



Brighton & Hove

Brighton and Hove City Council

**Final Sustainability Appraisal Report on the Trees and Development
Sites Supplementary Planning Document**

March 2006

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I. Summary

Supplementary Planning Documents (SPD's) form part of the Local Development Framework for Brighton & Hove and cover a range of issues both thematic and area specific. The purpose of SPD's are to provide further detail and guidance relating to policies contained in the Council's Development Plan Documents (DPD), which includes the Council's Second Deposit Local Plan 2002.

The Planning and Compulsory Purchase Act 2004 (clause 38) requires that a Sustainability Appraisal be undertaken for each Supplementary Planning Document (SPD) that the City Council produces.

The City Council has prepared a Scoping Report, that sets out the current baseline of the City with regards to environmental, economic, social factors and current sustainability issues relevant to Trees and Development sites. The report also identifies the sustainability framework that has been used to assess the SPD and sets out the sustainability objectives that may have a bearing on the document. The Sustainability Appraisal is an iterative process - findings of this appraisal and responses received during the consultation period will be used to improve the Trees and Development Sites SPD prior to adoption in 2005.

If you wish to make comments on this Sustainability Appraisal please

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2. Introduction

In accordance with European and National legislation, Local Development Framework (LDF) documents that the City Council produces must be subject to a Sustainability Appraisal. This involves an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Supplementary Planning Documents (SPD's) form part of the planning framework for the City providing details and guidance on policies contained in the Development Plan Documents (DPD), which includes the Council's Second Deposit Local Plan 2002.

The Planning and Compulsory Purchase Act 2004 (clause 38) requires that a Sustainability Appraisal be undertaken for each Supplementary Planning Document (SPD) that the City Council produces.

Sustainable development embraces economic, environmental and social concerns, and covers a range of issues from local to global. Sustainability Appraisal is a process that identifies and reports on the likely significant effects of a plan and the extent to which the implementation of the plan will contribute to achieving sustainable development. This appraisal seeks to assess the Trees and Development Sites SPD in terms of its effects on sustainability.

Section 3: Background

What is Sustainable Development?

International

In 1987 the World Commission on Environment and Development (WECD) published 'Our Common Future', which is commonly referred to as the Brundtland Report. The report defined sustainable development as:

'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'

In addition, a number of policy statements were agreed to progress sustainable development. These included The Climate Convention, The Biodiversity Convention and Agenda 21.

The World Summit on Sustainable Development in Johannesburg 2002 put sustainable development at the centre of the international agenda. World governments, major groups, civil societies and other stakeholders committed themselves to achieving the goal of achieving sustainable development. The conference reaffirmed sustainable development as a central element of the international agenda and gave new impetus to global action to reduce human impact on the earth.

National

In May 1999 the UK government published 'A Better Quality of Life, a strategy for sustainable development in the UK'. Sustainable development is a simple idea of ensuring a better quality of life for everyone, now and for generations to come. This is summarised by meeting four objectives

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

In March 2005 the Government published 'Securing the Future, delivering the 'UK sustainable development strategy.' The Strategy takes account of developments since the 1999 Strategy, both domestically and internationally; places greater emphasis on delivery at regional level and the new relationship between government and local authorities. It also takes account of new policies since 1999, and it highlights the renewed international push for sustainable development from the World Summit on Sustainable Development in Johannesburg in 2002.

The Government established a new purpose and five guiding principles for sustainable development, which incorporate the aims of the 1999 strategy intended to evolve the sustainable development policy.

The following 'purpose', has been agreed by the UK Government and the Devolved Administrations, and has been adopted as the new framework goal for sustainable development.

The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.

For the UK Government and the Devolved Administrations, that goal will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment; and a just society that promotes social inclusion, sustainable communities and personal wellbeing. This will be done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible.

Government must promote a clear understanding of, and commitment to, sustainable development so that all people can contribute to the overall goal through their individual decisions.

Similar objectives will inform all our international endeavors, with the UK actively promoting multilateral and sustainable solutions to today's most pressing environmental, economic and social problems. There is a clear obligation on more prosperous nations both to put their own house in order, and to support other countries in the transition towards a more equitable and sustainable world.

The following are the set of shared UK principles, which have been agreed by the UK Government, Scottish Executive, Welsh Assembly Government and the Northern Ireland Administration that will be used to help achieve sustainable development. These principles bring together and build on previously existing UK principles to set out an overarching approach, which the four separate strategies can share.

1. Living Within Environmental Limits
2. Ensuring a Strong, Healthy and Just Society
3. Achieving a Sustainable Economy
4. Using Sound Science Responsibly
5. Promoting Good Governance

Regional

In February 2003 the Government produced a '*Sustainable Communities Plan*,' one of the key principles behind the plan is that different parts of the country face different problems.

The Plan explains what needs to be done to achieve sustainable communities in the South East:

- Delivering better balance between housing supply and demand;
- Ensuring people have decent places to live;
- Tackling disadvantage;
- Delivering better services through strong effective local government;
- Promoting better development of the region.

The '*Integrated Regional framework*' 2004 replaced the Regional Sustainable Development Framework (RSDF) and sets out a vision for sustainable development in the South East.

These include:

- Social progress that recognises the need of everyone;
- Maintain high and stable levels of economic growth;
- Effective protection of the environment; and
- Prudent use of natural resources.

Local

The aim of the Brighton and Hove '*Community Strategy 2020*' is to develop a 'city of opportunities' founded on building a sense of community, social justice, rights, responsibilities and sustainable development eight priority areas have been identified:

1. An enterprising city;
2. A safer city;
3. A healthy city;
4. An inclusive city;
5. An affordable city;
6. An attractive city;
7. A mobile city;
8. A customer focused city.

The Council's '*Sustainability Strategy*' is in line with government policy and identifies twelve key objectives, which provide the basis for preparing a series of action plans. These objectives are set out below:

1. Improve everyone's access to 'basic elements of life' such as good quality local food;
2. Reduce air pollutants and improve long-term air quality;
3. Improve quality of life through leisure, culture and recreational opportunities;
4. Improve the availability of jobs which improve sustainability and encourage local business to operate more sustainable business practices;
5. Improve opportunities for people to develop educational and life skills;
6. 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;
7. 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;
8. To ensure that everyone has access to decent, affordable housing that meets their needs;

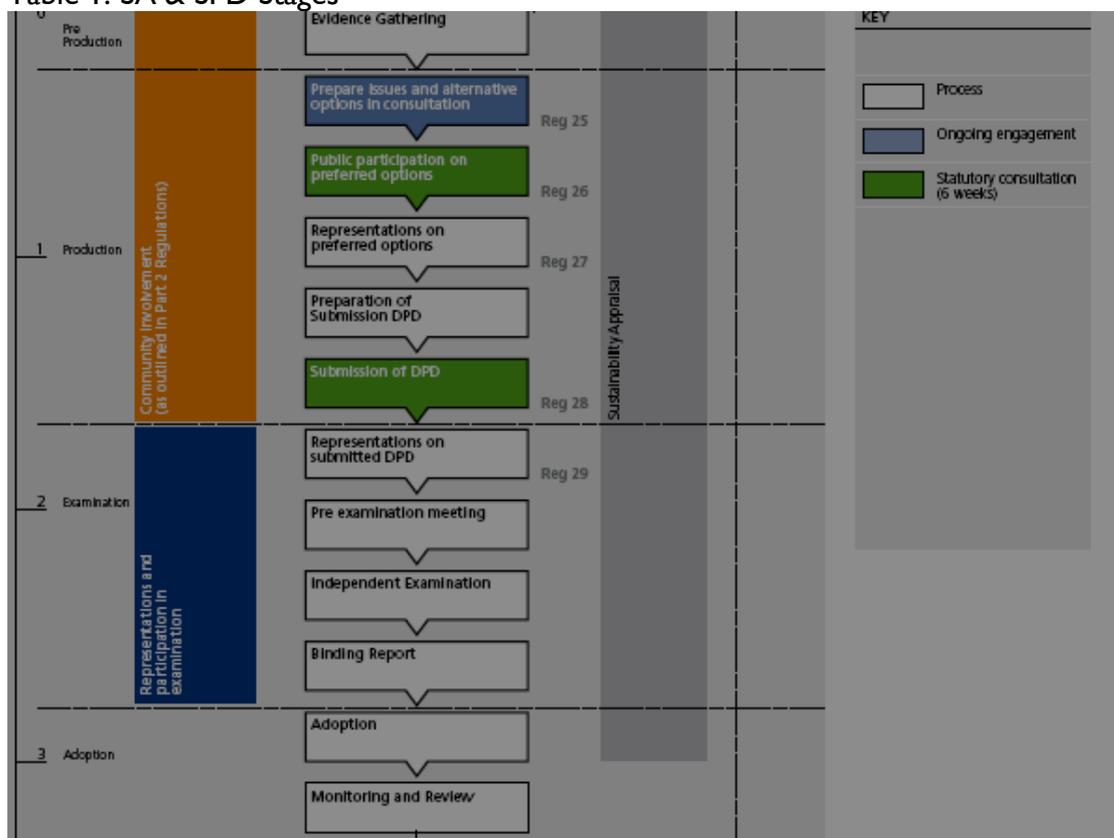
9. To make the most effective and efficient use of previously developed land (brownfield sites) and promote best sustainable practice in new development;
10. Maintain and improve the natural environment, habitats and species at Brighton and Hove and to ensure that everyone has access to green space of biodiversity value;
11. Achieve a reduction in road traffic and progress towards a 'people friendly' city with an integrated transport system; and
12. Reduce, re-use and recycle more of our waste.

