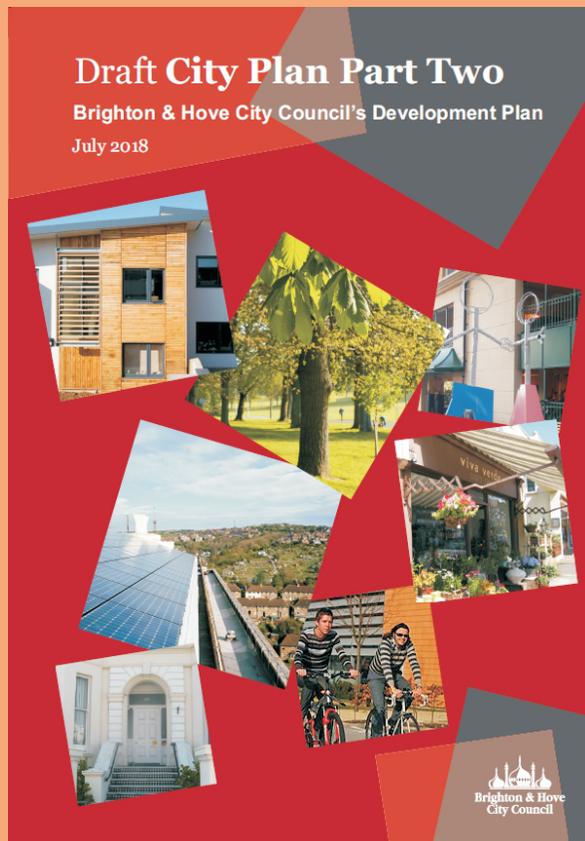


Brighton & Hove City Council's Development Plan

Draft City Plan Part Two

A Quick Reference Guide

July 2018



Compiled by Planning Policy, Projects & Heritage

The City Plan Part Two

- The Brighton & Hove City Plan Part One (CPP1) was adopted in March 2016 and contains strategic policies setting out the overall amounts of development (housing, employment, retail etc.) required across the city to 2030 and the broad locations and Development Areas where new development will take place. It allocates key strategic sites and also sets out key citywide policies to guide development including urban design, transport, affordable housing, biodiversity and sustainability policies.
- The role for the City Plan Part Two (CPP2) is to support the implementation and delivery of CPP1. It builds on the strategic framework; identifies and allocates additional development sites; and sets out a more detailed and positive development management policy framework to assist in the determination of planning applications.
- Once adopted CPP2 will replace the currently retained 2005 Brighton & Hove Local Plan (BHLP) policies.

The City Plan Part Two:

- Consistent with the vision, strategy and objectives and strategic policies set out in City Plan Part One; and it will cover the period up to 2030;
 - Covers the administrative area of the city council that is not within the South Downs National Park (the South Downs National Park Authority is preparing a Local Plan covering the administrative area of Brighton & Hove that falls within the National Park);
 - Contains site allocations (e.g. for housing and mixed use sites) so that the City Plan Part One strategy for accommodating development needs can be implemented;
 - Contains a suite of development management policies that will replace some of the saved 2005 Local Plan policies and delete others to ensure there is a more streamlined and straightforward set of development management policies;
 - Conforms with the National Planning Policy Framework (NPPF); and
 - Results in one City Development Plan (Parts 1 and 2) which will be simpler to use for development management.
- Scoping Consultation took place June – September 2016 to help shape the content of the draft City Plan Part Two.

Timetable for Preparing the City Plan Part Two

City Plan Part Two stage of plan preparation	Date
Scoping Document (Regulation 18)	June 2016
Draft Plan and SA (Regulation 18)	Summer 2018
Publication stage (Regulation 19)	Autumn 2019
Submission stage	Spring 2020
Examination	Summer 2020
Adoption of City Plan Part Two	Early 2021

The Structure of the draft City Plan Part Two

Section 1 – Introduction – sets out the overall role and purpose of the City Plan Part Two; its relation to the City Plan Part One and other development plan documents

Section 2 – Development Management Policies – 46 development management policies arranged in the following topics Housing, Accommodation and Community (including HMO and student housing policies), Employment and Retail, Design and Heritage, Transport and Travel and Environment and Energy.

