council shows a shocking level of disdain towards the citizens it is supposed to serve and shows the complete and utter arrogance which must exist within the planning department. This scheme must not be included in the City Plan Part Two.

DP194

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 204  
**Response Date** 11/09/18 21:55  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** n/a

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Housing Sites

**H1 - Housing Sites & Mixed Use Sites**

**a) Do you support or object to policy H1?** Object

**H1 Housing Site Allocations**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...**

With reference to The City Plan Part Two Consultation, I am writing to you with my objections to three particular proposed development plans for the Patcham area.

First- 46-54 Old London Road Patcham BN1 8XQ.

I object to this proposed development and request that it is removed from the Council's list of residential sites allocated for development.

The proposal for an indicative number of 30 residential units would be very overbearing for this site, as the site is too small for this scale of development.

I believe it would spoil and damage the village environment and detract from the character and appearance of the area.

There have extremely serious issues with flooding in the past, and any development of this nature will, in my opinion, exacerbate the flooding problem.

Therefore based on previous events, I would consider there is a high risk of surface water flooding.

Second-land next to Horsdean Recreation Ground

I object to any proposed development in this location and request that it is removed from the Council's list.

I believe it is important to retain the existing publicly accessible green open space between existing housing and the recreation ground area especially in view of the nearby South Downs National Park.

Although there is no indication of where road access would be located, I believe whatever access road is proposed it would be inappropriate and would have a detrimental effect to the environment of this particular area with additional pollution and noise.

There is a green space and children's play area nearby, the Horsdean recreation ground itself used by adults and children, and the current green space where the proposed development is situated. With all the usage by adults and especially children there would be considerable safety implications.

There would be irreparable damage to the wildlife and the environment with this proposed development.

Additionally, I understand that there is a possibility of interference and contamination of the water supply in that area and its distribution.

Third-Land at Ladies Mile, Carden Avenue

I object to any proposed development in this location and request that it is removed for the Council's list. I understood that the intention of the original developer of the Ladies Mile Estate was to keep the land at the end of Ladies Mile Road as a publicly accessible open space.

The proposed development is too near to the Ladies Mile Nature Reserve and will impact this area. Development would damage the habitats of various species and generally cause harm.

As this is part of a designated open space ( amenity grassland ), it should therefore be protected from any development.

It also would seem likely that road access would encroach on this designated green space which I do not find acceptable. This appears to be in contradiction of your policy DM38 which provides special protection for green areas that are considered of particular importance to local communities.

## **H1 Housing Site Omissions**

### **g) Are there any other sites that could be allocated as housing sites ?**

In general, and in relation to these three particular objections, I believe there should be much more impetus to develop numerous brown field sites in the city. There are a number that have been derelict

for several decades, which are not only wasted opportunities for additional housing units but are visually awful.

These should be developed first before considering the encroachment on to green spaces which are still needed by residents of the city.

## **KINGSWAY AND WEST HOVE RESIDENTS' ASSOCIATION (KAWHRA)**

### **CITY PLAN PART TWO...REPRESENTATIONS**

#### **Contact address:**

#### DM 1 Housing, Accommodation and Community

Support Requirement in (c) for all residential units to meet nationally described space standards.

Reason – to ensure that people are assured of a decent standard of living despite the endeavours of developers to maximise financial returns.

Support requirements in (d) for accessible housing that meets Building Regulations M4(2).

Reason – by the nature of the existing development the availability of accessible housing is grossly inadequate to meet existing and future demand.

Support requirements in (e) for wheelchair housing.

Reason – the lack of wheelchair housing is depriving people of the opportunity of independent living. This also results in people unnecessarily occupying (blocking) beds in hospitals and nursing homes because their homes cannot accommodate wheelchair use.

Support requirements in (f) for outdoor space in housing.

Reason: Access to open air is essential to daily healthy living.

#### DM4 Housing and Accommodation for Older Persons

Support policy.

Reason: The existing and growing future demand by the post-World War Two baby boomers generation is an irrefutable fact.

#### DM18 High-quality design and places

Support policy, and particularly the emphasis on local context in part (a).

Also support paragraphs 2.140 and 2.141 relating to the scale and shape of new buildings.