4. Appraisal Methodology

This Scoping Report has been prepared by planning officers, from the Council's Planning Strategy and Projects Team. The approach adopted for this Sustainability Appraisal Report follows the Government guidance – ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (Consultation Paper September 2004).’

The key stages and timetabling of the preparation of the Trees and Development Sites SPD and the Sustainability Appraisal are set out in Table I below. This follows SA guidance from ODPM (2004) and comprises six main stages. The SA process works in parallel with the preparation of the SPD and links across at all stages.

Table I: SA & SPD Stages



www.odpm.gov.uk - A Companion guide to PPS12

Table 2	Phase	Stage	Detail
Work Completed	A	1-8	The project began in April 2005 A scoping report was issued for consultation on 02/06/05– see table 1 above.
	B	1	SPD stakeholder workshops were carried out in 07/04/05 – which included representatives from amenity and traders groups.
		2	Identifying and reviewing policies, plans, strategies and programmes, and sustainability objectives that will affect or influence Trees and Development Sites.
		3	Collect relevant social, environmental and economic baseline information drawing extensively from the DPD SA.
		4	Identify the key sustainability issues for the SA to address.
		5	Developing and refining sustainability objectives, indicators and targets.
		6	Test SPD objectives against each other and the SPD objectives against the Key spatial Objectives of the Local Plan.
		7	Production of the scoping Report for the Sustainability Appraisal of the Trees and Development Sites SPD.
		8	The Sustainability Appraisal Scoping Report was sent to the Statutory Environmental Bodies (Countryside Agency, English Heritage, English Nature, and Environment Agency). The scoping report was also sent to members of the council’s Sustainability Commission for comment.
	C		Developing and Refining Options.
			Comparison of the social, environmental and economic effects of the options.
			Summary of Options.
	D		Assessing the effects of the plan.
	Next Steps	E	
F			Monitoring Implementation of the Strategy or Plan.

The ‘Strategic Environmental Appraisal (SEA) Directive 2001/42’ is designed to provide high level protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. As stated earlier Sustainability Appraisal is mandatory for Regional Spatial Strategies (RSS), Local Development Framework (LDF) and Supplementary Planning Documents.

The main purpose of the SA and the SA Report is to promote sustainable development through better integration of sustainability considerations into the

preparation and adoption of plans. Sustainability appraisal is an iterative process, with the results being used to help improve the sustainability performance of the SPD being appraised.

This SA report measures the policies set out in the (Draft) Trees and Development Sites SPD against a number of sustainability objectives to establish whether there are any significant economic, social or environmental effects. This report therefore sets out how the sustainability appraisal was undertaken, the results of the appraisal and the recommendations for amendment to the SPD.

Table 3. Below sets out how the report complies with the requirements of the SEA Directive.

SEA Directive Requirement	Where covered in SA process
Preparation of an environmental Report , detailed below (Article 5).	This Sustainability Appraisal incorporating the environmental report was published alongside the draft Trees and Development SPD for public consultation.
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	Section. 5
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	Section. 5 & 6
(c) the environmental characteristics of areas likely to be significantly affected;	Section. 5
(d) 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;	Section. 5
Section. 4 (e) 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;	Section. 5
(f) the likely significant effects (1) on the environment, including 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. 6
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Section. 6
(h) 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;	Section. 6
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Refer to paragraphs 36-37	Section. 7
(j) a non-technical summary of the information provided under the above headings.	Section. 1

Consult responsible environmental authorities on the scope and level of detail of the information which must be included in the environmental report.	This Sustainability Appraisal was published alongside the draft Trees and Development Sites SPD for consultation by the sustainability commission and the Brighton & Hove sustainability team.
Consult with responsible environmental bodies – the Countryside Agency, Environment Agency, English Heritage, English Nature – and the public on the draft plan and the Environment Report before the plan is adopted (Article 6).	This Sustainability Appraisal was published alongside the draft Trees and Development Sites SPD for consultation by the four statutory bodies.
Take into account the Environment Report and consultation responses during the preparation of the plan before it is adopted (Article 8).	The sustainability report and consultation responses will be taken into account before the Trees and Development Sites SPD is adopted.
When a plan is adopted Responsible environmental bodies and the public and other relevant bodies will be informed of (Article 9): (a) The plan as adopted; (b) A statement summarizing how environmental considerations have been integrated into the plan, how any consultation responses have been taken into account and the reasons for choosing the plan as adopted; (c) The measures for monitoring.	Responsible environmental bodies, the public and other relevant bodies will be informed of the appropriate documents contained within article 9 when the Trees and Development Sites SPD is adopted.
Monitor the significant environmental effects of the implementation of plans to identify at an early stage unforeseen adverse effects and so to take remedial action (Article 10).	Section. 7

4.1 Consultation Response

Recommendations for the Trees & Development Sites Scoping Report and Sustainability Appraisal Report: following consultation with Statutory Environmental Bodies and other key stakeholders.

English Nature's response to the Scoping Report.

We agree with the sustainability issues and objectives as far as they go but we think mention should be made of Bats in this context. All Bat species and their roost are fully protected in Britain under the Wildlife and Countryside Act 1981 and the Conservation Regulation 1994 – Bats very often roost in trees therefore a specific SA objective for Bats could be included in Table B.

How this is incorporated in the Sustainability Appraisal Report:

Sustainability objective 4: Protect all bat species and their roosts, has been incorporated into Table B. The following indicator: How many TPO'S are imposed yearly on trees that contain bat colonies? Will be used to monitor the performance of the Trees and Development Sites SPD. This has been incorporated in section 7 - Monitoring and Evaluation and summary.

The Countryside Agency's response to the Scoping Report.

The proposed development lies within the South Downs AONB. In order to ensure that detailed matters regarding this proposal take into account the various issues

that arise as a result of the ANOB designation, it is strongly recommended that consultation is undertaken with the ANOB officer. At the following address: South Downs Joint Committee, The Victorian Barn, Victoria Business Centre, Ford Lane, Ford, Arundel, West Sussex.

How this is incorporated in the Sustainability Appraisal Report:

The Sustainability Appraisal Report and the Draft Trees and Development Sites SPD was sent to the following address: South Downs Joint Committee, The Victorian Barn, Victoria Business Centre, Ford Lane, Ford, Arundel, West Sussex.

The following may have a bearing: Countryside Rights of Way Act 2000 – new access rights.

How this is incorporated in the Sustainability Appraisal Report:

This has not been incorporated into the Sustainability Appraisal as it not seen to be relevant to the Trees and Development Sites SPD.

In order to foster high quality development that respects, maintains, or enhances, local landscape character and distinctiveness, the Agency would encourage all new development to consider the character and distinctiveness of the area, with design and outlay of all elements of a proposed development reflecting local design characteristics and wherever possibly using local building materials.

How this is incorporated in the Sustainability Appraisal Report:

We believe that the following proposed Sustainability Objectives- Section 4: of the Trees and Development Sites Scoping Report already incorporate the above.