Section 3 – Special Area Policy, Strategic Site Allocations, Housing and Mixed Use Sites and other site allocations

- A new Special Area Policy for Benfield Valley
- 7 Strategic Site Allocations – larger mixed use Sites
- 59 Housing Site Allocations (brownfield and urban fringe site allocations)
- 2 purpose built student accommodation sites
- Additional employment site opportunity at Hangleton Bottom alongside its safeguard as a waste site.

Appendices – include glossary, adopted parking standards, list of Local Wildlife Sites, and illustrative maps of Urban Fringe site allocations, list of retained Brighton & Hove Local Plan policies which will be superseded on adoption of CPP2 and list of proposed changes to policies map.

Policies Map – shows the changes to the adopted policies map that would result from the policies in the emerging plan including site allocations and any new or amended designations.

Implementation and Monitoring Targets – sets out a list of indicators for measuring the implementation and effectiveness of policies in the draft City Plan Part Two

How to Comment on the Draft City Plan Part Two

You can make comments on any part of the draft City Plan Part 2 and its supporting documents. Please look at the full City Plan Part Two document before sending us your response.

We recommend you make your comments using the council's online consultation portal: <http://consult.brighton-hove.gov.uk/portal>
This will help us handle your comments quickly and efficiently. Your comments will help inform the final version of the City Plan Part Two.

Or email: planningpolicy@brighton-hove.gov.uk

Or write to: Policy Projects and Heritage Team, Brighton & Hove City Council, First Floor Hove Town Hall, Norton Road BN3 3BQ

Comments should be received no later than 5pm 13th September 2018. Please note that we cannot accept responses received after that date.

The Draft City Plan Part Two and its supporting documents are available:

- To view or download from the council's consultation portal: <http://consult.brighton-hove.gov.uk/portal>
- To view or download from the council's City Plan Part Two website: www.brighton-hove.gov.uk/cityplan-part2.
- Hard copies of the CPP2 and all supporting documents can also be viewed during normal opening hours at:
 - Brighton Customer Service Centre, Bartholomew House, Bartholomew Square Brighton BN1 1JE
 - Hove Customer Service Centre, Hove Town Hall, Norton Road BN3 3BQ;
 - Jubilee Library, BN1 1GE
 - Hove Library, BN3 2EG
 - Portslade Library, BN41 1XR.
- Hard copies of the draft City Plan Part 2 including the policies map, implementation and monitoring targets and non-technical SA summary can also be viewed at all other city libraries during normal opening hours (<https://www.brighton-hove.gov.uk/content/leisure-and-libraries/libraries/library-opening-times-and-contact-details>)

PLEASE BE AWARE THAT ALL REPRESENTATIONS RECEIVED BY THE COUNCIL WILL BE PUBLICLY AVAILABLE (personal contact details will not be published).

The Planning Service privacy statement can be viewed: <https://www.brighton-hove.gov.uk/content/planning/planning-applications/planning-service-privacy-statement>

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
p. 5	<p>Section One: Introduction</p> <p>Provides an introduction to the draft City Plan Part two; outlines the role and aims of the plan and its relationship to other development plan documents.</p>	
p.11	<p>Section Two: Development Management Policies</p>	
p.12	<p>Topic Housing, Accommodation and Community</p>	
DM1 p.12	<p>DM1 Housing Quality, Choice and Mix</p> <p>Brings in the government's optional nationally described minimum internal space standards for new housing.</p> <ul style="list-style-type: none"> • Brings in the government's optional higher access standards (adaptability and wheel chair accessible) for new housing. For 10+ dwellings 10% of the affordable residential units and 5% of all residential units should be suitable for occupation by a wheelchair user (nearest equivalent to lifetime homes), • Encourages a range of housing types, tenures and unit sizes and supports a range of housing delivery formats e.g. community led, custom/ self-build housing, build to rent models of provision. • All new residential development will be required to provide useable private outdoor amenity space appropriate to the scale and character of the development. • Recognises the role of private outdoor amenity space in health and well-being and general quality of life, biodiversity 	<p>SA6 Sustainable Neighbourhoods, CP14 Housing Density CP18 Health Cities CP19 Housing Mix CP20 Affordable Housing</p>
DM2 p.17	<p>DM2 Retaining Housing and Residential Accommodation</p> <ul style="list-style-type: none"> • Resists loss of existing residential accommodation in the city – unless certain exceptions can be justified (e.g. the quality of accommodation or listed building issues or provides net gain in affordable housing). • Allows for 'on merit' assessment of small scale amalgamation of C3 residential units to create family homes. 	<p>SA6 Sustainable Neighbourhoods, CP1 Housing Delivery, CP14 Housing Density CP19 Housing Mix</p>