Reason: In the cause of making efficient use of land, developers often disregard the context of sites, resulting in proposals that would have an adverse impact on the quality of life in existing adjacent homes. Residents in West Hove are experiencing this in a number of locations.

#### DM20 Protection of amenity

Strongly support policy, however it needs clarification by the addition of references to the key issues, eg 'Amenity will include visual privacy and overlooking, outlook and overshadowing, and sunlight and daylight.'

Strongly support paragraphs 2.156 to 2.161.

Reason: These important issues are often overlooked by developers in the cause of maximising the use of sites, resulting in proposals that would have an adverse impact on the amenity of adjacent residents.

#### DM22. Landscape Design and Trees

There is now good evidence of the effectiveness of trees and hedges in reducing air pollution in areas of poor air quality. Reference to this should be added to the first bullet point.

Reason: To combat the serious problems in parts of the city.

#### H1 Housing and Mixed Use Site Allocations

##### Table 6 Mixed Use Site Allocations

We are concerned about the precise meaning of the figure of 90 dwellings given in table 6 for Kingsway /Basin Road North (Site AB4 in the JAAP policy CA2).

The submission JAAP gives the overall figure of a minimum of 90 dwellings for site AB4. Within this area new flats are nearing completion on the Britannia House site (opposite the Vega flats) which is the implementation of a planning permission originally granted long before the advent of the City Plan or the JAAP. Also there is planning permission for 52 flats granted in 2013 on the 'Portzed' site which too is part of site AB4. The council has accepted that, following the excavation of a trench before the permission expired, the development technically has been started although nothing has been built.

Therefore a significant proportion of the 90 dwellings is accounted for. However there is nothing in the supporting text of City Plan Part Two, eg paragraph 3.50, to explain that the figures in table 6 may include permissions and completions. Our concern is that in the future the figure in table 6 could be misinterpreted as being for development on the parts of site AB4 remaining *after* the completion of development on the Britannia House and Portzed sites.

Therefore for the avoidance of doubt the supporting text needs to be amended to clarify what the figures in table 6 include.

However if the figures in table 6 for site AB4 should not include commitments, then the figure of 90 should be reduced accordingly to 30.

DP196

## Comment

|                        |  |
|------------------------|--|
| <b>Event Name</b>      | Consultation on the Draft City Plan Part 2 |
| <b>Comment ID</b>      | 210  |
| <b>Response Date</b>   | 12/09/18 09:53                             |
| <b>Status</b>          | Submitted                                  |
| <b>Submission Type</b> | Web  |
| <b>Version</b>         | 0.1  |

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . No

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** n/a

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Housing Sites

**H1 - Housing Sites & Mixed Use Sites**

**a) Do you support or object to policy H1?** Support

**H1 Support Reasons**

**b) Please explain why you support this policy?**

Important to maximise housing within the City by developing appropriate sites

**H1 Housing Site Allocations**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...**

46-54 Old London Road, Patcham: it is inappropriate to include this site in the allocations. Development is likely to detract from the character of Patcham Village, unless it is low density and low rise. At the very least existing trees must be retained and any buildings should not be higher than the trees. The risk of flooding is, I believe, greater than assessed, including the fairly frequent run-off of water from the rising ground behind the existing houses. Old London Road is narrow with very limited parking so vehicular access is an issue as is parking for any new residents. Local schools have no or very limited capacity.

## **H2 - Urban Fringe Housing Sites**

**a) Do you support or object to policy H2?** Object

### **H2 Object Reasons**

**d) Please explain why you object to this policy?**

Developing these sites will erode access to walking areas and will detract from the benefits of the South Downs and will almost certainly spoil views to and from the Downs

## **H2 - Urban Fringe Site Allocations**

**f) If you wish to comment on any specific urban fringe site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...**

Land at and adjacent to Horsdean Recreation Ground: this is a well used and popular open space used by walkers, including a path towards the footbridge with access to the Downs and the Chattri. Development will certainly detract from the character of this area and views of the South Downs. There is no existing vehicular access, so a new road will be required. Vale Avenue is already used as a cut through from the A27 so traffic along Vale Avenue will increase. No or very little capacity at local schools.

