

**Brighton & Hove City Council**

**Sustainability Appraisal of Circus Street Municipal Market Site  
Supplementary Planning Document**

**Sustainability Appraisal Report**

**9th December 2005**



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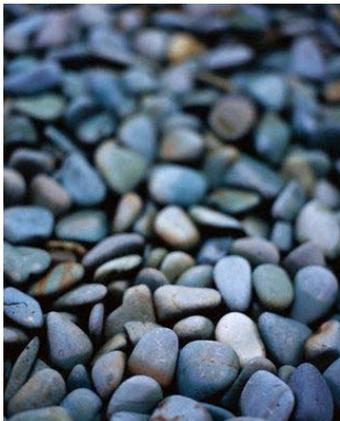
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## **Non technical summary**

The Sustainability Appraisal (SA) has been carried out to assess the likely effects of the Supplementary Planning Document (SPD) prepared to guide development of the Circus Street municipal market site. The present site is occupied by the dilapidated former market building and the SPD comprises proposals for a mixed use development including employment, arts and housing. Independent consultants The Landscape Partnership Ltd undertook the assessment.

### *Background to the Sustainability Appraisal*

Brighton and Hove City Council is required to carry out an assessment of planning policy documents, including SPDs, before they are formally adopted, to evaluate whether they would give rise to significant environmental effects (positive or negative). This is required under European and national legislation. The SPD contains a set of development principles and two development options for the site, and the SA considers the sustainability of both options. It also compares the effects with those that would arise if no development of the site takes place, the 'do-nothing' option.

### *Methodology*

The sustainability appraisal was prepared in accordance with government guidance and following the general approach to sustainability appraisals which have already been completed by Brighton and Hove City Council. The process aimed to identify and report on the likely significant impacts of the SPD and identify the extent to which it will help achieve the objectives of sustainable development.

Sustainability objectives were established by reviewing existing planning policies and guidance relevant to the municipal market site. This took place at the scoping stage of the assessment. Once defined, the objectives generated by this process were the key criteria against which the SPD was tested. The aim of the assessment process was to identify any negative impacts that might arise that conflict with sustainability objectives and permit mitigation measures to be developed and incorporated into the final SPD.

The purpose of the scoping stage of the assessment was also to produce a list of sustainability indicators against which the future impacts of the SPD can be measured. These covered social, environmental and economic measurements in the Brighton and Hove area and were obtained from the 2001 census, wildlife conservation bodies, the Environmental Agency, English Heritage, government departments and the Local Authority.

### *Consultation*

The scoping stage involved consultation with the Environment Agency, English Nature, The Countryside Agency and English Heritage. The following comments were made:

Environment Agency – Suggested improved indicators for sustainable house building and water use.

English Nature – Suggested swifts as useful indicator of wild bird populations.

These suggestions for useful sustainability indicators were incorporated into the scope of the study. The Countryside Agency and English Heritage did not return any comments.

### *Baseline Studies – The sustainability objectives*

The sustainability objectives were defined by comparing policies relevant to the market site contained within national, regional and local plans and guidance. The purpose of this was to understand how these policies interacted to influence the SPD, and identify potential conflicts and constraints between policies at different levels. Seventeen broad sustainability policy objectives were identified which cover broadly: social inclusion and better quality of life, sustainable economic growth, and protection of the environment and natural resources.

### *The SA Framework*

The 17 sustainability objectives were compared by use of a matrix to test compatibility of each sustainability objective against the others. Although the objectives were found to be generally compatible, two inconsistencies were identified. Housing development objectives were found to be inconsistent with those preserving biodiversity and green space, and similarly policy objectives for previously developed land were found to be incompatible with the aims of biodiversity.

### *Assessment of the SPD options*

Three options for development were assessed:

Option 1 - Do nothing scenario

Option 2 - Mixed use development brief put forward by Building Design Partnership

Option 3 – Alternative development framework put forward by Urban Practitioners

Each of these options was tested against the 17 objectives and assessed whether impacts were positive, negative, neutral, direct or cumulative, and site specific or transboundary in nature. The outcome of the assessment was that Options 2 or 3 within the SPD would have a neutral or positive effect on all but one of the sustainability objectives. The sustainability objective for conservation of the built environment was the one objective, which the assessment identified that neither option complied with. The Do-nothing option would have a long term neutral or negative impact on all of the sustainability the objectives.

### *Mitigation of negative effects*

The potential negative effects of options 2 or 3 on the conservation of the built environment can be mitigated by adding a design principle to the SPD which requires any development to reflect the character of the former market building.

The assessment resulted in a number of other recommendations to improve the sustainability of the SPD. These include adding more emphasis to, for example, use of sustainable building materials, efficient use of energy and resources, affordable housing targets, and sustainable transport.

### *Implementation and Monitoring*

After the City Council adopts the SPD, its effects will continue to be assessed against the sustainability indicators, every year, to measure how well the SPD has contributed to sustainability. The data collected will form the baseline to which future effects are compared and the results will help inform future policy making. This process will include all components of local planning guidance and should be undertaken in partnership with regional and central government.



## **1. Introduction**

### **1.1 Introduction**

In May 2005 The Landscape Partnership was commissioned by Brighton and Hove City Council to prepare a sustainability appraisal of the Supplementary Planning Document (SPD) for Circus Street Municipal Market Site prepared by Urban Practitioners on behalf of Brighton and Hove City Council. This document provides a report on the process of the sustainability appraisal of this SPD. It has been prepared in order to comply with the requirements of the Planning and Compulsory Purchase Act 2004, for the adoption of Supplementary Planning Documents by Local Authorities.

## **2. Background**

### **2.1 Purpose of the SA and SA Report**

The purpose of Sustainability Appraisal (SA) is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The principle of sustainable development encompasses social, environmental and economic issues, entailing concern with present and future generations. Sustainability Appraisal therefore provides a means of defining, measuring and articulating sustainability, to enable and promote sustainable development.

The Sustainability Appraisal aims to ensure that the guidance within the SPD is compatible with general sustainability aims and with the Local Plan objectives by assessing the document against a framework of sustainability objectives, indicators and targets. This SA report provides details of the SA process.

### **2.2 Scope and purpose of the SPD**

The SPD for the Circus Street Municipal Market Site forms part of the Local Development Framework (LDF) for Brighton and Hove and is intended to elaborate upon policies in Development Plan Documents (DPDs). The SPD is one of a series produced by Brighton & Hove City Council and it is to be read in conjunction with the DPDs.

The SPD has been produced to provide guidance and assist in the regeneration and comprehensive redevelopment of the Circus Street Municipal Market. Brighton & Hove City Council is seeking to regenerate the area to provide a mixed-use development incorporating employment workspace and residential use with affordable housing. It is intended that this scheme will act as a landmark in terms of urban design and sustainability. In addition, the University of Brighton, who own part of the site, is currently looking to rationalise their facilities and to improve the quality and adaptability of their accommodation on the site. Since the closure and relocation of the Market, the area has inevitably suffered from the gradual degradation of the site. It is hoped that the guidance contained in the SPD will assist in bringing the site forward for redevelopment.

#### *The vision*

The City Council and the University's vision for the Circus Street Municipal Market site is as follows:

*'That, as a gateway to east Brighton the Circus Street Municipal Market site is redeveloped to create an open, accessible and vibrant mix use area which maximises its employment, education and housing potential and acts as a model of urban design and sustainability.'*

The SPD sets out the following information:

- Planning context – National regional and local
- Site analysis
- Vision for the site
- Development principles – covering a range of issues including: layout and urban form, scale and density, mix of uses, movement, public realm, environmental sustainability, economic sustainability and social sustainability
- Development options – Two suggested options for the site

- Implementation and planning requirements
- Monitoring and review

### 2.3 Compliance with the SEA Directive/Regulations

This Sustainability Appraisal report incorporates the requirements for an Environmental Report of the Environmental Assessment of Plans and Programmes Regulations 2004 no 1633 which implements the requirements of the European Directive 2001/42/EC, known as the SEA directive. Table 1 below identifies the places where the requirements of the directive are found in this report. This approach follows the recommendations contained in the draft Government Guidance on Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks.

Table 1: Relationship between the SEA Directive/Regulations and Sustainability Appraisal Report	
<b><i>Information to be included in an Environmental Report under the SEA Regulations</i></b>	<b><i>Relevant section within the Sustainability Appraisal Report</i></b>
1. An outline of the contents, main objectives of the plan, and of its relationship with other relevant plans and programmes;	Section 2.2
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Included in Section 4 and supporting appendix
3. The environmental characteristics of areas likely to be significantly affected	Included in Section 4 and supporting appendix
4. Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Included in Section 4 and supporting appendix
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	Member State level provided in Table 3 Section 4.1, international and EC level not relevant
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage including architectural and archaeological heritage; landscape; and the interrelationship between the above factors;	Section 5.2
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the document ;	Section 5.3 and 5.4
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 5.1 and 3.1
9. A description of measures envisaged concerning monitoring in accordance with Regulation 17;	Section 6.1
10. A non-technical summary of the information provided under paragraphs 1 to 9	To be included in Section 1

### 3. Appraisal methodology

#### 3.1 Methodology

The sustainability appraisal has been prepared in accordance with the methodology contained within draft government guidance (Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – ODPM, September 2004). The key stages of the process are summarised in Table 2 below.