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM3 p.19	<p>DM3 Residential Conversions and the retention of smaller dwellings</p> <ul style="list-style-type: none"> • A criterion based policy to manage the subdivision of larger residential units into smaller self-contained units to ensure conversions provide for a high standard of accommodation. • Promotes and retains housing choice in the city. • At least one of the units of accommodation provided should be suitable for family occupation and has a minimum of two bedrooms. 	SA6 Sustainable Neighbourhoods CP1 Housing Delivery CP19 Housing Mix
DM4 p.21	<p>DM4 Housing and Accommodation for Older Persons</p> <ul style="list-style-type: none"> • Ensure there is a sufficient supply and range of residential accommodation suitable for older people – meeting demonstrable needs of local residents. • Seeks an element of affordable provision for older persons as part of market-led developments (if C3). • Criteria based approach to assessing proposals for loss of residential accommodation for older people. 	SA6 Sustainable Neighbourhoods, CP14 Housing Density CP18 Healthy City CP19 Housing Mix CP20 Affordable Housing
DM5 p.25	<p>DM5 Supported Accommodation (specialist and vulnerable needs)</p> <ul style="list-style-type: none"> • Supports / enabling the delivery of various different specialist housing types other than those covered by DM4. • Needs to meet a demonstrable local need. 	SA6 Sustainable Neighbourhoods CP12 Urban Design CP14 Housing Density CP18 Healthy City CP19 Housing Mix CP20 Affordable Housing
DM6 p.27	<p>DM6 Build to Rent Housing</p> <ul style="list-style-type: none"> • Sets out the criteria for assessing build to rent housing to ensure: • self-contained and let separately; • held as build to rent under a covenant for at least 15 years; • under unified ownership and will be subject to common management; • the development will offer tenancies of at least 3 years available to all tenants with defined in-tenancy rent reviews; • 40% of the build to rent development to be provided as affordable housing, normally in the form of affordable private rent; offered at discounted rent levels and eligibility criteria to be agreed with the council. 	SA6 Sustainable Neighbourhoods CP1 Housing Delivery CP12 Housing Mix CP20 Affordable Housing

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM7 p.31	<p>DM7 Houses in Multiple Occupation</p> <ul style="list-style-type: none"> • Supports reversions of HMOs to C3 family homes • Extends CPP1 policy CP21 to ensure fewer than 20% of dwellings in the wider neighbourhood area are already in use as HMOs; • Extends CPP1 policy CP21 to ensure that a non- HMO residential unit is not sandwiched between two HMOs and that there is not a continuous frontage of 3 or more HMOs. • Ensures adequate living conditions for occupants of HMOs 	CP21 Student Accommodation and Houses in Multiple Occupation SA6 Sustainable Neighbourhoods CP18 Healthy City
DM8 p.35	<p>DM8 Purpose Built Student Accommodation</p> <ul style="list-style-type: none"> • Criteria based policy to assess proposals for additional PBSA in addition to CPP1 policy CP21. • Ensures PBSA developments are designed to provide an adequate standard and type of accommodation. 	CP21 Student Accommodation and Houses in Multiple Occupation
DM9 p.38	<p>DM9 Community Facilities</p> <ul style="list-style-type: none"> • Criteria based policy for assessing proposals for new or improved community facilities. • Criteria based policy for assessing loss of community facilities to ensure that needed and suitable facilities are retained 	SA6 Sustainable Neighbourhoods, CP5 Culture and Tourism CP7 Developer Contributions
DM10 p.41	<p>DM10 Public Houses</p> <ul style="list-style-type: none"> • Criteria based policy for safeguarding public houses recognising their contribution to the character and vitality of communities, social interaction and social cohesion 	SA6 Sustainable Neighbourhoods SO13 and SO19
p.44	<p>Topic – Employment and Retail</p>	
DM11 p.44	<p>DM11 New Business Floorspace</p> <ul style="list-style-type: none"> • Ensures new business floorspace responds to changing economic conditions and support economic growth through the inclusion of flexible design features e.g. layout and ceiling heights. 	CP2 Sustainable Economic Development CP3 Employment Land Strategic allocations in Development Areas
DM12 p.47	<p>DM12 Primary, Secondary and Local Centre Shopping Frontages</p> <ul style="list-style-type: none"> • Sets out the approach to safeguard A1 shops in the city’s defined shopping areas and manage the balance of A1 shops and other town centre uses. • Approach includes percentage thresholds of A1 shop units. 	CP4 Retail Provision