DP197

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 209  
**Response Date** 12/09/18 08:58  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** n/a

**Name**

**Name**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Strategic Site Allocations

**SSA5 - Madeira Terrace & Madeira Drive**

**a) Do you support or object to policy SSA5?** Object

**SSA5 Object Reasons**

**d) Please explain why you object to this policy?**

I object to the idea of having any hotel/hostel or any other type of accommodation included in the plans for the renovation of Madeira Terrace. The Terrace and the Green Wall are an essential park of the the whole Brighton Seafront. Originally built as a place in which to promenade, take in the sea air and views, perhaps in a slightly calmer atmosphere than the area surrounding the more popular piers. The Terrace should remain an open space for promenading as its main function, in the same way as Las Ramblas in Barcelona or Les Coulées Vertes in Paris. Commercial development should be restricted to development of small business units in the Arches, either for artists, start-ups, artisans or independent

cafes/bars/ice-cream parlours/Milk Bars/bakeries like Rose Bakery or Hummingbird (actually they have several branches now I think, but would suit the quirky artisanal qualities of Kemp Town) ...

Madeira Drive must be allowed to continue to host events of national and historical importance; think of Genevive, the London to Brighton Vintage Car Rally, the London to Brighton run, the Speed Trials, LGBT marches and events. The mixed use of Madeira Drive has proved entirely possible in the past and I think the new proposed use of varying textures underfoot would be a good idea.

I believe Soho House has planning permission for a development that includes accommodation and just beyond the west end of Madeira Drive and the Palace Pier many more traditional hotels, like the Royal Albion, still manage to exist. At the Marina there is already an upmarket hotel and there are countless small hotels and B&Bs in the immediate hinterland of the Terraces. I see no need for further hotel space within the plan for Madeira Terrace.

As you state, correctly in my view, in 3.34 that 'The renovation of Madeira Terrace will need to be sensitive to the structure's unique heritage' and that development of the arches should have 'attractive frontages' I think you should add another Reasoned Justification, making it 3.39, like that added to the SSA6 Former Peter Pan leisure site in 3.42; i.e. 'High quality and sustainable development will be expected in accordance with the priorities set out in SA1 The Seafront; Policy CP5 in the City Plan Part 1 and DM39 Development on the Seafront Policy.'

DP198

## Comment

|  |  |
|--|--|
| <b>Event Name</b>  | Consultation on the Draft City Plan Part 2   |
| <b>Comment ID</b>  | 208  |
| <b>Response Date</b>   | 12/09/18 08:21   |
| <b>Status</b>  | Submitted  |
| <b>Submission Type</b>   | Web  |
| <b>Version</b>   | 0.1  |
| <b>I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations</b> | <input type="checkbox"/> Yes   |
| <b>Organisation Name</b>   |  |
| <b>Organisation Name (if not applicable please put n/a)</b>  | n/a  |
| <b>Name</b>  |  |
| <b>Name</b>  |  |
| <b>Address</b>   |  |
| <b>Address</b>   |  |
| <b>Email Address</b>   |  |
| <b>Email Address</b>   |  |
| <b>Agent Name</b>  |  |
| <b>Agent Name</b>  | n/a  |
| <b>Agent Address</b>   |  |
| <b>Agent Address</b>   | n/a  |
| <b>Agent Email</b>   |  |
| <b>Agent Email</b>   | n/a  |
| <b>Please tick all of the sections you would like to comment on before proceeding</b>  | <input type="checkbox"/> Site Allocations - Strategic Site Allocations<br><input type="checkbox"/> Make general comments |

## SSA1 - Brighton General Hospital Site

a) Do you support or object to policy SSA1?

Object

### SSA1 Object Reasons

d) Please explain why you object to this policy?

There should be more than 200 homes built and ALL of them should be 'affordable housing' (as per CP20) including significant inclusion of rented social housing (with living rents set and controlled at LHA).

### SSA1 Object Wording Changes

e) If you Object to this policy and would like to put forward some alternative wording for the policy please set this out clearly below...

Insert/substitute the above wording.