Table 2: Key stages and Tasks in the preparation of the Sustainability Appraisal (Extract from *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks Consultation Paper – ODPM September 2004*)

Figure 2: Sustainability Appraisal: Stages and tasks		
Generic stages of plan making	Stages and tasks	Purpose
Gather information	Setting the context and objectives, establishing the baseline and deciding on the scope	
	A1: Identifying other plans, programmes and sustainability objectives	To document how the plan is affected by outside factors and suggest ideas for how any constraints can be addressed
	A2: Collecting baseline information	To provide an evidence base for sustainability issues, effects prediction and monitoring
	A3: Identifying sustainability issues	To help focus the SA and streamline the subsequent stages, including baseline information analysis, setting of the SA framework, prediction of effects and monitoring
	A4: Developing the SA framework	To provide a means by which the sustainability of the plan can be appraised
	A5: Testing the plan objectives against the SA framework	To ensure that the overall objectives of the plan are in accordance with sustainability principles and provide a suitable framework for developing options
	A6: Consulting on the scope of the SA	To consult with statutory bodies with social, environmental or economic responsibilities to ensure the appraisal covers the key sustainability issues
Identify issues and options and prepare for consultation	Stage B: Developing and refining options	
	B1: Appraising issues and options	To assist in the development and refinement of the options, by identifying potential sustainability effects of options for achieving the plan objectives
	B2: Consulting on the SA of emerging options	To consult with the public and statutory bodies on the SA of emerging options to ensure the SA covers all the reasonable options and key sustainability issues

Figure 2: Sustainability Appraisal: Stages and tasks (continued)

Figure 2: Sustainability Appraisal: Stages and tasks (continued)		
Generic stages of plan making	Stages and tasks	Purpose
Identify preferred options Consult public on emerging options Prepare the plan for formal consultation stage	Stage C: Appraising the effects of the plan	
	C1: Predicting the effects of the plan, including the plan options	To predict the significant effects of the plan and plan options
	C2: Assessing the effects of the plan	To assess the significance of the predicted effects of the plan and the plan options and assist in the refinement of the plan
	C3: Mitigating adverse effects and maximising beneficial effects	To ensure all potential mitigation measures and measures for maximising beneficial effects are considered and as a result residual effects identified
	C4: Developing proposals for monitoring	To detail the means by which the sustainability performance of the plan can be assessed
	C5: Preparing the SA report	To provide a detailed account of the SA process, including the findings of the appraisal and how it influenced the development of the plan, in a format suitable for public consultation and decision makers
Full public participation on plan Examination Finalise and adopt plan Publish adopted plan	Stage D: Consulting on the plan and SA report	
	D1: Consulting on the SA report alongside the plan	To provide the public and statutory bodies with an effective opportunity to express their opinions on the SA report and to use it as a reference point for commenting on the plan
	D2: Appraising significant changes	To ensure that any significant changes to the plan are assessed for their sustainability implications and influence the revision of the plan
	D3: Decision making and providing information	To provide information on how the SA report and consultees opinions were taken into account in preparing the plan

*Independent Assessment*

The Sustainability Appraisal has been undertaken by The Landscape Partnership Ltd independently of The Urban Practitioners and Brighton and Hove Council, to allow the practice to take a balanced and objective view of the proposals. The social, economic and environmental effects of the options have been assessed from the outset of the preparation process, with continued discussion with The Urban Practitioners as the SPD developed to ensure that proposals have been set that accord with sustainable development objectives.

### *Scoping report*

In June 2005 The Landscape Partnership produced a scoping report for the sustainability appraisal. This identified proposed sustainability objectives against which the sustainability of the SPD could be assessed. The objectives were formulated from international, national, regional and local sustainability objectives and criteria and considered social, environmental and economic aspects of sustainable development, with reference to issues relating to present and future generations. The scoping report was circulated to English Nature, English Heritage, The Environment Agency and the Countryside Agency and the comments made on the scoping report have been incorporated into this sustainability appraisal.

### *Sustainability Assessment*

Sustainability Appraisals normally consider the potential effects of proposed plans and policies and the sustainability of these impacts. However, on this occasion the Circus Street SPD does not contain specific policies but instead includes a set of development principles and two suggested development options for the site. As a result of this the Sustainability Appraisal was undertaken by preparing an assessment of the sustainability of each development option for the site assuming that both options are underpinned by the stated development principles. An alternative scenario in which no development takes place on site was also considered. The consideration of these three options has enabled an objective and comprehensive analysis of the Supplementary Planning Document to be made. The alternative scenario is a baseline assessment of the consequences if the policy was absent, allowing a clear understanding of the need for the SPD. Further details on the differences between each of the options are provided in section 5.1.

The two options and the alternative scenario contained within the SPD were assessed against the devised sustainability objectives using an impact assessment matrix. The changes made to the SPD as a result of the consultation did not have an impact on the Sustainability Appraisal.

## **3.2 Consultation**

The SA scoping report was sent to the Countryside Agency, English Nature, the Environment Agency and English Heritage on 22<sup>nd</sup> June 2005. The following responses were received:

### *Environment Agency*

The Environment Agency responded by letter, which was received from Jody Goodman 15<sup>th</sup> July 2005. The following comments were made:

#### *General Comments:*

*We support the format of the documents, as they are easy to follow.*

#### *Section 6*

##### *Table C*

##### *Objective 3*

*There is no indicator shown to measure sustainably constructed homes, we suggest the following indicators:*

*% of new developments that incorporate water efficiency measures.*

*% of new homes built to ecohomes/BREEAM standards.*

##### *Objective 5*

*This should be amended to remove reference to biodiversity, as it is covered by objective 6.*

##### *Objective 6*

*The proposed indicators are not suitable to measure this objective, we would*

*recommend the following is used:*

*% of new developments that enhance biodiversity.*

*Objective 10*

*Whilst we support the inclusion of this objective we would suggest it is expanded to include surface and ground water quality.*

*We would suggest the following indicator is included as a measure of the objective:*

*% of new developments that incorporate water efficiency measures.*

*We would also suggest that the indicator to measure levels of water consumption is replaced with the following:*

*% of new developments with Sustainable Drainage Systems (SuDs) installed.*

*We would expect the targets for all our suggested indicators to be 100%.*

*Appendix 2*

*In this section it is stated that we are to provide you with levels of water consumption, we are however unable to provide you per-household water consumption. We would therefore wish to reiterate our previous comments relating to objective 10, and suggest you alter this indicator to % of new developments that incorporate water efficiency measures.*

These comments have been incorporated into the relevant sections.

*English Nature*

The following response was received from John Curson at English Nature via email on 21<sup>st</sup> July 2005:

*In Table C of both documents (Effective protection of the environment), the population of swifts could be taken as a specific indicator of the wild bird population indicator. This is because swifts generally nest in houses and other buildings and are therefore particularly likely to be affected (either positively or negatively) by developments. The Sussex Ornithological Society and the Sussex Biodiversity Record Centre would be useful extra sources of data on Swifts. It may be worth considering bats in this context as well, as bats frequently roost in buildings and in mature trees in urban areas.*

These comments have been incorporated into the indicators.

No comments were received from the Countryside Agency or English Heritage.

Further consultation on the draft sustainability report was carried out in parallel with the draft Supplementary Planning Document. The changes required as a result of this consultation have been incorporated into this report and are as follows:

*Environment Agency's response tot the Sustainability Appraisal Report:*

- *Previous consultation comments have not been adequately addressed or incorporated into the appraisal - specifically the Agency requested that Objective 10 be revised to include reference to surface and ground water quality. This was because the original wording of 'water quality' implies that improvements to rivers and estuaries are sought. This is not an issue within Brighton and Hove - the nearest main rivers/estuaries are outside the authority boundary. The prevention of pollution to groundwater is however an important issue due to the underlying major aquifer. **Objective 10 has been amended to reflect these comments see page 20***
- *Indicators are not are site specific. **All indicators are now site specific, see page 40 Table 7: Proposed sustainability indicators to be monitored***
- *The sustainability framework is flawed - the compatibility matrix is incorrect in places - conflicts between objectives have not been correctly identified, we*

suggest that this is re-examined –**See page 21 Section 4.4 Table 5 The sustainability framework has been reassessed and the matrix completely redone, all conflicts have now been identified.**



#### **4. Sustainability objectives, baseline and context**

##### **4.1 Links to other strategies, plans and programmes and sustainability objectives**

In order to create the sustainability objectives for the SPD, existing plans, policies and strategies plus additional specific regional and national guidance were assessed. These are the key documents that influence and are relevant to the Circus Street Municipal Market Site SPD and the proposed mix of land uses. The purpose of the review is:

- To enable an understanding of the relationship and interdependencies between the SPD and other documents and identify any potential conflicts, constraints and challenges; and
- To understand the influence of plans, policies, and strategies on the SPD.