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM13 p.52	<p>DM13 Important Local Parades, Neighbourhood Parades and Individual Shop Units</p> <ul style="list-style-type: none"> • Introduces and designates 9 important local parades that provide a group of 5 or more shops which play a key role in providing access to day-to-day necessities such as newsagents, convenience stores, post offices and pharmacies within walking distances of home. • Sets out approach to safeguard neighbourhood parades and individual ‘corner’ shops to ensure convenience retail can be met within easy walking distance unless certain criteria are met. 	CP4 Retail Provision
DM14 p.55	<p>DM14 Special Retail Area – Brighton Marina</p> <ul style="list-style-type: none"> • Recognises that Brighton Marina provides a special retail offer different to the defined shopping centres and provides a criteria based approach to retain/ complement the existing diversity and mix of uses. • Seeks to broaden and strengthen the retail offer to support existing and future residents and visitors. 	DA2 Brighton Marina, Gas Works and Black Rock Area and CP4 Retail Provision.
DM15 p.57	<p>DM15 Special Retail Area – The Seafront</p> <ul style="list-style-type: none"> • Recognises that the seafront – on the lower promenade Madeira Drive and within the seafront arches – provide a diversity and mix of uses that should be retained and enhanced and sets out the consideration should be taken into account including amenity. • Supportive of temporary uses in vacant buildings or sites. 	SA1 The Seafront CP4 Retail Provision
DM16 p.58	<p>DM16 Markets</p> <ul style="list-style-type: none"> • Recognises the role of markets to the attraction of shopping in the city and sets out the factors that will be assessed with proposals for new permanent or expanded markets. • Resists the permanent loss of markets and pitches unless appropriate comparable replacement provision is made. 	CP4 Retail Provision
DM17 p.60	<p>DM17 Opportunity Areas for New Hotels and safeguarding conference facilities</p> <ul style="list-style-type: none"> • Indicates which development areas in the CPP1 would be suitable search area for new hotel development • Includes Brighton Centre and Expansion of Churchill Square site, Brighton Inner Harbour, Black Rock and the New England Street Area and Hove Station Area • Should opportunities be found this should not compromise the priorities, aspirations and amounts of developments sought for the strategic allocations • Recognises the role of large scale conference facilities in the city and protects them 	CP6 Visitor Accommodation

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
	unless the exceptions test set out in the policy can be met.	
p.63	Topic – Design and Heritage	
DM18 p.63	DM18 High Quality Design and Places <ul style="list-style-type: none"> • Encourages an integrated approach to the design of buildings and spaces at site/street scale. • Sets out key design aspects (e.g. local context; building material and architectural detailing) that will be expected to be considered in development proposals • Major development on strategic and or prominent sites should include the incorporation of an artistic element. 	SA6 Sustainable Neighbourhoods CP5 Culture and Tourism CP7 Infrastructure and Developer Contributions CP12 Urban Design CP13 Public Streets and Spaces
DM19 p.68	DM19 Maximising Development Potential <ul style="list-style-type: none"> • Ensures the efficient use of land. • Ensures a satisfactory balance has been achieved between respecting local context and maximising site potential to meet the city’s needs in particular housing provision. 	CP12 Urban Design CP13 Public Streets and Spaces CP14 Housing Density
DM20 p.69	DM20 Protection of Amenity <ul style="list-style-type: none"> • Ensures full consideration should be given of the impact of development proposals in terms of visual privacy and overlooking; outlook and overshadowing and sunlight and daylight for neighbours as well as future users, residents and occupiers. • 	CP8 Sustainable Buildings CP12 Urban Design CP14 Housing Density
DM21 p.71	DM21 Extensions and Alterations <ul style="list-style-type: none"> • As a densely built up city, development often involves extension or conversion of existing buildings. High quality design that responds creatively to the site and its context will be expected 	CP8 Sustainable Buildings CP10 Biodiversity CP12 Urban Design CP13 Public Streets and Spaces CP14 Housing Density CP15 Heritage