- Objective 5: To ensure that all new development integrates biodiversity objectives.
- Objective 7: Using local labour source when carrying out works.
- Objective 8: Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.
- Objective 17: Support excellence of design in architecture and the built environment, conservation, and of spaces between buildings.

The Agency encourages all new planned developments to contribute towards a strategically planned greenspace network and that greenways should be promoted.

How this is incorporated in the Sustainability Appraisal Report:

This is already incorporated in the Trees and Development Sites Scoping Report - Objective 14 Promote greenways - linking up green spaces to provide attractive, safe and well-designed pedestrian routes.

Environmental Agency response to consultation of the Sustainability Appraisal Report

1. Are there any relevant plans and programmes that we have not identified (that would allow the identification of sustainability issues)?

The following documents are to be included:

- The Sustainability Appraisal report should be revised to take into account the recently published ODPM document 'A Practical Guide to the Strategic Environmental Assessment Directive' (September 2005) which supersedes the October 2003 version.
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005).
- The Environment Agency's State of the Environment South East Report

How this is incorporated in the Sustainability Appraisal Report:

These documents have been added to Appendix. A: Relevant Plans, Programmes, Policies & Strategies and Appendix. B: Sustainability, Objectives of Relevant Plans, Programmes, Policies & Strategies.

2. Are there additional sources of data that would assist us with either the assessment or monitoring stages?
 - Same as above
3. Do you agree with the sustainability issues that have been identified in this report?
 - Suggestions made have been discussed and resolved with the Environment Agency over the telephone. The scoping report incorporates all the comments made and a copy has been sent for their records.
4. Do you agree with the proposed sustainability objectives and indicators?
 - We support the sentiment of Sustainability Objective 3. We also support the sentiment of objective 7 but suggest it is reworded to seek the enhancement of wildlife and natural features and seek mitigation and compensatory measures where appropriate.

How this is incorporated in the Sustainability Appraisal Report.

Objective 7 has been reworded as suggested see section 5 Table B.

5. Sustainability Objectives, Baseline Data and Context

Introduction

In establishing a clear scope of the Sustainability Appraisal of the Trees and Development Sites SPD, and in compliance with statutory requirements, it is first necessary to review and develop an understanding of:

- Possible appraisal objectives;
- Other plans, policies and strategies of relevance to the plan;
- Baseline information on environmental, social and economic conditions in Brighton and Hove; and
- Key sustainability issues facing Brighton and Hove.

The object of the sustainability appraisal is to understand the economic, social and environmental implications of the SPD, so that the SPD can be developed to promote, rather than prevent the achievement of sustainable development. A clear understanding of sustainable development is essential to ensure that the appraisal scope covers the right issues and asks the right questions, and therefore the appraisal needs to be based on an agreed definition of what sustainable development means.

The Brighton and Hove Local Plan establishes a vision for sustainable development and a set of indicators and targets that map out how the local area should achieve the sustainable development aims set out by the UK government - 'A Better Quality of Life', a strategy for sustainable development in May 1999 they are:

- Social progress that recognises the need of everyone;
- Maintain high and stable levels of economic growth;
- Effective protection of the environment; and
- Prudent use of natural resources.

The objectives used in the appraisal of the Brighton & Hove Local Plan are set out below:

1. To enable people all to have similar and sufficient levels of access to services, facilities and opportunities;
2. To provide the opportunity for people to meet their housing needs;
3. To improve overall levels of health, security and safety, and reduce the disparities between different groups and areas;
4. To maintain and enhance the distinctive culture and character of communities;
5. To enable the skills of all individuals and the capacity of the community to grow;
6. To improve quality of life through leisure, cultural and recreational;
7. To maintain and enhance the diversity and abundance of species;
8. To maintain and enhance the quality, character and distinctiveness of the landscape and coast;

9. To maintain and enhance the quality and distinctiveness of the built environment, including the cultural heritage;
10. To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere;
11. To maintain and improve the quality of ground, river and sea waters;
12. 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;
13. To retain undeveloped land;
14. To maintain the resource of productive soil;
15. To maintain the stock of minerals;
16. To maintain the stock of non renewable energy sources;
17. To make the best use of the materials, energy and effort embodied in the product of previous activity;
18. To maintain and enhance employment opportunities, and to reduce the disparities arising from unequal access to jobs; and
19. To retain and enhance the factors which are conducive to wealth creation and attractiveness to investors.

Links to other strategies, plans and programmes and sustainability objectives.

A review was carried out on a wide range of plans, policies, strategies and guidance, which influence and are of relevance to the Supplementary Planning Document (SPD). A review of these policies and plans has been conducted which will inform the development of the SPD by:

- Identifying additional objectives and indicators arising from the SPD;
- Enable an understanding of the relationship and interdependencies between the SPD and other documents and identify any potential conflicts, constraints and challenges; and
- Understand the influence of plans, policies, and strategies on the SPD.

Appendix B sets out the plans, policies, and strategies that will inform and affect the SPD. The implications arising from the plans, policies, and strategies have been used to inform the key sustainability issues to be considered.

Plans and strategies covered by the review are listed below –

National

England Forestry Strategy

Securing the Future, delivering the 'UK sustainable development strategy

A Better Quality of Life

London Tree and Woodland Strategy

PPSI: Delivering Sustainable Development.

Town and Country Planning Act 1990

Planning and Compensation Act 1991

The Town and Country Planning (trees) regulations 1999

PPG 1: General Policy and Principles

PPG 3: Housing
PPG 9: Nature Conservation
PPG 12: Development Plans
PPG 13: Transport
British Standards: BS3998, Recommendations for tree work
British Standards: BS5837, Guide for trees in relation to construction
UK Biodiversity Action Plan
England Biodiversity Strategy
Tree Preservation Orders: A Guide to the Law and Good Practice.

Regional

Regional Spatial Strategy: The South East Plan (Draft)
East Sussex Trees and Woodland Strategy

Local

Brighton & Hove Sustainability Strategy
A Community strategy for Brighton & Hove 2020
SPG Note 16: Renewable Energy & Energy Efficiency in Developments
SPG Note 21: Sustainability Checklist

The review of plans, policies and strategies in Appendix B has identified a large number of objectives and targets that are relevant to and could be delivered or influenced by the Trees and Development Sites SPD. The key environmental, social and economic sustainability issues identified, along with indicators on baseline conditions that are relevant to the Trees and Development Sites SPD are presented in the Table 3 below.

Proposed Sustainability Objectives

Table B below, sets out the proposed SA objectives for the SPD.

Table B		
SA Topic	SA Objective	Indicators
Living Within Environmental Limits	1. Protect registered parks and gardens.	How many registered parks and gardens are there in Brighton & Hove?
	2. All Operations should be carefully planned and carried out so as to avoid damage to the tree being treated or to neighbouring trees.	How many Tree Preservation Orders are imposed yearly?
		How many applications to fell trees are received each yr?
	3. To contribute to the conservation of biodiversity on a global scale and local scale.	How many nature conservation areas are there in Brighton & Hove?
	4. Protect all bat species and their roosts.	How many TPO'S are imposed yearly on trees that contain bat colonies?
	5. Replace and plant more trees (particularly Elms) and use native plant and tree species wherever possible in planting schemes	How many Elm trees in Brighton & Hove?
How many trees are there in Brighton & Hove and what condition are these trees?		
6. To ensure that all new development integrates biodiversity objectives.	Is there a B.A.P (Biodiversity Action Plan) in place?	
Achieving a Sustainable Economy	7. To make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features as an important element of a clean and healthy natural environment.	How many new developments incorporate nature conservation into their schemes?
	8. Using local labour source when carrying out works.	Is local labour source used for Tree works?

Ensuring a Strong Healthy and Just Society	9. Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.	What is good design?
	10. Designing healthy environments	What are healthy environments?
	11. Provide access to open space or recreational opportunities at an early stage in new development.	How much open space is available in Brighton & Hove?
	12. Safe access for all members of the community to woodland, and open spaces should be available with easy reach, ideally easy walking distance.	Do all members of the community have access to open space?
Promoting Good Governance	13. Biodiversity should be included in the City Council's plans and strategies.	Is Biodiversity included in the Brighton & Hove local plan and other strategies?
	14. To increase people's awareness, understanding and active involvement in biodiversity.	How are communities being involved in biodiversity issues?
	15. Promote greenways - linking up green spaces to provide attractive, safe and well-designed pedestrian routes	What are greenways?
		What are well designed pedestrian routes & can trees help with this?
How many greenways does Brighton & Hove have?		
Using Sound Science Responsibly	16. Integrate high standards of energy efficiency & renewable energy technologies to meet targets.	How can trees help with energy efficiency?
	17. Promote sustainable building design.	Can trees help with sustainable building design?
	18. Support excellence of design in architecture and the built environment, conservation, and of spaces between buildings.	Is the planting of trees encouraged in spaces between buildings?
		Are living roofs encouraged?
19. The reduction of running costs of buildings.	How can trees help with the reduction of running costs of buildings?	