The documents identified are based on the following mix of uses within the development:

- 14,900m<sup>2</sup>: Office accommodation
- 13,200m<sup>2</sup>: Residential accommodation
- 4,756m<sup>2</sup>: Educational and commercial space
- 1,933m<sup>2</sup>: Creative workspace

**Table 3: Sustainability Objectives of Relevant Plans, Programmes, Policies & Strategies**

Level of Plan, Policy, Document or Strategy	Title	Sustainability Objectives
National	Sustainable Communities: Delivering through planning The South East	<ul style="list-style-type: none"> <li>• Delivering better balance between housing supply and demand;</li> <li>• Ensuring people have decent places to live;</li> <li>• Tackling disadvantage;</li> <li>• Delivering better services through strong effective local government; and</li> <li>• Promoting better development of the region.</li> </ul>
National	PPS1: Planning for Sustainable Communities	<ul style="list-style-type: none"> <li>• Social progress which recognises the needs of everyone;</li> <li>• Effective protection of the environment;</li> <li>• The prudent use of natural resources; and,</li> <li>• The maintenance of high and stable levels of economic growth and employment.</li> </ul>
National	PPS6: Planning for Town Centres	<p>The Government's key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> <li>• Planning for the growth and development of existing centres; and</li> <li>• Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.</li> <li>• Enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups;</li> <li>• Supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and</li> <li>• Improving accessibility, ensuring that existing or new development is, or will be, accessible and well served by a choice of means of transport.</li> <li>• To promote social inclusion, ensuring that communities have access to a range of main town centre uses, and that deficiencies in provision in areas with poor access to facilities are remedied;</li> <li>• To encourage investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment;</li> </ul>

		<ul style="list-style-type: none"> <li>• To promote economic growth of regional, sub-regional and local economies;</li> <li>• To deliver more sustainable patterns of development, ensuring that locations are fully exploited through high-density, mixed-use development and promoting sustainable transport choices, including reducing the need to travel and providing alternatives to car use; and</li> <li>• To promote high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and a focus for the community and for civic activity and ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents.</li> </ul>
National	PPS22: Renewable Energy	<p>Positive planning which facilitates renewable energy developments can contribute to all four elements of the Government's sustainable development strategy:</p> <ul style="list-style-type: none"> <li>• social progress which recognises the needs of everyone - by contributing to the nation's energy needs, ensuring all homes are adequately and affordably heated; and providing new sources of energy in remote areas;</li> <li>• effective protection of the environment - by reductions in emissions of greenhouse gases and thereby reducing the potential for the environment to be affected by climate change;</li> <li>• prudent use of natural resources - by reducing the nation's reliance on ever diminishing supplies of fossil fuels; and,</li> <li>• maintenance of high and stable levels of economic growth and employment - through the creation of jobs directly related to renewable energy developments, but also in the development of new technologies. In rural areas, renewable energy projects have the potential to play an increasingly important role in the diversification of rural economies.</li> </ul>
National	PPG3: Housing	<ul style="list-style-type: none"> <li>• Meet the housing requirements of the whole community, including those in need of affordable and special needs housing;</li> <li>• Provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;</li> <li>• Provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;</li> <li>• Create more sustainable patterns of development by building in ways which exploit and deliver accessibility</li> </ul>

	<p>PPG3: Housing Update</p> <p>Supporting the delivery of new housing</p>	<p>by public transport to jobs, education and health facilities, shopping, leisure and local services;</p> <ul style="list-style-type: none"> <li>• Make more efficient use of land by reviewing planning policies and standards;</li> <li>• Place the needs of people before ease of traffic movement in designing the layout of residential developments;</li> <li>• Seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and</li> <li>• Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.</li> <li>• Local planning authorities should consider favourably planning applications for housing or mixed use developments which concern land allocated for industrial or commercial use in saved policies and development plan documents or redundant land or buildings in industrial or commercial use, but which is no longer needed for such use.</li> </ul>
National	<p>PPG4: Industrial, commercial development and small firms</p>	<ul style="list-style-type: none"> <li>• Economic development compatible with environmental objectives</li> <li>• New development locations encouraging sustainable transport</li> <li>• A mix of uses</li> <li>• Protection of conservation and heritage</li> <li>• Re use of vacant urban land</li> </ul>
National	<p>PPG13: Transport</p>	<ul style="list-style-type: none"> <li>• Promote more sustainable transport choices for both people and for moving freight</li> <li>• Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling</li> <li>• Reduce the need to travel, especially by car</li> </ul>
National	<p>PPG15: Planning and the historic environment</p>	<ul style="list-style-type: none"> <li>• Identification and protection of historic buildings, conservation areas and other elements of the historic environment</li> </ul>
National	<p>PPG17: Open space, sport and recreation</p>	<ul style="list-style-type: none"> <li>• supporting an urban renaissance</li> <li>• supporting a rural renewal</li> <li>• promotion of social inclusion and community cohesion</li> <li>• health and well being</li> <li>• promoting more sustainable development</li> </ul>
Regional	<p>The integrated regional framework</p>	<ul style="list-style-type: none"> <li>• To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</li> <li>• To reduce the risk of flooding and the resulting detriment to public wellbeing, the economy and the</li> </ul>

		<p>environment</p> <ul style="list-style-type: none"> <li>• To improve the health and well-being of the population and reduce inequalities in health</li> <li>• To reduce poverty and social exclusion and close the gap between the most deprived areas in the South East and the rest of the region</li> <li>• To raise educational achievement levels across the region and develop the opportunities for everyone to acquire the skills needed to find and remain in work</li> <li>• To reduce crime and the fear of crime</li> <li>• To create and sustain vibrant communities</li> <li>• To improve accessibility to all services and facilities</li> <li>• To encourage increased engagement in cultural activity across all sections of the community in the South East</li> <li>• To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance</li> <li>• To reduce air pollution and ensure air quality continues to improve</li> <li>• To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the South East is prepared for its impacts</li> <li>• To conserve and enhance the region's biodiversity</li> <li>• To protect, enhance and make accessible for enjoyment, the region's countryside and historic environment</li> <li>• To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/lorry</li> <li>• To reduce the global social and environmental impact of consumption of resources by using sustainably produced and local products</li> <li>• To reduce waste generation and disposal, and achieve the sustainable management of waste</li> <li>• To maintain and improve the water quality of the region's rivers and coasts, and to achieve sustainable water resources management</li> <li>• To increase energy efficiency, and the proportion of energy generated from renewable sources in the region</li> <li>• To ensure high and stable levels of employment so everyone can benefit from the economic growth of the region</li> <li>• To sustain economic growth and competitiveness across the region</li> </ul>
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		<ul style="list-style-type: none"> <li>• To stimulate economic revival in priority regeneration areas</li> <li>• To develop a dynamic, diverse and knowledge -based economy that excels in innovation with higher value, lower impact activities</li> <li>• To encourage the development of a buoyant, sustainable tourism sector</li> <li>• To develop and maintain a skilled workforce to support long-term competitiveness of the region</li> </ul>
Regional	RSS The South East Plan, Economy	<ul style="list-style-type: none"> <li>• <u>Skills</u> - flexibility of provision of new or enhanced institutions/facilities, accessibility to these facilities</li> <li>• <u>Innovation</u> - provision of innovation centres and related facilities, access to these facilities</li> <li>• <u>Enterprise</u> - incubation space provision, enterprise Hubs/Gateways/Clusters</li> <li>• <u>Investment</u> - infrastructure investment (transport/housing), flexibility to allow for transformation of employment land to suit market requirements, inward investment – suitable floor space</li> <li>• <u>Competition</u> - the competition environment is set nationally and hence is not a driver the South East Plan can influence except by raising awareness of support services.</li> </ul>
Regional	RSS, The South East Plan, Housing	<p>Housing policies within the South East Plan seek to:</p> <ul style="list-style-type: none"> <li>• ensure that adequate levels of housing provision are delivered in the form of high quality housing within sustainable communities</li> <li>• make better use of land</li> <li>• secure a step-change in the delivery of affordable housing</li> <li>• provide the right type of housing</li> <li>• make better use of the existing housing stock.</li> </ul>
Regional	RSS The South East Plan, Communications and Transport	<ul style="list-style-type: none"> <li>• To achieve economic growth without the concomitant increase in traffic which has historically been associated with economic growth</li> </ul>
Regional	RSS The South East Plan, management of the built and historic environment	<p>To achieve urban renaissance through:</p> <ul style="list-style-type: none"> <li>• Good Governance (establishing a shared vision through community engagement, positive planning, partnership working)</li> <li>• Achieving Built Excellence (using design guidance to promote mixed use, higher densities, public realm enhancements and open space strategies)</li> <li>• Promoting Economic Strength</li> </ul> <p>(Supporting town and local centres, promoting regeneration and a diverse and evolving economy)</p>

		<ul style="list-style-type: none"> <li>• Environmental Responsibility (Requiring sustainable construction, enhancing accessibility, utilising urban potential and built heritage, re-using of buildings and land)</li> <li>• Social Inclusion (designing out crime, developing mixed communities, promoting healthy environments, providing community infrastructure).</li> </ul>
Regional	RSS The South East Plan, Town Centres	<p>To focus development on Town Centres offering the following:</p> <ul style="list-style-type: none"> <li>• 'A Place to Work' – thriving places will be created for emerging independent businesses as well as established players</li> <li>• 'A Place to Visit' – as well as being a market place the centres will have networks of abundant and high quality open spaces, waterfronts and a quality public realm</li> <li>• 'A Place for Leisure' – city and town centres will be the focus for culture and events as well as promote a buoyant evening economy</li> <li>• 'A Place to Live' – these uses will be promoted within managed strategies, which retain attractive residential environments</li> <li>• 'A Place to Access Transport Services' – the concentration of these developments in centres provides the opportunity to rebalance the structure and use of the transport system in a way that reduces dependence on the private car.</li> </ul>
Regional	RSS The South East Plan, Social, cultural and health dimensions	<p>To influence social, cultural and health issues in the region, and effective implementation, the South East Plan must help ensure the most effective co-ordination of the contributions of the various stakeholders, working in partnership to ensure:</p> <ul style="list-style-type: none"> <li>• that social, cultural and health infrastructure keeps pace with development and population growth</li> <li>• strong and inclusive partnership with relevant statutory authorities, and reference to professional standards, to co-ordinate development</li> <li>• that development takes account of the regional, sub regional and local context in which it takes place.</li> </ul>
Regional	RSS The South East Plan, Sussex Coast	<p>The core sub regional strategy is as follows:</p> <ul style="list-style-type: none"> <li>• Local authorities and other agencies should, as a priority, pro-actively pursue and promote the sustainable economic growth and regeneration of the Sussex Coast that will:</li> <li>• Reduce intra-regional disparities and help bring the</li> </ul>

