



## Brighton & Hove

### SUPPLEMENTARY PLANNING DOCUMENT CIRCUS STREET SPD

#### STATEMENT OF SUSTAINABILITY ISSUES

This statement has been published in order to comply with the guidance given in paragraph 10.1 of 'Creating Local Development Frameworks: A Companion Guide to PPS12' (ODPM, November 2004) and paragraphs 4.5.5 and 4.5.6 of 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (ODPM, November 2005).

#### **Summary of how Sustainability Issues have been integrated into the SPD**

The SPD envisages that the site should be developed to the very highest standards of sustainability, including setting a target of a BREEAM rating of excellent, 15% of energy generated on site through renewable sources, 40% reduction in CO<sub>2</sub> emissions and 25% reduction in water usage. Biodiversity and sustainable transport are also encouraged.

#### **How the Sustainability Appraisal and consultation has been taken into account**

Improvements have been incorporated into the SPD and Sustainability Appraisal as a result of the consultation process. In response to representations from GOSE further development principles on Car Clubs and Public Transport were added. In response to English Nature and the Council's own Sustainability Team further details on biodiversity have been added and the high standards of sustainability expected in any scheme have been made more explicit in the development principles.

#### **The reasons for choosing the SPD as adopted**

The SPD allows for the sustainable mixed use redevelopment of the site, offering the maximum economic and social regeneration benefits whilst tying in to the surrounding urban fabric and respecting adjacent listed buildings and conservation areas.

#### **Monitoring arrangements**

<b>Monitoring Activity to be undertaken</b>	<b>Who is responsible for undertaking the monitoring</b>	<b>When should it be carried out? (Dates and frequency)</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

<p>% Of new developments at Circus St that incorporated water efficiency measures? And were targets met that were set out in the SPD?</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>
<p>% Of new homes built to the 'very good' EcoHomes standard at Circus St development sites?</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>
<p>Are new residential developments within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre?</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>
<p>Area of green space per population Circus St</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>
<p>% Of new developments at Circus St? That enhance biodiversity, i.e. 'green roofs' open space, greenways, and green corridors.</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>
<p>Is Circus St within an air quality management area?</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>
<p>Has a green/staff travel plan been submitted or is it a condition of development?</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>
<p>Have all new developments at Circus St incorporated a reduction in CO2 emissions and reached targets set in SPD?</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>
<p>Is a % of power generated on site through renewables as per targets set in SPD?</p>	<p>Strategic Planning and Monitoring Team within Brighton &amp; Hove City Council</p>	<p>Monitored after completion</p>

% 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

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