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM22 p.72	<p>DM22 Landscape Design and Trees</p> <ul style="list-style-type: none"> • Requires landscape design to be an integral part of the design process and to ensure opportunities that integrated landscape design can provide in terms of climate change and mitigation; habitat creation; visual amenity and recreation and food growing are fully considered. • Ensures the retention of existing trees and hedgerows and landscape features • Detailed information required if development affects trees and trees covered by Trees Preservation Order 	<p>SA4 Sustainable Neighbourhoods CP10 Biodiversity CP12 Urban Design CP13 Public Streets and Spaces CP16 Open Space CP17 Sports Provision</p>
DM23 p.76	<p>DM23 Shopfronts</p> <ul style="list-style-type: none"> • Sets out the approach to assessing applications for replacement shop fronts through criteria to ensure good shopfront design and heritage considerations • Sets out the approach to assessing proposals for security features in particular solid shutters. • Sets out the approach to proposals for shopfront blinds and awnings. 	<p>CP12 Urban Design CP15 Heritage</p>
DM24 p.79	<p>DM24 Advertisements</p> <ul style="list-style-type: none"> • Sets out the approach for assessing applications for advertisement and/or sign consent so they do not harm the visual amenity of the site or wider areas and do not adversely affect public safety 	<p>CP12 Urban Design CP15 Heritage</p>
DM25 p.81	<p>DM25 Communications Infrastructure</p> <ul style="list-style-type: none"> • Sets out the approach to ensure the acceptable provision of communication infrastructure whilst ensuring that the impact on the environment, visual and residential amenity is minimised. • New development or major renovation works to existing buildings should facilitate digital connectivity and advancement in communication networks beyond Building Regulations where possible and ensure sufficient ducting space. 	<p>CP2 Planning for Sustainable Economic Development CP12 Urban design CP15 Heritage</p>

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM26 p.84	<p>DM26 Conservation Areas</p> <ul style="list-style-type: none"> • Sets out the issues that will be taken into account when development proposals come forward within Conservation Area including the retention of buildings, structures and architectural features. • Proposals should preserve or enhance the distinctive character and appearance of the Conservation Area. 	CP15 Heritage
DM27 p.86	<p>DM27 Listed Buildings</p> <ul style="list-style-type: none"> • With a general presumption in favour of the preservation of Listed Buildings this policy sets out the issues that will be taken into account where development proposals involve the alteration, extension or change of use of a listed building. 	CP15 Heritage
DM28 p.88	<p>DM28 Locally Listed Heritage Assets</p> <ul style="list-style-type: none"> • In considering any proposal for the loss of a non-designated heritage asset the policy requires satisfactory evidence to justify the proposals including whether or not the asset has a viable use. • Policy will also apply to other potential non-designated heritage assets that emerge as part of pre-application process. 	CP15 Heritage
DM29 p.89	<p>DM29 The Setting of Heritage Assets</p> <ul style="list-style-type: none"> • Sets out the issues that will be taken into consideration for development within the setting of a heritage asset to ensure its impact would not harm the contribution the setting makes to the significance of the heritage asset, • This will include the consideration of views 	CP15 Heritage
DM30 p.91	<p>DM30 Registered Parks and Gardens</p> <ul style="list-style-type: none"> • Permission will be granted for development proposals that would preserve or enhance the historic layout, character, designed features and principal components of a registered park and garden of special historic interest. • Sets out how proposals for temporary uses will be assessed. 	CP15 Heritage

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM31 p.92	<p>DM31 Archaeological Interest</p> <ul style="list-style-type: none"> • Development should not harm the archaeological interest of heritage assets. The policy sets out what assessments will be required to be undertaken by the applicant to assess harm. • In some cases a programme of archaeological works will be required and the policy sets out what will be expected including making provision for the conservation and storage of artefacts. 	CP15 Heritage
DM32 p.95	<p>DM32 The Royal Pavilion Estate</p> <ul style="list-style-type: none"> • Supports proposals that seek to re-establish the Royal Pavilion estate as a single historic estate. • Sets out the objectives to be achieved for a successful scheme for the Estate and the Royal Pavilion itself. • Sets out the approach to assessing proposals for temporary uses. 	CP15 Heritage
p.103	<p>Topic - Travel and Transport</p>	
DM33 p.97	<p>DM33 Safe, Sustainable and Active Travel</p> <ul style="list-style-type: none"> • New developments should be designed in a way that is safe and accessible for all users and encourages the greatest possible use of sustainable and active forms of travel • This will include ensuring proposals contribute to improvements to the wider pedestrian environment; the city's network of cycle routes and public transport network/ infrastructure 	CP9 Sustainable Transport CP13 Public Streets and Spaces
DM37 p.101	<p>DM34 Transport Interchanges</p> <ul style="list-style-type: none"> • Sets out the criteria that will be used to assess any proposals for purpose-built interchanges including park and ride facilities, coach parking, lorry parking or freight consolidation centres. • The wider impact of a scheme on traffic flows and the need for parking provision in the city should be considered in a proposal for park and ride. 	CP9 Sustainable Transport
DM35 p.103	<p>DM35 Travel Plans and Transport Assessments</p> <ul style="list-style-type: none"> • Clarifies when Transport Assessments and Travel Plans will be required to support planning applications. • Cumulative transport aspects arising from committed or planned development should be included in Transport Assessments for larger developments. • All development proposals should include appropriate measures to ensure that journeys by private car are minimised and greatest possible use is made of sustainable transport. 	CP9 Sustainable Transport