		<p>performance of the sub-regional economy up to the South East average</p> <ul style="list-style-type: none"> <li>• Respond to the different needs, opportunities and characteristics of each town, or group of towns and all sections of their communities</li> <li>• Build upon and help deliver major improvements to the strategic transport infrastructure and services both to reduce its peripherality and to improve accessibility within the sub-region</li> <li>• Achieve a better balance between the provision of housing and the capability of both the local environment and economy to absorb this in a sustainable way whilst responding as far as possible to the needs of local people (including key workers) for decent homes at a price/cost that they can afford</li> <li>• Protect the sub-region's high environmental quality (in both town and country) and promote excellence in the design of new development in recognition of their importance to economic success.</li> </ul>
Local	East Sussex and Brighton & Hove Waste Local Plan, Second Deposit Draft, April 2002	<ul style="list-style-type: none"> <li>• Sustainability</li> <li>• Self Sufficiency</li> <li>• The Waste Hierarchy</li> <li>• The Proximity Principle</li> <li>• Best Practicable Environmental Option</li> </ul>
Local	Brighton & Hove Local Plan, 2005	<ul style="list-style-type: none"> <li>• To enable people all to have similar and sufficient levels of access to services, facilities and opportunities</li> <li>• To provide the opportunity for people to meet their housing needs</li> <li>• To improve overall levels of health, security and safety, and reduce the disparities between different groups and areas</li> <li>• To maintain and enhance the distinctive culture and character of communities</li> <li>• To enable the skills of all individuals and the capacity of the community to grow</li> <li>• To Improve quality of life through leisure, culture and recreation</li> <li>• To maintain and enhance the diversity and abundance of species</li> <li>• To maintain and enhance the quality, character and distinctiveness of the landscape and coast</li> <li>• To maintain and enhance the quality and distinctiveness of the built environment, including the cultural heritage</li> </ul>

		<ul style="list-style-type: none"> <li>• To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere</li> <li>• To maintain and improve the quality of ground, river and sea waters</li> <li>• To achieve a reduction in road traffic and progress toward a 'people friendly' city with an integrated transport system providing a genuine choice of safe, quick and sustainable transport.</li> <li>• To retain undeveloped land</li> <li>• To maintain the resource of productive soil</li> <li>• To maintain the stock of minerals</li> <li>• To maintain the stock of non renewable energy sources and to promote renewable sources of energy to mitigate climate change</li> <li>• To make the best use of the materials, energy and effort embodied in the product of previous activity</li> <li>• To reduce, reuse and recycle more of our waste</li> <li>• To maintain and enhance employment opportunities, and to reduce the disparities arising from unequal access to jobs</li> <li>• To retain and enhance the factors which are conducive to wealth creation and attractiveness to investors</li> </ul>
Local	Brighton & Hove City Council, Full Local Transport Plan 2001/02 – 2005/06, July 2000	<ul style="list-style-type: none"> <li>• To make Brighton and Hove a vibrant and healthy, people friendly city in which to travel</li> <li>• Increase awareness of the whole community of the impacts of traffic and travel decisions and choices <ul style="list-style-type: none"> <li>• Reduce danger for all road users particularly by reducing traffic speed</li> <li>• Improve accessibility for people and environmentally friendly forms of transport</li> <li>• Reduce road traffic, pollution and congestion within and around the city</li> <li>• Promote and improve the economic, environmental and social viability of the city</li> <li>• Encourage partnership and innovation in promoting and developing choice in the provision of sustainable transport</li> <li>• Seek compatibility between transport and planning policies and decisions</li> <li>• Maintain and improve the existing highway network and its associated facilities for the safety and comfort of all road users</li> </ul> </li> </ul>
Local	East Sussex and	<ul style="list-style-type: none"> <li>• To seek a more environmentally sustainable future</li> </ul>

	Brighton & Hove Structure Plan 1991–2011	<p>for the county and to meet the needs for development and change in a manner that is more sustainable in the longer term</p> <ul style="list-style-type: none"> <li>• To protect and enhance the environment</li> <li>• To achieve economic prosperity</li> <li>• To provide for local housing requirements and contribute to meeting regional demand</li> <li>• To regenerate urban areas</li> <li>• To achieve prosperous and attractive rural areas</li> <li>• To achieve better integration with mainland Europe</li> <li>• To seek integration of transport and reduce the need to travel</li> <li>• To match infrastructure and services to needs</li> <li>• To match policies, priorities, resources and programmes</li> </ul>
Local	Sustainability Strategy, Brighton & Hove City Council	<ul style="list-style-type: none"> <li>• Improve everyone's access to 'basic elements of life' such as good quality local food</li> <li>• Reduce air pollutants and improve long term air quality</li> <li>• Improve quality of life through leisure, cultural and recreational opportunities</li> <li>• Increase the availability of jobs which improve sustainability and encourage local businesses to operate more sustainable business practices</li> <li>• Improve the opportunities for people to develop educational and life skills</li> <li>• Reduce non-renewable energy use in Brighton and Hove, through supporting the use of alternative fuels and at the same time reduce local fuel poverty</li> <li>• Improve the overall level of health for all communities in Brighton and Hove and to improve levels of health and safety at work and community safety</li> <li>• To ensure that everyone has access to decent affordable housing that meets their needs</li> <li>• To make the most effective and efficient use of previously developed land (brownfield sites) and promote best sustainable practice in new development</li> <li>• Maintain and improve the natural environment, habitats and species of Brighton and Hove and to ensure that everyone has access to greenspace of biodiversity value</li> <li>• Achieve a reduction in road traffic and progress towards a people friendly city with an integrated transport system</li> </ul>

		<ul style="list-style-type: none"> <li>• Reduce, reuse and recycle more of our waste</li> </ul>
Local	A Community Strategy for the City of Brighton & Hove 2020	<ul style="list-style-type: none"> <li>• Reduce total recorded crime</li> <li>• Increase the number of residents that feel safe during the day and after dark while outside in the city</li> <li>• Promote economic success</li> <li>• Meet social needs</li> <li>• Protect and enhance the environment</li> </ul>
Local	Supplementary Planning Guidance Note 16: Renewable Energy and Energy Efficiency in new developments, July 2004	<ul style="list-style-type: none"> <li>• To reduce carbon dioxide emissions by 60% by 2050</li> <li>• To provide guidance on how developers and householders can use renewable energy within new developments and conversions</li> <li>• To provide guidance on achieving energy efficiency within schemes</li> </ul>
Local	Supplementary Planning Guidance 21: Brighton and Hove Sustainability Checklist	<p>To ensure that developments consider the following in sustainability terms:</p> <ul style="list-style-type: none"> <li>• Natural environment</li> <li>• Pollution</li> <li>• Community Safety</li> <li>• Economy and Work</li> <li>• Energy</li> <li>• Land Use</li> <li>• Transport</li> <li>• Waste</li> <li>• Housing</li> </ul>
Local	Building on success - the first steps: Brighton & Hove Economic Strategy, Brighton & Hove Economic Partnership, December 2002	<ul style="list-style-type: none"> <li>• Sector and Cluster Development</li> <li>• Business Support</li> <li>• Learning and Skills</li> <li>• Sites and Premises</li> <li>• Housing</li> <li>• Transport</li> <li>• Social Inclusion</li> </ul>
Local	The Brighton & Hove and Adur Area Investment Framework, December 2003	<ul style="list-style-type: none"> <li>• To provide Brighton and Hove with a tool with which they can directly influence the funding decisions that affect the inclusive and sustainable regeneration of Brighton and Hove and further the implementation of the main high level local strategies.</li> </ul>
Local	Brighton & Hove Creative Industries Strategy	<ul style="list-style-type: none"> <li>• Stimulating creativity and innovation in young people to ensure we have a long term supply of creative talent</li> <li>• Ensuring that at primary, secondary and tertiary education levels, it is possible to identify and develop</li> </ul>

		<p>new talent</p> <ul style="list-style-type: none"> <li>• Ensuring that people have both the creative and business skills necessary to succeed</li> <li>• Ensuring wider public awareness of the importance of intellectual property rights to longer-term creativity</li> <li>• Ensuring that creative businesses have access to appropriate financial support, and that the financial sector is aware of the opportunities and benefits of investing in the creative industries</li> <li>• Recognising the interlocking relationship and synergies between the subsidised and commercial creative sectors, between the creative industries and broader cultural sectors, and promoting diverse vibrant cultural life</li> </ul>
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#### 4.2 Social, environmental and economic baseline

The site comprises a parcel of land to the east of Circus Street, bounded by Kingswood Street, Morley Street and valley gardens which is a designated conservation area, this needs to be noted for the purpose of development of circus St as any new development will need to take this into account. It is presently occupied by the dilapidated former municipal market building, though the market has now been relocated and the building is now used for short-term uses including a wood recycling project. The proposed redevelopment is a mixed-use development, which would provide employment floorspace, creative arts workspace and residential use with a high level of affordable housing.

A database of baseline information has been collated to provide sustainability indicators on the quality of life in Brighton and Hove and within the area surrounding the site. Baseline data has been obtained from the 2001 Census and updates, the indices of multiple deprivation, city wildlife, the community strategy, Development Control, Natural England, Local Plan monitoring, the RSPB, the Wildlife Trust, Conservation, English Heritage, the Environment Agency, the Department of Trade and Industry, Economic Development and the Local Education Authority.