Baseline Information

A detailed review of data on baseline environmental, social and economic conditions within Brighton & Hove was also undertaken, so that key sustainability issues within the area could be identified.

Table 4 presents a summary of data obtained on environmental, social and economic conditions in Brighton and Hove.

Table 4 Sustainability Indicators and Sources of Indicators			
Sustainability Objectives	Indicators	Source of Indicators	Data/Target
I. Living Within Environmental Limits			
To contribute to the conservation of biodiversity on a European and global scale.	How can species be conserved?	www.citywildlife.org.uk	Information on conserving a variety of species.
Continued protection of important wildlife assets.	What are wildlife assets?	Regional Spatial Strategy: (Draft) The South East Plan: Sustainable Natural Resource management	Rich diversity of wildlife habitats and species – trees included
To preserve or enhance the character or appearance of any conservation area.	How many conservation areas in Brighton & Hove?	Conservation areas in Brighton and Hove - street directory (PDF 76Kb)	33 conservation areas in Brighton & Hove
Protect registered parks and gardens	How many parks and gardens are protected in Brighton & Hove?	www.english-heritage.org.uk	The Royal Pavilion
TPO is to protect trees and woodlands.	What is a Tree Preservation Order?	DETR – Protected Trees – A Guide to TPO Procedures.	It is an order by a local planning authority, which in general makes it an offence to cut down, top, uproot wilfully damage or wilfully destroy a tree, without planning permission.

Table 4 Sustainability Indicators and Sources of Indicators			
Sustainability Objectives	Indicators	Source of Indicators	Data/Target
To enhance species, habitats and natural and managed ecosystems that are characteristics of local areas.	What species, habitats, natural and managed ecosystems are characteristics to Brighton & Hove?	www.citywildlife.org.uk	The variety of plants, animals and special places for wildlife in Brighton & Hove are listed.
Living Within Environmental Limits – continued			
To enhance the biodiversity of natural and semi-natural habitats where this has been diminished over recent past decades	How can diminished habitats be enhanced?	UK Biodiversity Action Plan	The plan contains performance indicators for various species and habitats. (Section 3)
Where biodiversity needs to become a part of the development of policy on sustainable communities and urban green space and the built environment.	What is biodiversity?	UK Biodiversity Action Plan	Biodiversity is the variety of life forms we see around us. Full definition included.
The conservation and protection of the region's Area of Outstanding Natural Beauty should be given priority, and proposals for development considered in that context.	How much of the area in Brighton & Hove is an Area of Outstanding Natural Beauty?	Regional Spatial Strategy: The South East Plan: Countryside and management. (Draft)	NO DATA
To increase the nature conservation value of public green space in the urban area.	What is nature conservation value?	UK Biodiversity Action Plan	Enhancement and expansion of biodiversity.
To ensure that all new development integrates biodiversity objectives.	What are biodiversity objectives?	UK Biodiversity Action Plan	All targets listed in detail within the UK Biodiversity Action Plan.
	Number achieving fully met in Natural Environmental questions.	Sustainability Checklist SPD.	Data currently being collected.

Table 4 Sustainability Indicators and Sources of Indicators			
Sustainability Objectives	Indicators	Source of Indicators	Data/Target
To conserve, enhance and increase the specially protected sites and species in Brighton and Hove.	How many specially protected sites and species are there in Brighton and Hove?	www.citywildlife.org.uk	33 conservation areas in Brighton and Hove. 628.5 hectares (1,345 acres) of LNR's 9 Special Species, recorded.
Living Within Environmental Limits – continued			
Replace and plant more trees (particularly elms) and use native plant and tree species wherever possible in planting schemes	What are native tree species in Brighton and Hove?	www.citywildlife.org.uk	Brighton & Hove hosts the National Elm Collection, with 21 species and 105 Elm cultivars at the last count. Other Tree species listed.
	Do section 106 agreements include tree planting?	Yes – however most trees are planted under planning conditions.	NO DATA
Encourage the planting of a greater range of trees and plants to encourage wildlife across the city (in parks, gardens, streets and schools)	How many trees are planted each year in Brighton & Hove?	A Community strategy for Brighton & Hove 2020	The Arboriculture service keeps a record of all trees planted each year in Brighton & Hove – however no record is kept of trees, which are planted on development sites.
All Operations should be carefully planned and carried out so as to avoid damage to the tree being treated or to neighbouring trees.	What is mean by operations?	British Standards: BS5837, Guide for trees in relation to construction	A full list of tree operations included.

Table 4 Sustainability Indicators and Sources of Indicators			
Sustainability Objectives	Indicators	Source of Indicators	Data/Target
2. Achieving a Sustainable Economy			
To make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features as an important element of a clean and healthy natural environment	What is the new business start up rate in Brighton & Hove?	A Community strategy for Brighton & Hove 2020	To increase VAT registered business by 3% from 2001-2005
Promote greenways - linking up green spaces to provide attractive, safe and well-designed pedestrian routes	What are greenways?	www.greenways.gov.uk	Definition of greenways, including examples.
	How many greenways within Brighton & Hove?		NO DATA
Maintain high levels of economic growth and employment	What are the cities employment statistics?	Brighton & Hove 2001 census	60.1% employed
3. Ensuring a Strong Healthy and Just Society			
Ensure that adequate levels of housing provisions are delivered in the form of high quality housing within sustainable communities.	What is high quality housing?	Regional Spatial Strategy: The South East Plan: Housing (Draft)	Affordable Housing
	What are adequate levels of housing provisions?		A range of housing to meet the needs of all sectors of the community.
Safe access for all members of the community to woodland, and open spaces should be available with easy reach, ideally easy walking distance	How much open space and woodland is available?	East Sussex Trees and woodland Strategy. 'Open Space' is survey currently being undertaken. 'Urban Capacity study' & Characterisation' Study' currently being undertaken.	1,100 hectares of parks and green spaces, including woodland. Data currently being collected should then be able to identify areas of B&H which are 'open space deserts' with no recreational open space within walking distance e.g.: 500m.

4. Promoting Good Governance			
Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.	What is the state of the transport system in Brighton & Hove?	Brighton & Hove City Council's fourth Local Transport Plan (LTP) Annual Progress Report (APR) Brighton & Hove City Council Retail Study	The Annual Progress Report outlines the advancement that has been made in key areas of integrated transport over the last financial year, Highlights accessibility of local shopping centres.
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 green field sites.	How much previously developed land is there in Brighton & Hove?	PPG 3: Housing	NO DATA
5. Using Sound Science Responsibly			
Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.	What is good design?	PPG 3: Housing	More opportunity, choice and a better mix in the size, type and location. Sustainable patterns of development - accessibility by public transport to jobs, education and health etc. More affordable homes.
Integrate high standards of energy efficiency & renewable energy technologies to meet targets.	What are renewable energy technologies?	www.carbontrust.co.uk	Solar, insulation, wind, natural light, energy efficient lighting, carbon footprint.

	Can trees assist with this?	www.eere.energy.gov	Landscaping for energy efficiency. Trees can be used as windbreaks and reduce heating bills by approx one third. Trees can be used to cool houses in summer.
Promote sustainable building design.	What is sustainable design?	B&H Sustainability Checklist BREEAM (Bespoke, Ecohomes, Retail, Office) www.bre.co.uk Sustainable Buildings Code	Data currently being collected 2 developments in Brighton & Hove with a BREEAM standard – the jubilee library and Westgate Hse. Info on SBC to be clarified by ODPM
	What happens to tree waste if removed for development purposes?	No Data	No Data
The reduction of running costs of buildings.	How can designs reduce energy use?	Sustainable Buildings Code BREAM assessments B&H Sustainability Checklist Energy criteria	Info on SBC to be clarified by ODPM 2 developments in Brighton & Hove with a BREEAM standard – the jubilee library and Westgate Hse. Data currently being collected
Support excellence of design in architecture and the built environment, conservation, and of spaces between buildings.	What is excellent design?	A Community strategy for Brighton & Hove 2020	Sustainability. Open spaces Biodiversity Transport system. Access to services. Living roofs

Difficulties in collecting data and limitations of the data.