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM36 p.106	<p>DM36 – Parking and Servicing</p> <ul style="list-style-type: none"> • Transposes the standards adopted in the Parking Standards for New Development SPD (2016) into policy. • Requires on street parking surveys where a development is likely to result in overspill car parking. • New developments should include infrastructure to support the use of low emission vehicles. • Where appropriate and feasible provision should be made onsite for large vehicles necessary to service the development. 	CP9 Sustainable Transport
p.109	Topic – Environment and Energy	
DM37 p.109	<p>DM37 Green Infrastructure and Nature Conservation</p> <ul style="list-style-type: none"> • Ensure applicants properly assess and minimise the impact of their proposals on the natural environment and give full consideration to biodiversity and the value of incorporating appropriate green infrastructure solutions into their design. • Sets out the approach to proposals within designated sites of nature conservation importance (e.g. LNR and LWS). 	CP10 Biodiversity CP7 Infrastructure and Developer Contributions CP16 Open Space Relevant DAs
DM38 p.115	<p>DM38 Local Green Space</p> <ul style="list-style-type: none"> • Policy designates Hollingbury Park, Three Cornered Copse, Ladies' Mile and Benfield Valley as Local Green Space which provides special protection for green areas that are considered of particular importance to local communities. 	SA4 Urban Fringe SA5 The Setting of the South Downs National Park CP16 Open Space
DM39 p.117	<p>DM39 Development on the Seafront</p> <ul style="list-style-type: none"> • Ensures that conditions experienced within the coastal zone are taken into account in development proposals on the seafront e.g. design and materials used. • Ensure development is accompanied by appropriate coastal defences • Ensure proposals protect and enhance the beach, shoreline and marine environment recognising its role as open space and valuable natural habitat. • Presumption against development extending onto shingle beach. 	SA1 the Seafront CP11 Managing Flood Risk Relevant DAs

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM40 p.120	<p>DM40 Protection of the Environment and Health – Pollution and Nuisance</p> <ul style="list-style-type: none"> • Ensures that new development is appropriate to its location and new use to prevent unacceptable risks from pollution and material nuisance (including noise, vibration, smell/ odour). • Ensures that new development in or near Air Quality Management Areas assists in achieving its aim of improving air quality. • Ensures development proposals avoid excessive and unnecessary lighting. • The operation of existing uses and businesses should not be prejudiced by the siting of new sensitive development. 	<p>Relevant Development Areas and Special Areas CP8 Sustainable Buildings CP9 Sustainable Transport CP10 Biodiversity CP16 Open Space CP18 Healthy City</p>
DM41 p.124	<p>DM41 Polluted Sites, hazardous substances and Land Stability</p> <ul style="list-style-type: none"> • Development proposals must ensure they do not prejudice health, safety and the quality of the city’s environment and ecosystem services. • Take into account of ground condition, land instability and hazardous substances, installations and notifiable pipelines • Suitable re-use of polluted land and buildings 	<p>Relevant Development Areas CP18 Healthy City</p>
DM42 p.127	<p>DM42 Protecting the Water Environment</p> <ul style="list-style-type: none"> • The potential impacts on water quality and water yield resulting from the design, construction and operation of proposed development should be considered • Where necessary proposals should include measures to reduce risk to the water environment and aim to protect and improve water environment. • New developments must be coordinated with the provision of new and improved water and wastewater infrastructure. 	<p>CP8 Sustainable Buildings</p>
DM43 p.129	<p>DM43 Sustainable Urban Drainage</p> <ul style="list-style-type: none"> • Design and layout of all new buildings, car parking and hardstanding will be required to incorporate Sustainable Drainage Systems to ensure there is a reduction in the level of surface water leaving the site. • Subterranean development will not be permitted in areas where there has been a history of ground water emergence. 	<p>CP11 Development and Flood Risk</p>