The baseline data is provided in appendix A. where baseline data is not available an initial assessment through the Local Plan process or Development Control application monitoring will provide the first dataset. A site-specific assessment is also required.

#### 4.3. The SA framework

The following sustainability appraisal objectives were developed at the scoping stage based on a review of the international, national, regional and local sustainability objectives and criteria identified in section 4.2 above. These objectives are the key features against which the SPD was tested to assess the sustainability of the proposals.

SA Topic	SA Objective
Social progress which recognises the needs of everyone	
Ensuring a strong,	1. To encourage social inclusion and community cohesion

healthy and just society	2. To improve and promote health and well being
	3. To ensure access for all to a decent, sustainably constructed affordable home
	4. To improve accessibility to services and facilities
	5. To improve access to green space.
Effective protection of the environment	
Living within environmental limits	6. To protect and enhance biodiversity
	7. To encourage the conservation of the built environment
The prudent use of natural resources	
Using sound science responsibly	8. To promote sustainable modes of transport
	9. To increase energy efficiency, mitigating climate change
	10. To improve surface and groundwater quality and achieve sustainable water resource management
	11. To reduce waste generation and disposal
	12. To encourage sustainable construction
	13. To encourage the use of previously developed land
The maintenance of high and stable levels of economic growth and employment	
Achieving a sustainable economy	14. To sustain economic growth and competitiveness
	15. To ensure high and stable levels of employment
	16. To improve the vitality and viability of the town centre
	17. To increase opportunities for education and life long learning

*Compatibility of the Sustainability Objectives*

Section 4.4 Table 5 The following matrix tests the sustainability objectives against each other.

2. Health and well being	✓																	
3. Housing	✓	✓																
4. Accessibility	✓	✓	✓															
5. Access to green space	✓	✓	•	✓														
6. Biodiversity	•	✓	✗	•	✓													
7. Built environment	•	✓	✓	✓	✓	✓												
8. Sustainable transport	•	✓	✓	•	•	✓	•											
9. Energy efficiency	•	✓	✗	•	•	✓	•	•										
10. Water	•	✓	✗	•	•	✓	•	•	•	✓								
11. Waste	•	✓	✗	•	•	✓	•	•	•	✓	✓							
12. Sustainable construction	•	✓	✓	•	✓	✓	•	•	•	✓	✓	✓						
13. Previously developed land	✓	✓	✓	✓	•	✗	✓	•	•	✓	✗	✗	✓					
14. Economic growth	✓	✓	✓	✓	•	•	✓	✓	✓	•	•	•	✓					
15. Employment	✓	✓	✓	✓	•	•	•	✓	✓	•	•	✓	✓	✓				
16. Town centre	✓	✓	✓	✓	•	•	✓	✓	•	•	•	✓	✓	✓	✓			
17. Education	✓	✓	✓	✓	✓	•	•	•	•	•	•	✓	✓	✓	✓	✓	✓	✓
	1. Social inclusion	2. Health and well being	3. Housing	4. Accessibility	5. Access to green space	6. Biodiversity	7. Built environment	8. Sustainable transport	9. Energy efficiency	10. Water	11. Waste	12. Sustainable construction	13. Previously developed land	14. Economic growth	15. Employment	16. Town centre		

*Key*

Consistent	✓	Uncertain	•	Inconsistent	✗
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The sustainability objectives from Table 4 have been compared and contrasted in Section 4.4 Table 5. The results demonstrate overall compatibility of the sustainability objectives however; due to the range of sustainability objectives identified tensions exist between

several of the objectives. The following incompatibilities have been noted, as have recommendations for mitigation:

Objective 3 – housing is incompatible with the following objectives:

Objective 10 – waste

Objective 9 - Energy efficiency

Objective 6 – biodiversity

Increased housing will lead to increased waste, more energy use, and water use in Brighton and Hove. It is recommended that the SPD include targets to minimise water, and energy use within the new development.

Objective 6 - biodiversity may be incompatible with objective 13 – develop previously developed land, birds and bats often make homes for themselves in derelict buildings. It is recommended that the SPD include mitigation measures for biodiversity. For example, bird and bat boxes should be included in the new development. Living roofs are also recommended as a good tool for increasing biodiversity. It is also recommended that a biological survey is included with any planning applications.

Objectives 10 - water and 11 – waste may be incompatible with objectives 13 – developing previously developed land.

The development of previously developed land will lead to an increase in construction and demolition waste, water is also used in construction, it is therefore essential that a site waste management plan is submitted as part of the planning application to minimise any negative impacts on waste and water use.

## **5. Assessment of the SPD options**

### **5.1 Options considered**

Two development options were put forward within the SPD. The first was that contained within the development brief, which was produced following an urban design analysis and guidance document by BDP in December 2004. The second was an alternative development framework produced by Urban Practitioners as part of the SPD process, which provides an alternative development form, and distribution of uses. These options have been assessed in addition to the option of a 'do nothing' scenario.

The variation between the two options revolves around the approach taken to key issues raised by the site, as follows:

1. To provide active edges to Morley Street, Circus Street and Kingswood Street
2. The approach taken to parking provision, taking account of site context and location
3. The approach taken to the provision of public open space
4. The approach taken to street pattern and block layout
5. The approach taken to the retention of existing key buildings

Further details on each option are provided below.

#### *Option 1: Do nothing scenario*

The baseline trend is allowed to continue.

#### *Option 2: Development brief option*

(Taken from 'Urban design analysis and guidance', BDP, December 2004 p 26)

Site principles:

- To maintain and enhance the vista along Carlton Hill towards Grand Parade
- The vista along Circus Street extends above the south-west corner of the site, this vista should be preserved towards the valley
- Increase pedestrian permeability through the site
- Improve street connectivity and reintroduce urban grid structure
- Reduce the width of Circus Street
- Build a positive landmark to the south-western corner. Viewed from Grand Parade this corner could form an important legibility landmark
- Add service/car park access from the north and south
- Locate car parking to the eastern edge of the site, beneath the road level
- Introduce private amenity space for residential properties to current planning policies

*Option 3: New option*

Option 3 seeks to apply the development principles differently, resulting in an alternative development form, based on the following site principles:

- A new central north-south thoroughfare is created
- Circus Street is narrowed and redesigned as a mews which acts as a focus for studio/workshop space and possible student residences
- The existing Victorian school could be retained if financially viable to do so with a new modern wing to create full accessibility and return the building to active use
- A site for a new University library is included in the south east quadrant of the site
- A new public space is created, linking the existing University buildings with the new library
- Parking for the University is included on the ground floor of the library building against the existing retaining wall and screened by active ground floor uses
- The north eastern quadrant of the site is residential, including a mix of dwelling types. A courtyard is provided as shared amenity space over undercroft parking.
- Student accommodation, which is optional for the scheme, and studio/workshop space in the north western quadrant of the site help to mitigate against the anti-social environment created by the nightclub and the all night café
- A new green public space is created in the centre of the block. A ramped path through this space provides an accessible link between the lower and upper levels on the site

**5.2 Sustainability assessment**

Table 5 below provides an assessment of the sustainability of the SPD by testing each of the 17 sustainability objectives identified in the scoping report against the proposals contained in the two options within the SPD and the 'Do-nothing' option.

<b>Table 5: Sustainability Assessment</b>	
Key	
+ = Positive impact	D = Direct impact
0 = Neutral impact	C = Cumulative impact
- = Negative impact	T = Transboundary impact
? = Impact depends on implementation (further detail required)	S = Site specific impact
<b>Social Progress for All</b>	
<i>Social progress which recognises the needs of everyone</i>	
Sustainability Objective: Ensuring a strong, healthy and just society; To encourage social inclusion and community cohesion	
<b>Option 1 Do-nothing scenario</b>	
Short term	-
Medium Term	-
Long Term	-
Cumulative Impact	C
Transboundary Impact	T

Comments/Explanation	Continued dereliction of the site could result in development of anti social activities in the long term. Crime and fear of crime is a major issue, including personal security.
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Pedestrian permeability, amenity space for existing properties and provision for a mix of dwelling types will have a positive impact and reduce crime and fear of crime.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Pedestrian permeability, amenity space for existing properties and provision for a mix of dwelling types will have a positive impact and reduce crime and fear of crime.

Sustainability Objective: To promote health and well being	
<b>Option 1 Do-nothing scenario</b>	
Short term	-
Medium Term	-
Long Term	-
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	Continued dereliction of the site has a negative impact on the quality of the environment, with a consequent detrimental impact on well being.
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	Creating a high quality environment will have a positive impact on well being. A more positive impact could be gained by design of site and facilities to promote cycle use. There will be a negative impact on well being during construction.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	C
Transboundary Impact	T

Comments/Explanation	Creating a high quality environment will have a positive impact on well being. A more positive impact could be gained by design of site and facilities to promote cycle use and additional street tree planting. There will be a negative impact on well being during construction.
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Sustainability Objective: To ensure access for all to a decent, sustainably constructed affordable home	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	0
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	N/A
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	Housing provision is tailored to meet local needs and sustainable construction is an essential consideration. A commitment to the eco homes 'very good' rating is required. A carbon reduction target should be set to optimise energy efficiency. A target should be set for energy used on site should come from renewable sources. Both developments have a predominant east west orientation, which optimises energy efficiency.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	Housing provision is tailored to meet local needs and sustainable construction is an essential consideration. A commitment to the eco homes 'very good' rating is required. A carbon reduction target should be set to optimise energy efficiency. A target should be set for energy used on site should come from renewable sources. Both developments have a predominant east west orientation, which optimises energy efficiency.