Since June 1992 the United Kingdom and over 270 other states have signed the Convention on Biological Diversity. The Convention commits each nation to taking action to reverse the decline in the variety of species (the 'biodiversity') found within its borders. A Brighton & Hove (Biodiversity Action Plan) B.A.P Steering Group was established in September 2002 to guide development of the 'City B.A.P'. This is of relevance to biodiversity, however it is important at this time to be aware that a separate SPD is being produced for nature conservation and protected species and therefore will not be used as an indicator in this S.A Report.

Data relating to UK biodiversity and conservation is readily available in the UK Biodiversity Action Plan along with performance indicators for various species and habitats. A variety of plants, animals and special places for wildlife in Brighton & Hove including trees is available at 'City Stats' website www.citywildlife.org.uk, including specially protected sites and species, although there are no specific numbers of tree species available.

British Standards: BS5837, Guide for Trees in Relation to Construction and DETR -A Guide for TPO Procedures, offer information regarding tree operations there are no data or targets set only procedures.

The Community Strategy for Brighton & Hove 2020 has various objectives, one of which is 'to encourage the planting of a range of trees and plants across the city'; however, there is no data available as to the range of tree's that already exist across the city. There is information available on Brighton & Hove's Elm tree collection on www.brighton-hove.gov.uk, however this data is based on historical data and no recent monitoring has been carried out across the city. The Arboricultural Team have mapped trees in Brighton & Hove in the past, however these records need to be updated but their records are extensive, there are also lists of trees under Tree Preservation Orders.

Development of new housing in Brighton & Hove maybe of specific relevance to trees, adequate levels of housing is to be provided using good design and integrating energy efficiency whilst supporting excellence of design architecture and the built environment, conservation and spaces between buildings. There are no data or targets relating to good design, the BREEAM assessment method: Ecohomes, Bespoke, Retail etc. & CABE may be a good source. www.bre.co.uk. Information on trees and energy efficiency can be found at : <http://eetd.lbl.gov/heatland/Vegetation/Planting.html> and http://www.advancedbuildings.org/main_t_lighting_shading_vegetation.htm. It is not known at present how many if any new developments within Brighton & Hove contain any of these sustainable designs.

Most work on energy impacts of trees relate to orientation and reduced cooling loads in summer temperatures produced by casting shading onto buildings. Deciduous varieties are preferable planted south of the building to provide shade from solar heat in summer, but losing leaves in winter to allow winter sun to heat the building. Particular trees with different shapes produce different effects. There is

little info available on UK websites. Information is being sort from Brighton University for information.

The Brighton & Hove Sustainability Checklist Supplementary Planning Guidance Note 21 will be monitored to establish if sustainable designs are being used across the city. It is recommended that the Trees and Development Sites SPD contain information on how trees can contribute to energy efficiency and sustainable designs.

Greenways have been defined by the Countryside Agency as ‘largely car-free off-road routes connecting people to facilities and open spaces in and around towns, cities and to the countryside for shared use by people of all abilities on foot, bike or horseback, for commuting, play or leisure’. Information on greenways is contained within the Local Plan 2001 second deposit draft Chapter 3 policy QD19 Further information on greenways can be found at www.greenways.gov.uk. There is no exact data or targets relevant to greenways in Brighton & Hove.

The following table includes all sustainability objectives relevant to the Trees and Development Sites SPD, the available targets and the implications for the sustainability Appraisal.

Table 5 Requirements of other Plans, Policies and Programmes and Implications for SA				
Plans, Policies and Programmes Relevant to SPD	Key Objectives relevant to Tree's SPD	Key Targets and Indicators Relevant to SPD SA	Implications for SPD	Implications for SA
I. Living Within Environmental Limits				
National Policies, Plans & Programmes				
PPG15: Planning and Historic Environment	To preserve or enhance the character or appearance of any conservation area.	No specific targets, but baseline data available.	Consider how plan can contribute to preserve conservation areas.	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria.
PPG 9: Nature Conservation	To make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features as an important element of a clean and healthy natural environment	To increase VAT registered businesses by 3% from 2001 - 2005	Consider how plan could contribute to economic growth	Include sustainability objectives that can contribute to the local economy
British Standards: BS3998, Recommendations for tree work	All Operations should be carefully planned and carried out so as to avoid damage to the tree being treated or to neighbouring trees.	No specific targets, but baseline data available.	Consider how plan can contribute to providing a full list of tree operations.	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria.

Table 5 Requirements of other Plans, Policies and Programmes and Implications for SA				
Plans, Policies and Programmes Relevant to SPD	Key Objectives relevant to Tree's SPD	Key Targets and Indicators Relevant to SPD SA	Implications for SPD	Implications for SA
British Standards: BS5837, Guide for trees in relation to construction	Early and adequate identification and protection of important existing trees on development sites is essential from the onset. The only way to prevent damage to trees is to exclude all operations from their proximity.	No specific targets, but baseline data available in relation to trees and construction.	Consider how plan can contribute to preventing damage to trees	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria.
UK Biodiversity Action Plan	To contribute to the conservation of biodiversity on a European and global scale.	Information on conserving a variety of species is available.	Consider how plan can contribute to conservation of biodiversity.	Include sustainability objectives that can contribute to conservation of biodiversity.
Local Policies, Plans & Programmes				
A Community strategy for Brighton & Hove 2020	Replace and plant more trees (particularly elms) and use native plant and tree species wherever possible in planting schemes	Brighton & Hove hosts the national Elm collection, with 21 species and 105 Elm cultivators at the last count. Data on other species available.	Consider how plan can contribute to planting schemes.	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria.
2. Achieving a Sustainable Economy				
Local Policies, Plans & Programmes				
Sustainability Strategy: Economy and Work	Promote sustainable building design.	No specific targets, but baseline data available on sustainable designs.	Consider how plan can contribute to sustainable building design	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria.

Table 5 Requirements of other Plans, Policies and Programmes and Implications for SA				
Plans, Policies and Programmes Relevant to SPD	Key Objectives relevant to Tree's SPD	Key Targets and Indicators Relevant to SPD SA	Implications for SPD	Implications for SA
3. Ensuring a Strong Healthy and Just Society				
Regional Policies, Plans & Programmes				
Regional Spatial Strategy: The South East Plan: (Draft)	Provide access to open space or recreational opportunities at an early stage in new development.	No specific targets, but baseline data available.	Consider how plan can contribute to Regional Spatial Strategy objectives.	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria.
East Sussex Trees and woodland Strategy. (Draft)	Safe access for all members of the community to woodland, and open spaces should be available with easy reach, ideally easy walking distance	An open space survey is currently being undertaken.	Consider how plan can contribute to woodland and open space access.	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria
Local Policies, Plans & Programmes				
Sustainability Strategy: Natural Environment strategy.	To ensure that everyone in Brighton & Hove has access to green space of biodiversity value.	An open space survey is currently being undertaken.	Consider how plan can contribute to woodland and open space access.	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria
A Community strategy for Brighton & Hove 2020	Promote greenways - linking up green spaces to provide attractive, safe and well-designed pedestrian routes	No specific targets, but baseline data available.	Consider how plan can contribute to greenways.	Check that key policy requirements are reflected in SA Framework objectives and appraisal criteria

Table 5 Requirements of other Plans, Policies and Programmes and Implications for SA				
Plans, Policies and Programmes Relevant to SPD	Key Objectives relevant to Tree's SPD	Key Targets and Indicators Relevant to SPD SA	Implications for SPD	Implications for SA
4. Promoting Good Governance				
National Policies, Plans & Programmes				
PPG 3: Housing	Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.	No specific targets on good design. Baseline data available.	Consider how plan can contribute to good housing design.	Check that key sustainability objectives are reflected in SA Framework.
Tree Preservation Orders: (TPO) A Guide to the Law and Good Practice.	TPO protects trees and woodlands. The term 'tree' is not defined in the Act, nor does the Act limit the application of TPO's to trees of a minimum size. Fruit trees, for example, may be included in a TPO provided it is in the interests of amenity to do so.	No specific targets, but baseline data available.	Consider how plan can contribute to: Tree Preservation Orders	Check that key objectives are reflected in SA Framework.
England Biodiversity Strategy	Urban areas: Where biodiversity needs to become a part of the development of policy on sustainable communities and urban green space and the built environment.	No specific targets, but baseline data available.	Consider how plan policy can contribute to biodiversity.	Check that policy objectives are reflected in the plan.
Regional Policies, Plans & Programmes				
Regional Spatial Strategy	Continued protection of important wildlife assets	Baseline data available on wildlife.	Consider how plan can contribute to protection of wildlife.	Check that key objectives are reflected in SA Framework.