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
DM44 p.131	<p>DM44 Energy Efficiency and Renewables</p> <ul style="list-style-type: none"> • Sets out additional standards for new development to with regards to energy (cost) efficiency and carbon dioxide emission reductions. • Identifies locations in the city where opportunities exist for greater reductions in carbon dioxide emissions through the use of passive design, fabric efficiency and energy efficiency; • Mitigation measures may be sought where carbon dioxide reduction targets cannot be met on-site. • Requirement for energy statements to be submitted. 	<p>Relevant Development areas and Special Areas</p> <p>CP8 Sustainable Buildings</p>
DM45 p.137	<p>DM45 Community Energy</p> <ul style="list-style-type: none"> • Developers of medium and major development schemes are encouraged to actively seek community energy partners to deliver low carbon energy solutions which are 'led by' or 'meet the need' of communities. 	<p>CP8 Sustainable Buildings</p>
DM46 p.139	<p>DM46 Heating and cooling network infrastructure</p> <ul style="list-style-type: none"> • Provides further guidance for developments incorporating heat network infrastructure and communal heating systems to ensure they are constructed to a high quality to provide a reliable, affordable, quality and low carbon source of heat to end users. 	<p>Development Areas, relevant Special Areas</p> <p>CP8 Sustainable Buildings</p> <p>CP18 Health City</p>
p.144	<p>Special Area, Strategic Site Allocations Housing and Mixed Use and other Allocations</p>	
SA7 p.145	<p>Special Area: SA7 Benfield Valley</p> <ul style="list-style-type: none"> • Identifies Benfield Valley as a Special Area requiring a coordinated policy approach. • The purpose of the policy is to facilitate the positive and ongoing management and maintenance of Benfield Valley's open spaces (to be designated as a Local Green Space), wildlife habitats and heritage assets (Benfield Barn) and to improve and enhance public access and connections with adjoining urban areas and to the South Downs National Park. • Identifies two areas of development potential in the north and south of Hangleton Lane for 100 dwellings total. • Proposals will be required to make provision for long term maintenance and management plans. 	<p>SA4 Urban Fringe</p> <p>CP1 Housing Delivery</p> <p>CP10 Biodiversity</p> <p>CP15 Heritage</p> <p>CP16 Open Space</p> <p>CP17 Sports Provision</p>

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
SSA1 p.149	<p>SSA1 Brighton General Hospital Site, Elm Grove, Freshfield Road</p> <ul style="list-style-type: none"> Allocates the site for mixed use development to include a new purpose-built health and care facility and a minimum of 200 dwellings and community facilities. Development should achieve a high quality of design which preserves and where possible enhances the setting of the Grade II Listed Building and non-designated heritage assets. 	SA6 Sustainable Neighbourhoods CP1 Housing Delivery CP18 Healthy City
SSA2 p.151	<p>SSA2 Combined Engineering Depot, New England Road</p> <ul style="list-style-type: none"> Allocates the site for mixed use development to include a minimum of 100 dwellings and the provision/ replacement of a minimum of 1,000 sq m of B1 workspace and managed starter office units. Development should achieve a high quality of design and amenity which responds to the close proximity of the railway lines and improves the pedestrian environment along New England Road. 	DA4 New England Quarter and London Road Area CP1 Housing Delivery CP3 Employment Land
SSA3 p.153	<p>SSA3 Land at Lyon Close, Hove</p> <ul style="list-style-type: none"> Seeks a coordinated approach to development that comes forward on the wider site with the retention/ replacement of 5,700 sq m net B1a office floorspace and a minimum 300 residential units; expanded D1 health facilities and/ community uses. Development should contribute to a coherent townscape, improved public realm and provide shared amenity space. 	CP1 Housing Delivery CP3 Employment Land
SSA4 p.155	<p>SSA4 Sackville Trading Estate and Coal Yard</p> <ul style="list-style-type: none"> Mixed use development to deliver a minimum of 6000 sq. m B1 employment floorspace, a minimum of 500 residential units, ancillary retail and drink outlets and community facilities based on local needs. High quality public realm including a public square. Improved permeability into the site Need to consider community/health requirements. 	DA6 Hove Station Area CP1 Housing Delivery CP3 Employment Land