Sustainability Objective: To improve accessibility to services and facilities	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	-
Cumulative Impact	C
Transboundary Impact	T

Comments/Explanation	If the area is not improved then access to facilities and services will not be improved.
<b>Option 2 Development Brief Option</b>	
Short term	0
Medium Term	0
Long Term	0
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	Sustainable modes of transport to access facilities and services should be further considered.
<b>Option 3 New Option</b>	
Short term	0
Medium Term	+
Long Term	+
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	Sustainable modes of transport to access facilities and services should be further considered. There is likely to be a link connecting the new library to the site, which will result in improved access to services and facilities

Sustainability Objective:  
To improve access to green space and biodiversity

<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	Disused buildings quickly become occupied by wild flora and fauna
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Amenity space and green space is provided, with a good framework of street trees. Green space on site should be linked to the wider network of green spaces and biodiversity throughout Brighton and Hove. Green space within the site should be tailored to cater for local Biodiversity Action Plan priority habitats and species. Biodiversity measures must be included within the development in addition to within the surrounding network of green spaces.
<b>Option 3</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T

Comments/Explanation	Amenity space and green space is provided, with a good framework of street trees. Green space on site should be linked to the wider network of green spaces and biodiversity throughout Brighton and Hove. Green space within the site should be tailored to cater for local Biodiversity Action Plan priority habitats and species. Biodiversity measures must be included within the development in addition to within the surrounding network of green spaces.
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### Effective protection of the environment

#### *Living within Environmental Limits*

Sustainability Objective: To protect and enhance biodiversity	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	0
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	N/A
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Amenity space and green space is provided, with a good framework of street trees. Green roofs and other measures such as swift boxes would enhance the biodiversity value of the site. On site biodiversity should be linked to the network within Brighton and Hove, considering Biodiversity Action Plan priority habitats and species.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Amenity space and green space is provided, the framework of street trees should be further considered. Green roofs and other measures such as swift boxes would enhance the biodiversity value of the site. On site biodiversity should be linked to the network within Brighton and Hove, considering Biodiversity Action Plan priority habitats and species.

Sustainability Objective: To encourage the conservation of the built environment	
<b>Option 1 Do-nothing scenario</b>	
Short term	+
Medium Term	0

Long Term	-
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	Initially the existing market building would contribute to the conservation of the built environment, however the quality of the building will degrade in the long term without maintenance.
<b>Option 2 Development Brief Option</b>	
Short term	-
Medium Term	-
Long Term	-
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	The site has a negative impact as all existing buildings are removed and proposed development makes no reference to the historical context. The character of the market building could be reflected in the design.
<b>Option 3 New Option</b>	
Short term	-
Medium Term	-
Long Term	-
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Some reference to the historic context is made through the retention of the Victorian school building, however no reference is made to the market. The character of the market building could be reflected in the design.

### The Prudent Use of Natural Resources

*Using sound science responsibly*

Sustainability Objective: To promote sustainable modes of transport	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	-
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	The dereliction of the site discourages cycling and walking due to perceptions of poor safety.
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T

Comments/Explanation	The provision of car parking does not encourage use of sustainable transport. Bus networks and cycle routes are not considered, however the permeability of the space is enhanced benefiting pedestrians. The SPD will do more to encourage sustainable transport, such as planning obligations for improved bus stops or bringing the site into the cycle lane network.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	The provision of car parking does not encourage use of sustainable transport. Bus networks and cycle routes are not considered, however the permeability of the space is enhanced benefiting pedestrians. The SPD will do more to encourage sustainable transport, such as planning obligations for improved bus stops or bringing the site into the cycle lane network.

Sustainability Objective: To increase energy efficiency	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	0
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	N/A
<b>Option 2 Development Brief Option</b>	
Short term	?
Medium Term	?
Long Term	?
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	The courtyard layout at the north side of the site promotes energy efficiency. The large building footprints on the south side of the site reduce opportunities for energy efficiency. A carbon reduction target should be included, as should a target for on site use of renewable energy.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	The emphasis on courtyard building forms promotes energy efficiency. A carbon reduction target should be included, as should a target for on site use of renewable energy.

Sustainability Objective: To improve surface and groundwater quality and achieve sustainable water resource management	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	0
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	N/A
<b>Option 2 Development Brief Option</b>	
Short term	0
Medium Term	0
Long Term	-
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	Sustainable urban drainage systems should be incorporated into the scheme and measures such as absorbent surfaces and rainwater harvesting and re-use should be incorporated.
<b>Option 3 New Option</b>	
Short term	0
Medium Term	0
Long Term	-
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	Sustainable urban drainage systems should be incorporated into the scheme and measures such as absorbent surfaces and rainwater harvesting and re-use should be incorporated.

Sustainability Objective: To reduce waste generation and disposal	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	0
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	N/A
<b>Option 2 Development Brief Option</b>	
Short term	?
Medium Term	-
Long Term	-
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Building demolition will generate large volumes of waste and the Brighton and Hove Construction and Demolition Waste SPD should be followed. Waste management will be an essential consideration when the site is populated and buildings should be designed to incorporate recycling storage facilities.
<b>Option 3 New Option</b>	
Short term	?
Medium Term	-

Long Term	-
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Building demolition will generate large volumes of waste and the Brighton and Hove Construction and Demolition Waste SPD should be followed. Waste management will be an essential consideration when the site is populated and buildings should be designed to incorporate recycling storage facilities.

Sustainability Objective: To encourage sustainable construction	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	0
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	N/A
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	0
Long Term	0
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	Sustainable construction methods are promoted, and the Brighton and Hove Construction and Demolition Waste SPD should be followed.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	0
Long Term	0
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	Sustainable construction methods are promoted, and the Brighton and Hove Construction and Demolition Waste SPD should be followed.

Sustainability Objective: To encourage the use of previously developed land	
<b>Option 1 Do-nothing scenario</b>	
Short term	-
Medium Term	-
Long Term	-
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	The brownfield site will not be utilised effectively.
<b>Option 2 Do-nothing scenario</b>	
Short term	+
Medium Term	+

Long Term	+
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	A high density solution making good use of the site.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	S
Comments/Explanation	A high density solution making good use of the site.

**The maintenance of high and stable levels of economic growth and employment**  
*Achieving a sustainable economy*

Sustainability Objective: To sustain economic growth and competitiveness	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	-
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	Long term dereliction would discourage economic growth.
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	Appropriate, high density mixed use development promotes economic growth and is in accordance with regional and local plan policies.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	Appropriate, high density mixed use development promotes economic growth and is in accordance with regional and local plan policies.

Sustainability Objective: To ensure high and stable levels of employment	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	0

Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	N/A
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Job creation in the short term through construction, and in the long term through the development of office and commercial uses. The use of a local labour source should be promoted.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Job creation in the short term through construction, and in the long term through the development of office and commercial uses. The use of a local labour source should be promoted.

Sustainability Objective:  
To improve the vitality and viability of the town centre

<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	-
Long Term	-
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	Dereliction will be detrimental to the vitality of Brighton town centre.
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	The mixed use development of the site will enhance the vitality of the town centre.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	The mixed use development of the site will enhance the vitality of the town centre.

Sustainability Objective: To increase opportunities for education and life long learning	
<b>Option 1 Do-nothing scenario</b>	
Short term	0
Medium Term	0
Long Term	0
Cumulative Impact	N/A
Transboundary Impact	N/A
Comments/Explanation	N/A
<b>Option 2 Development Brief Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	D
Transboundary Impact	T
Comments/Explanation	Opportunities for education are enhanced through the provision of new educational facilities.
<b>Option 3 New Option</b>	
Short term	+
Medium Term	+
Long Term	+
Cumulative Impact	C
Transboundary Impact	T
Comments/Explanation	Opportunities for education are enhanced through the provision of new educational facilities.

Consideration of sustainability issues has been a key feature in the development of the SPD from the outset. This is reflected in the outcome of the Sustainability Assessment as detailed in Table 5. This shows that Options 2 and 3 within the SPD would have a neutral or positive effect on all except one of the sustainability objectives. The Do-nothing option would have a long-term neutral or negative impact on all of the sustainability objectives.

### 5.3 Proposed mitigation measures

Table 6 below identifies the key negative impact that was identified within the Sustainability Assessment for Options 2 and 3 together with the proposed mitigation measure. Mitigation measures for negative impacts for Option 1 have not been identified since the appropriate mitigation for these is the implementation of Option 2 or 3.

<b>Table 6: Proposed mitigation measures</b>	
Negative or Neutral Impact	Proposed mitigation
<b>Option 2 – Development Brief</b>	
Potential negative impact on the conservation of the built environment	Additional SPD design principle to reflect the character of the market building and former market activities of the site
<b>Option 3 – New Option</b>	
Potential negative impact on the conservation of the built environment	Additional SPD design principle to reflect the character of the market building and former market activities of the site



## 5.4 The impact of the sustainability appraisal process

The process of testing the development options within the SPD against the agreed sustainability objectives resulted in preparation of the following recommendations to improve the sustainability of the SPD.