### Any other comments

Click on the links below to access supporting documents to the CPP2:

- . Proposed CPP2 Implementation and Monitoring Targets [PDF, 506Kb]
- . Sustainability Appraisal [PDF, 8MB]
- . Sustainability Appraisal Non-Technical Summary [PDF, 385 KB]
- . Consultation Statement [PDF, 8.6 MB]
- . Appendix 7 to Consultation Statement [PDF, 20MB]
- . CPP2 East Policy Map [PDF, 11MB]
- . CPP2 West Policy Map [PDF, 14MB]
- . CPP2 Central Policy Map [PDF, 9.4MB]
- . Habitats Regulation Assessment [PDF, 18MB]

Background Studies and Topic Papers are also available on the City Plan Part Two website:

<https://www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-two-background-studies-topic-papers>

**AO1 Do you have any other comments on any other part of the plan or its supporting documents? If you are commenting on more than one supporting document / background study please make this clear in the box below by using headings.**

I am concerned that large scale planning applications resulting in little or no 'affordable housing' and/or containing office space are being allowed to avoid proper scrutiny in the process (especially at Hearing) by virtue of BHCC officers use of NPPF (para 14) as a trump card against rejection. When the NPPF para 14 becomes tantamount to 'there is no alternative' (to granting permission) and when planning committee members succumb to this pressure and therefore fail to scrutinise or deem certain material considerations as 'trumped' the opportunity to defer a proposal back to the drawing board is lost. I would cite BH2018/00340 as an example of this. Here, City Plan objectives fell by the wayside in relation to BHCC legal 'warning' to members that rejection - rather than being a return to drawing board followed by approval - is taken to mean full rejection and inevitably leading to appeal and failure to meet agreed targets. Insofar as my (admittedly provisional) assesment of this process flaw is right I hope BHCC will discuss this anomaly.

DP199

## Comment

|                        |  |
|------------------------|--|
| <b>Event Name</b>      | Consultation on the Draft City Plan Part 2 |
| <b>Comment ID</b>      | 207  |
| <b>Response Date</b>   | 11/09/18 23:14                             |
| <b>Status</b>          | Submitted                                  |
| <b>Submission Type</b> | Web  |
| <b>Version</b>         | 0.1  |

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** friends of vale park

**Name**

**Name**

**Address**

**Address**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Environmental and Energy

**DM37 - Green Infrastructure & Nature Conservation**

**a) Do you support or object to policy DM37?** Support

**DM38 - Local Green Spaces**

**a) Do you support or object to policy DM38?** Support

DP200

## Comment

**Event Name** Consultation on the Draft City Plan Part 2  
**Comment ID** 206  
**Response Date** 11/09/18 23:10  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**I consent to being added to the Planning Policy, Heritage and Projects team mailing list and contacted via email regarding forthcoming news and consultations** . Yes

**Organisation Name**

**Organisation Name (if not applicable please put n/a)** Na

**Name**

**Name**

**Email Address**

**Email Address**

**Please tick all of the sections you would like to comment on before proceeding** . Site Allocations - Housing Sites

**H1 - Housing Sites & Mixed Use Sites**

**a) Do you support or object to policy H1?** Object

**H1 Object Reasons**

**d) Please explain why you object to this policy?**

Many of these spaces have issues with water both flooding and, more importantly, aquifers.

**H1 Housing Site Allocations**

**f) If you wish to comment on any specific housing site allocations listed in the policy please do so below making clear which site(s) you are commenting on and give your reasons...**

46-54 Old London Road, Patcham BN1 8XQ - as with previous objections to the proposed development by McCarthy and Stone, it is a travesty to remove these beautiful houses. Old London Road cannot sustain more housing owing to its propensity to flooding. Where are the children going to go - at present the schools are over-subscribed, and traffic will increase.

Land at and adjoining Horsdean Recreation Ground, Patcham - development here would mean a loss of green space, overburdening of aquifers, drainage (leading to flooding), traffic and over-subscribed schools.

Land at Ladies Mile, Carden Avenue - development here would mean a loss of green space, increased traffic on roads already over used, and already over-subscribed schools unable to provide spaces meaning local children having to travel to schools outside their area.

## **H2 - Urban Fringe Housing Sites**

**a) Do you support or object to policy H2?**

Object