Table 5 Requirements of other Plans, Policies and Programmes and Implications for SA				
Plans, Policies and Programmes Relevant to SPD	Key Objectives relevant to Tree's SPD	Key Targets and Indicators Relevant to SPD SA	Implications for SPD	Implications for SA
Regional Spatial Strategy: The South East Plan: Countryside and management. (Draft)	The conservation and protection of the region's Area of Outstanding Natural Beauty should be given priority, and proposals for development considered in that context.	No specific targets, but baseline data available.	Consider how plan can contribute to protection of the region's Area of Outstanding Natural Beauty	Check that key objectives are reflected in SA Framework
Local Policies, Plans & Programmes				
Sustainability Strategy: Natural Environment strategy.	To ensure that all new development integrates biodiversity objectives.	No specific targets, but baseline data available.	Consider how plan can contribute to biodiversity objectives.	Check that key objectives are reflected in SA Framework
5. Using Sound Science Responsibly				
Regional Policies, Plans & Programmes				
Regional Spatial Strategy	Integrate high standards of energy efficiency & renewable energy technologies to meet targets	Baseline data available	Consider how plan can contribute to energy efficiency & renewable energy technologies.	Check that key objectives are reflected in SA Framework.
Local Policies, Plans & Programmes				
A Community strategy for Brighton & Hove 2020	Support excellence of design in architecture and the built environment, conservation, and of spaces between buildings.	No specific targets, but baseline data available.	Consider how plan can contribute to excellence of design.	Check that key objectives are reflected in SA Framework

6. Appraisal of SPD options

The Scoping Report followed the ODPM Consultation Paper and set out the broad options (see table below). These options are to be considered as part of the options appraisal exercise. The Options can be described as a range of rational choices for delivering the plan objectives; options put forward should be reasonable, realistic and relevant. Each option should be sufficiently distinct from each other so that the different sustainability implications can be identified and compared to each other. The ODPM Consultation Paper suggests that the options be compared with each other and that 'business as usual' or 'do nothing' option should also be considered to show the sustainability impacts of not producing the new SPD.

Options Table	
Option. 1	Do Nothing
Option. 2	Do Minimum – Produce non-statutory guidance leaflet outlining industry best practice and referring to statutory regulations.
Option. 3	Publish an SPD after public consultation, to include illustrations of best practice and extracts from 'British Standards'. Appendices to include examples of 'planning conditions', templates of 'Method Statements' and 'Arboricultural Impact' Assessments.

Table 6: Section A: Basic Information

Brighton and Hove City Council - Sustainability Appraisal for the Supplementary Planning Document			
Name of Supplementary Planning Document:	Trees and Development Sites		
Document Author	David Archer & Rob Greenland	Date of appraisal	August 2005
Current Situation / baseline	No SPD		
Key for appraisal			
+ positive, - negative, +/- range of positive and negative effects, + no obvious impact.			
Sustainability Objectives			Positive + or Negative -
Living Within Environmental Limits			
I. Protect registered parks and gardens.	Option 1. Registered parks and gardens may lose cultural heritage	-	
	Cumulative Effects Loss of cultural heritage may have an adverse effect on historical and cultural legacy within the city.	-	
	Option 2. Would provide information on protection of Trees and referring to statutory regulations, however without non-statutory guidance, trees are unlikely to be protected and may result in loss of trees within registered parks and gardens resulting in loss of cultural heritage. Therefore the positive effects will be diluted.	+/-	
	Cumulative Effects Loss of cultural heritage may have an adverse effect on historical and cultural legacy within the city	-	
	Option 3 Overall a positive effect, trees within registered parks and gardens will remain protected.	++	

	Cumulative Effects Cultural Heritage will be protected	++
2. All Operations should be carefully planned and carried out so as to avoid damage to the tree being treated or to neighbouring trees.	Option 1. Overall negative effect, damage to trees would occur.	-
	Cumulative Effects Overall negative effect, damage to trees would occur resulting in loss of trees across the city	-
	Option 2. Would provide information on how to avoid damage to trees however without non – statutory guidance loss of trees across the city is likely to occur.	+/-
	Cumulative Effects Long – term effects are negative as loss of trees occurs.	-
	Option 3 Would provide detailed information enabling full protection of trees and neighbouring trees	+
	Cumulative Effects Would provide detailed information enabling full protection of trees and neighbouring trees, resulting in no long-term loss.	+
3. To contribute to the conservation of biodiversity on a Global and Local scale.	Option 1. Overall negative effect, would not be contributing to conservation and biodiversity on a global scale	-
	Cumulative Effects Biodiversity would not be conserved resulting in long-term loss of species.	-
	Option 2. Non – statutory guidance will provide information on tree protection, however no reference conservation of biodiversity is likely to result in a negative effect, as loss of species will occur.	-
	Cumulative Effects Long-term effects are likely to result in the loss of species.	-
	Option 3 Will provide full protection of trees which will add to conservation of biodiversity, however the positive effects will be diluted without the inclusion of protection of biodiversity as a whole	+/-
	Cumulative Effects No recommendations for conservation of biodiversity will result in loss of species.	-

4. To Protect bat colonies.	Option 1. Bat colonies will not be protected, resulting in loss of bat species	-
	Option 2. Information of bat colonies may be provided, however without non-statutory guidelines protection may not occur.	-
	Option 3. It is recommended that the SPD include information regarding bat colonies in trees; this will comply with policy and protect bat species in Brighton & Hove.	+
5. Replace and plant more trees (particularly elms) and use native plant and tree species wherever possible in planting schemes	Option 1. Trees will not be replaced when removed for development purpose and new trees will not be planted.	-
	Cumulative Effects Tree population including elms are like to decrease.	-
	Option 2. Non statutory guidelines leaflet will provide industry best practice on replacing trees, however as a non enforceable document replacement of trees may not occur and new elm trees are unlikely to be planted.	+/-
	Cumulative Effects The tree population is likely to diminish, as will Brighton & Hove's elm tree collection.	-
	Option 3 Statutory Guidance Would provide example of best practice, resulting in protection of trees. The SPD needs to include information of Local Elm tree population.	+
	Cumulative Effects Long-term effects should result in a larger population of trees including Elm trees.	+
6. To ensure that all new development integrates biodiversity objectives.	Option 1 Biodiversity objectives will not be integrated into new development, resulting in a negative effect.	-
	Cumulative Effects Conservation of species will not occur – long-term effects will lead to a reduction in biodiversity.	-
	Option 2. If non-statutory guidance is produced outlining best practise on trees and development sites, biodiversity objectives will not be included.	-
	Cumulative Effects Long-term effects will lead to a reduction in biodiversity locally, regionally and will not add to biodiversity on a global scale.	-

	Option 3 'Method Statements' and 'Arboricultural Impact' Assessments refers to trees only, If the SPD doesn't contain information on biodiversity objectives then this will result in a negative impact.	-
	Cumulative Effects Long-term effects will lead to a reduction in biodiversity locally, regionally and will not add to biodiversity on a global scale	-
Achieving a Sustainable Economy		
7. To make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features as an important element of a clean and healthy natural environment.	Option 1. If development and economic growth is not integrated with effective conservation of wildlife, negative effects may occur.	-
	Cumulative Effects Long-term negative effect will result in development not considering conservation, resulting in loss of wildlife and natural features.	-
	Option 2. Non – statutory guidance will only offer advice on development sites and protection of trees, not wildlife and as a non enforceable document damage to trees may occur.	-
	Cumulative Effects Loss of wildlife and natural features including trees.	-
	Option 3. Would protect trees on development sites, 'Method Statements' and 'Arboricultural Impact' Assessments refers to trees only, If the SPD doesn't contain information on conservation of wildlife this will dilute the positive impact.	+/-
	Cumulative Effects Trees will be protected on developments sites whilst considering economic growth, however if no effective conservation methods are included in the SPD loss of wildlife will occur.	+/-
8. Using local labour source when carrying out works.	Option 1. Local labour source will not be used.	-
	Cumulative Effects Will not increase the use of local labour source and therefore will not be economically sustainable.	-
	Option 2. Non – statutory guidance is unlikely to encourage the use of local labour sources.	-