- **Housing** – more explicit reference should be made to the provision of a mix of dwelling types, size and tenure in the 'social sustainability' section of the Development Principles. Reference should also be made to the affordable housing targets. A carbon reduction target should be incorporated. Homes should be built to the 'very good' EcoHomes standard and to the 'excellent' BREEAM standard.
- **Sustainable transport** – reference should be made to the public right of way through the scheme, within the 'key features of the scheme' and that routes through the site should be highlighted as cycle routes. It is essential that a Green Travel Plan is submitted with the scheme. The SPD should do more to encourage sustainable transport, such as planning obligations for improved bus stops or bringing the site into the cycle lane network.
- **Street tree planting** – reference should be made to the opportunity for additional tree planting within the scheme. Native trees should also be planted where possible.
- **Construction techniques** – a stronger statement is required within the Development Principles section in order to minimise effects on the local community.
- **Green roofs** – should be suggested within the Development Principles section of the document.
- **Swift boxes and bat boxes** – should be suggested within the Development Principles section of the document.
- **Biodiversity Action Plan** – Priority habitats and species should be included in the Development Principles section and a biological survey of the area should be submitted with any planning applications.
- **Design character** – a new principle should be added to the 'layout and urban form' section of the Development Principles indicating that, in general terms, the historical significance of the site should be considered in redevelopment proposals. It was suggested that this could influence the built form of development proposals, but might also impact on the naming of new streets through the site.
- **Re-use material** – reference should be made within the 'environmental sustainability' section of the Development Principles to the opportunity to re-use on-site material. Waste Management Plans should be included, as recommended in the Construction and Demolition Waste SPD.
- **Car parking** – minimum provision should be made for car parking.
- **Site plan** – site plan drawing should indicate those blocks containing courtyards, which are indicated on the axonometric drawing.
- **Sustainability objectives** – more reference should be made to sustainability objectives within the 'key features of the scheme'.
- **Health Centre** – more explicit reference could be made to the opportunity to incorporate a health centre within the scheme should the need for such a facility be identified. The Sustainability Appraisal baseline study is to identify this need.
- **Topography** – a development principle should be added indicating that 'cut and fill' activities should achieve an on-site balance.
- **Water use** – A target for water minimisation should be incorporated into the SPD development, and the developments should include water efficiency measures for example grey water systems.

- **Water use during construction phase** – A site waste management plan will need to be submitted with any planning application's which is to include water use during construction.
- **EIA** – reference should be made within the 'Implementation' section to the possibility of preparing an EIA for the site. A screening option should be requested from the statutory consultees.
- **Renewable energy** – a new principle should be added to the 'energy efficiency' section of the Development Principles promoting renewable energy sources. A target for on site renewables generation should be incorporated.

These recommendations have been accepted by Urban Practitioners and incorporated into the SPD.

## 6. Implementation

### 6.1 Monitoring

Once the Supplementary Planning Document is adopted, its effects will be assessed based on the monitoring of sustainability indicators. This will help to measure how well the Supplementary Planning Document contributes to sustainable development and inform the future review of plans and policies.

The baseline data provides a foundation for continued monitoring; data for the indicators below should be collected. To monitor whether the Development Plan documents have made a positive contribution to sustainable development. Monitoring will be linked to monitoring the remainder of the documents in the Local Development Framework.

It is recommended that monitoring be undertaken in partnership with South East England Regional Assembly, other departments within the local authority and central government agencies such as the Environment Agency and Natural England. Where possible existing monitoring processes should be utilised.

Monitoring Activity to be undertaken	Who is responsible for undertaking the monitoring	When should it be carried out? (Dates and frequency)
<b>Application Stage and Completion Stage</b>		
Populations of wild birds (swifts) Circus St	Information to be provided with planning application	<b>Application Stage:</b> Development Control <b>Completion Stage:</b> Strategic Planning and Monitoring Team
Bat population at Circus St?	Information to be provided with planning application	<b>Application Stage:</b> Development Control <b>Completion Stage:</b> Strategic Planning and Monitoring Team
Number and area of designated sites of ecological value at Circus St?	Information to be provided with planning application	<b>Application Stage:</b> Development Control <b>Completion Stage:</b> Strategic Planning and Monitoring Team
Has a Transport Assessment/ travel plan been submitted at circus St with the planning application?	Information to be provided with planning application	<b>Application Stage:</b> Development Control <b>Completion Stage:</b> Strategic Planning and Monitoring

		Team
Has a sustainability checklist been submitted as part of the application for application for Circus St	Information to be provided with planning application	<b>Application Stage:</b> Development Control <b>Completion Stage:</b> Strategic Planning and Monitoring Team
Has a Waste management plan been submitted with applications for these sites?	Information to be provided with planning application	<b>Application Stage:</b> Development Control <b>Completion Stage:</b> Strategic Planning and Monitoring Team
Does the development provide training opportunities for local people?	Information to be provided with planning application	<b>Application Stage:</b> Development Control <b>Completion Stage:</b> Strategic Planning and Monitoring Team
<b>Prior to Application and Completion Stage</b>		
The % of people who think that people being attacked because of the colour of their skin colour, ethnic origin, or religion is a very big problem in their area	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion
The % of residents who think that for their local area, over the past three years, community activities have got better or stayed the same	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion
The % of residents who said they feel safe after dark in their area?	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion
% of residents that feel safe in their area during day?	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion

The % of residents who think that a) vandalism, graffiti and other deliberate damage to property or vehicles, b) people using or dealing drugs, and c) people being rowdy or drunk in public spaces is a problem in their area?	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion
<b>Completion Stage</b>		
Percentage of affordable housing developed on Circus St?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% Of new homes built to the 'excellent' BREEAM standard at Circus St development sites?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Mix of housing types at Circus St	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% Of new developments at Circus St that incorporated water efficiency measures? And were targets met that were set out in the SPD?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% Of new homes built to the 'very good' EcoHomes standard at Circus St development sites?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Are new residential developments within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Area of green space per population Circus St	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% Of new developments at Circus St? That enhance biodiversity, i.e. 'green roofs' open space, greenways, and green corridors.	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Is Circus St within an air	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion

quality management area?		
Has a green/staff travel plan been submitted or is it a condition of development?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Have all new developments at Circus St incorporated a reduction in CO2 emissions and reached targets set in SPD?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Is a % of power generated on site through renewables as per targets set in SPD?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% of new developments across the overall site with water efficiency measures? And have the SPD targets been met?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% Of new developments at Circus St with Sustainable Urban Drainage Systems (SUDs) installed?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Did the developments at Circus St use sustainable construction materials?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
What is Business start up rates on the sites? And% Of floor space occupied annually on sites and% of vacant floor space annually?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Unimplemented planning permissions on sites	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Number and percentage of employees by employment division on sites	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Percentage of vacant retail units at Circus St	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion



## Appendix A – Schedule of Baseline environmental and sustainability data

Indicator	SMART Target	Data source	Baseline
1 The % of people who think that people being attacked because of the colour of their skin colour, ethnic origin, or religion is a very big problem in their area.	As a contextual indicator, a specific target is inappropriate	A Community strategy for Brighton and Hove 2020	Data under collection and to be related to specific post code areas, when collected this be used to identify the situation to in Circus St
2 The % of residents who think that for their local area, over the past three years, community activities have got better or stayed the same?	As a contextual indicator, a specific target is inappropriate	A Community strategy for Brighton and Hove 2020	Data under collection and be related to specific post code areas, when collected this be used to identify the situation to in Circus St
3 % of residents that feel safe in there area after dark	As a contextual indicator, a specific target is inappropriate	A Community strategy for Brighton and Hove 2020	<b>Brighton:</b> from 36% in 2001 <b>Hove:</b> from 58% in 2001
4 % of residents that feel safe in there area during day?			<b>Brighton:</b> from 93% in 2001 <b>Hove:</b> from 88% in 2001

5	The % of residents who think that a) vandalism, graffiti and other deliberate damage to property or vehicles, b) people using or dealing drugs, and c) people being rowdy or drunk in public spaces is a problem in their area?	As a contextual indicator, a specific target is inappropriate	A Community strategy for Brighton and Hove 2020	Data under collection and be related to specific post code areas, when collected this be used to identify the situation in circus St/Edward St.
	What are the Mortality rates for Circus St? What is the Life expectancy of residents in Circus St?	No specific data relevant to Circus St	No specific data relevant to Circus St	Brighton & Hove 2001 Females 80.4 years Males 75.7 years – no data specific to Circus St
	Percentage of affordable housing developed at Circus St	To meet Brighton and Hove's affordable housing target of 40% for all new developments over 10 units.	Brighton and Hove city Council – planning strategy and monitoring team.	2005 – 100% of all new housing developments reached targets of 40% affordable housing on sites with over 10 units.
	Amount of Mixed housing types on Circus St	As this is a contextual indicator, a specific target is not appropriate	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected through monitoring planning applications and sustainability checklist SPG 21 and section 106 agreements relevant to Circus St
	Amount of new developments on Circus St that have incorporated water efficiency measures	No target at present	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected thought the sustainability checklist SPG 21 and section 106 agreements relevant to Circus St
	% of new homes built to the 'very good' ecohomes standard at the Circus St	To ensure that new homes are built to sufficient sustainability standards where appropriate	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected thought the sustainability checklist SPG 21 and section 106 agreements relevant to