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
SSA5 p.158	<p>SSA5 Madeira Terrace and Madeira Drive</p> <ul style="list-style-type: none"> • Madeira Terrace is allocated for a vibrant and balanced mix of uses which include retail uses, commercial space, hotel, galleries/museums and leisure uses appropriate to the character of the seafront. • Seek wider restoration and repair of the remainder of the terraces and access points • Seek improved sustainable transport and pedestrian facilities. • Seek infrastructure improvements along Madeira Drive • Improve access to the beach • Seeks coordinated approach to public realm improvements 	SA1 The Seafront
SSA6 p.161	<p>SSA6 Former Peter Pan Leisure Site (adjacent Yellow Wave), Madeira Drive</p> <ul style="list-style-type: none"> • Allocates the site for leisure uses or art and heritage uses appropriate to the character of the seafront • Ancillary supporting retail uses as part of a mixed use scheme • High quality of design which preserves and where possible enhances the setting the Conservation Area, adjacent Listed Buildings/ structures, the character of the seafront and seafront views. • Complement the regeneration of Madeira Terraces and Drive and contribute to coordinated approach to enhance the public realm. 	SA1 The Seafront
SSA7 p.163	<p>SSA7 Land Adjacent Amex Stadium, Falmer Way</p> <ul style="list-style-type: none"> • Allocation of site (which partly lies within Lewes District Council administrative area) for B1 offices/ D1 health/ education uses associates with the Stadium or Universities or ancillary uses to the stadium (A1 shop/ticket office/ A3 restaurant/bar). • Policy will require high standard of design quality that respects the setting of the national park and the stadium itself. 	DA3 Lewes Road Area
H1 p.165	H1 Housing Sites and Mixed Use sites	CP1 Housing Delivery

Policy Ref & page number	Policy Name and Summary	Key links to City Plan Part 1 (policy or spatial objective)
	<ul style="list-style-type: none"> • Sets out a schedule of largely brownfield sites that are allocated for housing or mixed use development in order to help deliver the CPP1 housing target of 13,200. • Only sites expected to bring forward 10 or more residential units are proposed to be allocated in the policy. 	CP3 Employment Land
H2 p.171	<p>H2 Housing Sites - Urban Fringe</p> <ul style="list-style-type: none"> • Sets out a schedule of sites in the urban fringe that are allocated for housing. • Seeks opportunities through housing development for additional and/ improved publically accessible open space provision; local food growing opportunities and improved linkages to the South Downs National Park. • Schedule of sites identifies key site considerations 	
H3 p.178	<p>H3 Purpose Built Student Accommodation</p> <p>Site allocations for new purpose built student accommodation to provide the following minimum bedspaces:</p> <ul style="list-style-type: none"> • Lewes Road Bus Garage - 250 • 118-132 London Road – 150 	CP21 Student Accommodation and Houses in Multiple Occupation
E1 p.179	<p>E1 Opportunity Site for new business and warehouse uses</p> <ul style="list-style-type: none"> • Indicates that B1 and B8 uses would be suitable on land at Hangleton Bottom where these would not prevent or prejudice the delivery of strategic scale waste management facility at the safeguarded waste site allocation 	CP3 Employment Land

Supporting Documents

The following supporting documents are also available as part of the consultation process:-

Statement of Consultation – provides full information on how organisations, groups and individuals were consulted at the earlier CPP2 Scoping stage (June - September 2016) and how the consultation responses at that stage helped shape the draft CPP2. The Statement of Consultation is set out in the following sections:

Sustainability Appraisal (SA) – the role of the SA is to consider all the likely significant effects that the draft City Plan Part 2 may have on various environmental, economic and social factors. The process incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive. Information on the reasonable alternative options that have been considered and discounted in favour of the draft City Plan Part Two policies are set in the SA Report. There is also a non-technical summary of the Sustainability Appraisal available.

Health & Equalities Impact Assessment (HEQIA) – has been undertaken to ensure the draft policies are coordinated to address equalities, health and well-being outcomes throughout the city. Some draft policies have been refined through recommendations arising from the HEQIA.

Habitats Regulation Assessment – a Habitats Regulation Assessment has been carried out to establish if the CPP2 might have any Likely Significant Effects on any European sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be avoided.

Background Studies and Topic Papers – the draft City Plan Part Two is underpinned by a number of background studies and Topic Papers these are available to view on the City Plan Part Two website.