	Cumulative Effects Will not increase the use of local labour source and therefore will not be economically sustainable.	-
	Option 3 It is recommended that the SPD should encourage use of local labour source, which will then result in a positive effect.	+
	Cumulative Effects If included in the SPD, long-term effect will lead to the increased use of local labour source.	+
Ensuring a Strong Healthy and Just Society		
9. Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.	Option 1 Good design will not be used in new housing developments.	-
	Cumulative Effects If good designs are not used then tree populations may decline and policy will not be adhered too.	-
	Option 2. As a non-enforceable document best practice may not be included in new housing developments reducing the positive effects.	+/-
	Cumulative Effects If good design is not enforced then high quality living environments will not be created and people may not choose to live in these environments.	-
	Option 3 Overall a positive effect however, It is recommended that the SPD contains information regarding good design relating to developments sites and trees so that the positive effects are not diluted.	+/-
	Cumulative Effects If good design is not include in the SPD high quality living environments will not be created.	-
10. Designing healthy environments	Option 1. Trees can be seen as contributing to healthy living environments, if they are not protected then healthy environments will not be designed.	-
	Cumulative Effects Long-term effect may lead to a reduction in human health and well-being.	-
	Option 2. This option would not contain information on how trees can add to healthy living environments; therefore this option would produce a negative effect.	-

	Cumulative Effects Long-term effect may lead to a reduction in human health and well-being.	-
	Option 3 Overall a positive effect as tree's will be protected on development sites, 'Method Statements' and 'Arboricultural Impact' Assessments refers to trees only, it is recommended that the SPD includes information on how trees can be add to healthy living environments, so that the positive effects are not diluted.	+/-
	Cumulative Effects Overall a positive effect as trees will be protected	+
11. Provide access to open space or recreational opportunities at an early stage in new development.	Option 1. Although open space opportunities should be provided early in a development, it is not considered specifically relevant to trees and development SPD.	♦
	Cumulative Effects No effect	♦
	Option 2. Although open space opportunities should be provided early in a development, it is not considered specifically relevant to the trees and development SPD.	♦
	Cumulative Effects No effect	♦
	Option 3 Although open space opportunities should be provided early in a development, it is not considered specifically relevant to the trees and development SPD.	♦
	Cumulative Effects No effect	♦
12. Safe access for all members of the community to woodland, and open spaces should be available with easy reach, ideally easy walking distance.	Option 1. There will be no protection of trees in woodland and open spaces.	-
	Cumulative Effects Woodland will diminish and open spaces will have less biodiversity value without trees.	-
	Option 2 As a non-enforceable document trees are unlikely to be protected within woodlands and open spaces, therefore the positive effects will be diluted.	+/-

	Cumulative Effects Woodland may diminish and open spaces will have less biodiversity value without trees.	-
	Option 3 Statutory Guidance would provide example of best practice, resulting in full protection of trees in woodland and open spaces.	+
	Cumulative Effects Trees within woodland and open spaces will not diminish.	+
Promoting Good Governance		
13. Where biodiversity needs to become a part of the development of policy on sustainable communities and urban green space and the built environment.	Option 1. Biodiversity will not become part of the development of policy on sustainable communities and urban green space and the built environment.	-
	Cumulative Effects Biodiversity would not be conserved resulting in long-term loss of species.	-
	Option 2. Non-statutory guidance will provide information on tree protection, however will not include policy on biodiversity, as a non-enforceable document tree protection may not occur and biodiversity will not be included in policy	-
	Cumulative Effects Biodiversity would not be conserved resulting in long-term loss of species.	-
	Option 3 Statutory Guidance would provide examples of best practice, resulting in full protection of trees. It is recommended that the SPD include information on how policy can contribute to sustainable communities and urban green space and the built environment and how trees can contribute to this.	+
	Cumulative Effects If biodiversity is included in policy on sustainable communities, urban green space and the built environment, future developments will protect trees and biodiversity leading to more sustainable policymaking.	+
14. To increase people's awareness, understanding and	Option 1. Peoples understanding of issues surrounding biodiversity will not increase.	-

active involvement in biodiversity.	Cumulative Effects It is necessary to increase peoples understanding of biodiversity in order to protect it, without protection loss of species will occur.	-
	Option 2 Non – statutory guidance will increase peoples awareness of tree protection, but is unlikely to increase peoples understanding of biodiversity. Therefore the positive effects will be diluted.	+/-
	Cumulative Effects It is necessary to increase peoples understanding of biodiversity in order to protect it, without protection loss of species will occur.	-
	Option 3 Would offer full protection of trees, which will add to biodiversity. It is recommended that the SPD provide information on how trees can add to biodiversity.	+
	Cumulative Effects Trees will be conserved and protected, thus adding to biodiversity, if the SPD doesn't provide information on how trees can add to biodiversity the positive effects will be diluted.	+/-
15. Promote greenways - linking up green spaces to provide.	Option 1. Will not promote greenways promoted and trees will not link up green spaces.	-
	Cumulative Effects Attractive, safe and well-designed pedestrian routes will not be created	-
	Option 2. Non-statutory guidance relating to trees will not promote greenways.	-
	Cumulative Effects Attractive, safe and well-designed pedestrian routes will not be created	
	Option 3 Trees will be protected which will be able to be linked to green spaces, however it is recommended that information on greenways in included in the SPD. If this is not included then the positive effects will be diluted.	+/-
	Cumulative Effects If greenways are not promoted in the SPD, then attractive, safe and well-designed pedestrian routes will not be created.	-

Using Sound Science Responsibly		
16. Integrate high standards of energy efficiency & renewable energy technologies to meet targets.	Option 1. High standards of energy efficiency & renewable energy technologies will not be integrated.	-
	Cumulative Effects Energy efficiency & renewable energy technologies will not meet targets.	-
	Option 2. A non-enforceable document is unlikely to produce high standards of energy efficiency & renewable energy technologies.	-
	Cumulative Effects Energy efficiency & renewable energy technologies will not meet targets.	-
	Option 3 Trees will be protected, however it is recommended that information on how trees can help with energy efficiency is included in the SPD. This will increase awareness so that the positive effects are not diluted.	+/-
	Cumulative Effects If this is not included in the SPD then Energy efficiency & renewable energy technologies will not meet targets	-
17. Promote sustainable building design.	Option 1. Trees will not be protected	-
	Cumulative Effects Trees populations will decrease.	-
	Option 2. Will not include sustainable building design.	-
	Cumulative Effects Sustainable building design will not be integrated into policy.	-
	Option 3 Trees will be protected, however it is recommended that information on sustainable building designs and how trees can add to this is included in the SPD. If this is not included then the positive effects will be diluted.	+/-
	Cumulative Effects Sustainable building design will not be integrated into policy	-

18. Support excellence of design in architecture and the built environment, conservation, and of spaces between buildings.	Option 1. Excellence of design in architecture and the built environment, conservation, and of spaces between buildings will not be supported.	-
	Cumulative Effects Excellence of design in architecture will not be achieved.	-
	Option 2. Will not include excellence of design in architecture.	-
	Cumulative Effects Excellence of design in architecture will not in integrated into policy	-
	Option 3 Positive effects will be diluted if excellence of design in architecture is no included in the SPD.	+/-
	Cumulative Effects Excellence of design in architecture will not in integrated into policy if not included in the SPD.	-
19. The reduction of running costs of buildings.	Option 1. Running costs of buildings will not be reduced.	-
	Cumulative Effects Running costs of buildings will not be reduced.	-
	Option 2. Negative effect - as running costs of buildings will not be reduced by non-statutory guidance.	-
	Cumulative Effects Running costs of buildings will not be reduced.	-
	Option 3 Positive effects will be diluted if the SPD does not include information on how trees can help with the reduction of running costs of buildings.	+/-
	Cumulative Effects Running costs of buildings will not be reduced if not included in the SPD.	-
Summary Appraisal		

Option.1. Performs negatively against all sustainability strategy guiding principles: Living Within Environmental Limits, Achieving a Sustainable Economy, Ensuring a Strong Healthy and Just Society, Promoting Good Governance and Using Sound Science Responsibly, therefore it is not recommended that this option be selected for use.