			Circus St
% of new homes built to the 'excellent' BREEAM standard at the Circus St	To ensure that new homes are built to sufficient sustainability standards where appropriate	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected by Brighton and Hove city Council – planning strategy and monitoring team.
Thousands of bus passenger journeys (I.e. boarding's) per year in the authority 00/01 – 01/02	Target was to increase bus passengers by 6% - only achieved an annual increase of 3%, which is above the national average Target for 2005/2006 – 36.20m	Brighton & Hove Bus company	Monitoring carried out every 3 yrs. Because there is no data for 2004/05, the indicator is classified as having no clear evidence.  Data not site specific
Bus User Satisfaction - Percentage of bus users satisfied with local buses	Target for 2006/07 – 83%  2003/04 statistics Indicate satisfaction levels to be 80% exceeding 2004/05 targets.  <b>This is the highest figure in the country,</b>	Brighton & Hove Bus company	Monitoring carried out every 3 yrs. Because there is no data for 2004/05, the indicator is classified as having no clear evidence.  Data not site specific
Has a Transport Assessment / travel plan, been submitted at Circus St with the planning application?	No data	No data	No data
Are new residential developments within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre?	Local target 100%	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected by Brighton and Hove city Council – planning strategy and monitoring team.
Area of designated green space on Circus St development sites	To ensure that 100% of green spaces are maintained and enhanced and to ensure that no loss of green space is experienced	Local Plan	Brighton & Hove 445 ha of parks and green spaces – site specific data relevant to Circus St is currently being collected through the city councils open space survey results will be available early 2006
Area of green space per 1000 population on the Circus St.	To meet Brighton and Hove's open space target of 2.4ha per 1000 population	Local Plan	Brighton & Hove currently have 0.5 ha of open space per 1000 population

			NO Site specific data relevant to Circus St is currently being collected through the city councils open space survey results will be available early 2006
Populations of wild birds (swifts) at Circus St Bat population at Circus St	To protect and enhance biodiversity throughout Brighton and Hove	Natural England/RSPB/The Sussex Ornithological Society/Sussex Biodiversity Record Centre	Data is not currently available at an area specific level. Monitoring will take place in partnership.
Number and area of designated sites of ecological value at Circus St	To protect and enhance biodiversity throughout Brighton and Hove	Local Plan	8 Local Nature Reserves 1 Site of Special Scientific Interest 59 Sites of Nature Conservation interest – none are at the specific sites at Circus St
% of new developments that enhance biodiversity ie green roofs, open space, greenways, green corridors	To protect and enhance biodiversity throughout Brighton and Hove	Natural England/The Wildlife Trust	Data to be collected by monitoring planning applications
Has a nature conservation report been submitted as part of the application for Circus St	No targets at present nature conservation and protected species SPD currently under production	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected by Brighton and Hove city Council – planning strategy and monitoring team.
Has a sustainability checklist been submitted as part of the application for Circus St	100% of developments over 10 units are to submit a sustainability checklist	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected by Brighton and Hove city Council – planning strategy and monitoring team.
How many listed and historic buildings are on Circus St	To protect designations of historic interest	Conservation/English Heritage	Circus St has no listed buildings and is not in a conservation area.  Circus St has no listed

			buildings and is not in a conservation, however its is adjacent to a conservation area, therefore all new developments must not impose on the conservation area in any way – for example height restrictions may have to imposed through planning conditions.
Number and area of conservation areas that may be affected by the Circus St developments?	To protect designations of historic interest	Conservation/English Heritage	As above
Has a Conservation area appraisals been completed and enhancement schemes implemented?	No target	Brighton and Hove City Council	Brighton & Hove 22 out of 33 conservation areas have been appraised. All require review.
Is Circus St within an air quality management area?	To keep levels of NO 2 below the National Air Quality level.	Brighton & Hove Council Environmental Health	<p><b>Circus St</b> is not in a AQMA</p> <p>36 citywide diffusion tube sites, 16 Air Quality Management Areas diffusion tube sites and 3 continuous analyser sites.</p> <p>17 city-wide tubes are above the AQO (2004 data), 11 AQMA sites above the AQO (provisional 2005 data), 1 continuous site above the AQO.</p> <p>Total nitrogen oxides emissions fell by 44 per cent between 1990 and 2003 to 1,570 thousand tonnes</p>
Has a green/staff travel plan been submitted or is it a condition of	PPG13 states that travel plans should be submitted alongside planning applications for all major developments, new and	Brighton and Hove city Council – planning strategy and monitoring	Data to be collected through planning

<p>development?</p> <p>Has a sustainability checklist been submitted which identified sustainable transport criteria?</p>	<p>expanded school facilities, and smaller developments which would generate significant travel in or close to AQMAs or areas with traffic reduction initiatives</p> <p>100% of new developments over 10 units to submit a sustainability checklist</p>	<p>team.</p> <p>Brighton and Hove city Council – planning strategy and monitoring team.</p>	<p>conditions and section 106 agreements</p> <p>Data to be collected through planning conditions and section 106 agreements</p>
<p>Actual residential usage rates of gas and electricity</p>	<p>No data</p>	<p>No data</p>	<p>Gas 2003 B&amp;H: average domestic consumption (sales p/ consumer) 17,812 kWh</p> <p>Electricity 2003 B&amp;H: average domestic consumption (sales p/ consumer) 4,259 kWh</p> <p>Data relating to specific sites not available.</p>
<p>Is a % of power generated on site through renewables?</p>	<p>Targets to be confirmed when SPD is adopted</p>	<p>Brighton and Hove city Council – planning strategy and monitoring team.</p>	<p>Data to be collected through planning conditions and section 106 agreements.</p>
		<p>Brighton and Hove</p>	

Have all new developments at Circus St incorporated a reduction in CO2 emissions?	Targets to be confirmed when SPD is adopted	city Council – planning strategy and monitoring team.	Data to be collected through planning conditions and section 106 agreements.
Ground water and aquifer quality	To maintain and enhance groundwater and aquifer quality	Environment Agency	Awaiting information from the Environment Agency
% of new developments across the overall site with water efficiency measures?	Targets to be confirmed when SPD is adopted	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected through planning conditions and section 106 agreements.
% of new developments with Sustainable Drainage Systems (SUDs) installed on Circus St	No targets	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected through planning conditions and section 106 agreements.
Household and commercial waste produced and percentage and tonnage recycled	To meet statutory waste recycling best value performance indicator targets in Brighton and Hove	Environment Agency/ Brighton and Hove City Council	To be monitored through the Waste Local Plan process
Are the developments at Circus St using sustainable construction materials?	To ensure that sustainable construction materials are used where appropriate	Brighton and Hove city Council – planning strategy and monitoring team.	Data to be collected through planning conditions and section 106 agreements and waste management plans that encourage re-using of materials.
Has a Waste management plan been submitted on applications for these sites?	All developments of 5 or more housing units or 500sq m built development must submit a site waste management plan.	Brighton and Hove city Council – planning strategy and monitoring team	Data to be collected through planning applications
What are Business start up rates on the	To increase VAT registered business by 3% from 2001-2005	A Community strategy for Brighton and Hove 2020	To increase VAT registered business by 3% from 2001-2005

<p>site?</p> <p>Percentage increase or decrease in the total number of VAT registered businesses in Brighton &amp; hove?</p>		<p>Brighton and Hove city Council – planning strategy and monitoring team and economic development</p>	<p>B&amp;H total: + 0.4% (industry breakdowns available)</p> <p>Data will be collected annually</p>
<p>% of floor space occupied annually on sites?</p> <p>% of vacant floor space annually?</p>	<p>No Target until SPD adopted</p>	<p>Brighton and Hove city Council – planning strategy and monitoring team and economic development</p>	
<p>Employment permissions and allocations</p>	<p>To maintain a supply of available land where appropriate and to encourage year-on-year employment development in Brighton and Hove</p>	<p>Brighton and Hove city Council – planning strategy and monitoring team and economic development</p>	<p>Data to be collected by monitoring planning applications</p>
<p>Number and percentage of employees by employment division</p>	<p>As this is a contextual indicator a specific target is not appropriate</p>	<p>2001 Census Data and Updates</p>	<p>Site specific data to be obtained</p>
<p>Unemployment measured through claimant count in wards areas of Brighton and Hove?</p>	<p>To ensure Brighton and Hoves unemployment levels do not exceed those of the country</p>	<p>2001 Census Data and Updates</p>	<p>2001 Tarnar – 46.2% Queens Park – 5.5% Brighton &amp; Hove – 3.6%</p>
<p>Economic activity</p>	<p>To ensure Brighton and Hoves level of economic activity is comparable to the remainder of the country</p>	<p>2001 Census Data and Updates</p>	<p>2001 Brighton and Hove 67.8% economically active</p>
<p>Is work force sourced locally?</p>	<p>Sustainability Checklist SPG 21</p>	<p>Brighton and Hove city Council – planning strategy and monitoring team and economic development</p>	<p>Dated to be collected through section 106 agreements, planning application and Sustainability Checklist SPG 21</p>
<p>Does the development provide training opportunities for local people?</p>	<p>Sustainability Checklist SPG 21</p>	<p>Brighton and Hove city Council – planning strategy and monitoring team and economic development</p>	<p>Dated to be collected through section 106 agreements, planning application and Sustainability Checklist SPG 21</p>

Percentage of city centre units with A1 uses	To ensure that the proportion of A1 uses does not fall below the national average of 50%	Brighton and Hove city Council – planning strategy and monitoring team and economic development	To be monitored through the Local Plan process
Percentage of vacant town centre units	The number of vacant units in Brighton and Hove town centre should not exceed the national average	Brighton and Hove city Council – planning strategy and monitoring team and economic development	To be monitored through the Local Plan process
Car parking in the town centre	To meet Brighton and Hove car parking standards	Brighton and Hove city Council – planning strategy and monitoring team and economic development	To be monitored through the Local Plan process
Examinations and qualifications	To ensure that examinations and qualifications do not fall below the national average	2001 Census Data and Updates	Brighton & Hove 2001 No qualifications (aged 16-74) – 22.10% Qualified to degree level or higher (aged 16-74) – 28.74%
Does the development provide training opportunities for local people?	No targets	Brighton and Hove city Council – planning strategy and monitoring team and economic development	Dated to be collected through section 106 agreements, planning conditions.