Option.2. Performs overall negatively against all objectives, it scores positively against only 6 objectives with each positive effect diluted.

Option.3. This is the preferred choice of the options to be used – an overall positive effect, however the positive effects will be diluted if biodiversity objectives are not included in the SPD. It is also recommended that sustainable building design is included in the SPD, so that the positive effects are not diluted further.

Summary of Options.

The implications of the three options that are proposed can be summarised in fairly simple terms.

It should be noted that all options perform negatively against all biodiversity objectives – this has been discussed with relevant departments within Brighton & Hove City Council and it has been decided that the Trees and Development Sites SPD will not include information relevant to biodiversity and species protection. A separate Nature Conservation and Specific Species SPD is to be produced and a separate scoping report and S.A Report will also be produced.

Option.1 Do Nothing (No SPD)

The 'Do Nothing Option is considered to be the least sustainable, performing negatively against all of the sustainability strategy guiding principles: Living Within Environmental Limits, Achieving a Sustainable Economy, Ensuring a Strong Healthy and Just Society, Promoting Good Governance and Using Sound Science Responsibly, therefore it is not recommended that this option be selected for use.

The production of no SPD will lead to cumulative negative effects on trees within Brighton & Hove and will therefore not take into account any specific sustainability objectives relevant only to Brighton & Hove For example; Elm trees are of particular importance to the area.

Option. 2 Do Minimum

Performs overall negatively against all sustainability objectives, it scores positively against only 6 objectives with each positive effect diluted. Although a non-statutory guidance leaflet outlining industry best practice and referring to statutory regulations would be produced, it is considered that this option will have an overall negative impact against all objectives, it scores positively against only 6 objectives with each positive effect diluted.

The non- statutory guidance leaflet will offer developers best practice advice, however as a non enforceable document, the cumulative effect will result in loss of trees, performing negatively against the sustainability objectives.

Option. 3 - Publish an SPD after public consultation, to include illustrations of best practice and extracts from ‘British Standards’. Appendices to include examples of ‘planning conditions’, templates of ‘Method Statements’ and ‘Arboricultural Impact’ Assessments.

This is the preferred choice of the options to be used overall a positive effect compared to the other options considered, (as mentioned previously the positive effects will be diluted because biodiversity objectives are not to included in the SPD). It is recommended that sustainable building design and information relating to the protection of bat species, is included in the SPD so that the positive effects are not diluted further.

7. Monitoring and Evaluation

This is the process of monitoring the performance or effectiveness of the strategy and the significant sustainability effects of implementing the plan should then be monitored to identify the unforeseen adverse effects to enable remedial action to be taken.

Appraisal, monitoring and evaluation are all important processes that should follow on from each other over time. The results of the monitoring and evaluation process should feed back into subsequent appraisals in order to improve the objectives, policies, indicators and targets.

The following table provides a quick and easy view of whether or not the indicators and target proposed in the strategy are measurable and necessary for the Trees and Development Sites SPD.

Indicators	Can the indicator be measured consistently over time?	Does it measure progress toward the objective?	Is it usable?	Comments- keep as an indicator?
1. How many registered parks and gardens are there in Brighton & Hove?	Yes	Yes	Yes	No – not seen as significant for SPD
2. How many Tree Preservation Orders are imposed yearly?	Yes	Yes	Yes	Yes – Very important
3. How many applications to fell trees are received each yr?	Yes	Yes	Yes	Yes – Very important

Indicators	Can the indicator be measured consistently over time?	Does it measure progress toward the objective?	Is it usable?	Comments- keep as an indicator?
4. How many TPO'S are imposed yearly on trees that contain bat colonies?	Yes	Yes	Yes	Yes – Very important
5. How many Arboricultural Impact Assessments submitted annually with planning applications?	Yes	Yes	Yes	Yes – Very important
6. How many Arboricultural Method Statements submitted annually with planning applications?	Yes	Yes	Yes	Yes – Very important
7. How many nature conservation areas are there in Brighton & Hove?	Yes	Yes	Yes	No – not seen as significant for SPD
8. How many elm trees in Brighton & Hove?	Yes	Yes	Yes	No – not seen as significant for SPD
9. How many new trees are planted each year on development sites in Brighton & Hove?	Yes	Yes	No	No – This is not monitored

Indicators	Can the indicator be measured consistently over time?	Does it measure progress toward the objective?	Is it usable?	Comments- keep as an indicator?
10. Is there a B. A. P. (Biodiversity Action Plan) in place?	Yes	Yes	No	No – not seen as significant for SPD
11. How many new developments incorporate nature conservation into their schemes?	Yes	Yes	No	No – not seen as significant for SPD
12. Is local labour source used for Tree works?	Yes	Yes	No	No – data unavailable
13. What is good design?	No	Yes	No	No
14. What are healthy environments?	No	Yes	No	No – not seen as significant for SPD
15. How much open space is available in Brighton & Hove?	Yes	Yes	No	No – not seen as significant for SPD
16. Do all members of the community have access to open space?	Yes	Yes	No	No – data unavailable
17. Is Biodiversity included in the Brighton & Hove local plan and other strategies?	No	Yes	No	No – not seen as significant for SPD

Indicators	Can the indicator be measured consistently over time?	Does it measure progress toward the objective?	Is it usable?	Comments- keep as an indicator?
18. How are communities being involved in biodiversity issues?	No	Yes	No	No – not seen as significant for SPD
19. What are greenways?	No	Yes	No	No – not seen as significant for SPD
20. What are well designed pedestrian routes & can trees help with this?	No	Yes	No	No – not seen as significant for SPD
21. How can trees help with energy efficiency?	No	Yes	No	No – data unavailable
22. Can trees help with sustainable building design?	No	Yes	No	No – data unavailable
23. Is the planting of trees encouraged in spaces between buildings?	No	Yes	No	No – data unavailable
24. Are living roofs encouraged?	Yes	Yes	No	No - not seen as significant for SPD
25. How can trees help with the reduction of running costs of buildings?	No	Yes	No	No – data unavailable

Summary

The following indicators have been chosen for monitoring, to identify long-term effects of the Trees and Development Sites SPD.

- How many Tree Preservation Orders are imposed annually?
- How many applications to fell trees are received each yr?
- How many TPO'S are imposed yearly on trees that contain bat colonies?
- How many Arboricultural Impact Assessments submitted annually with planning applications?
- How many Arboricultural Method Statements submitted annually with planning applications?

Monitoring Activity to be undertaken	Who is responsible for undertaking the monitoring	When should it be carried out? (Dates and frequency)
Monitor how many Tree Preservation Orders are imposed on development sites within Brighton & Hove?	The Arboricultural Service	The amount of TPO's will be monitored annually.
How many applications to fell trees are received each yr?	The Arboricultural Service	The amount of applications to fell trees will be monitored annually.
How many TPO'S are imposed yearly on trees that contain bat colonies?	The Arboricultural Service	The Amount of TPO's issued yearly on trees that contain bat colonies will be monitored annually.
How many Arboricultural Impact Assessments submitted annually with planning applications?	The Arboricultural Service	Number of AIA submitted annually with planning applications.
How many Arboricultural Method Statements submitted annually with planning applications?	The Arboricultural Service	Number of Arboricultural method Statements submitted annually with planning applications.

**Monitor how many Tree Preservation Orders are imposed on development sites within Brighton & Hove?
How many applications to fell trees are received each yr?**

The Arboricultural Service within Brighton & Hove City Council will carry out the above monitoring. Currently the Arboricultural Service records the amount of Tree Preservation Orders imposed on development sites and the amount of applications received to fell trees. These amounts will be compared to future years records to identify the long - term effects of SPD.

How many TPO'S are imposed yearly on trees that contain bat colonies?

For the purpose of evaluating the performance of the SPD, it will also be necessary to monitor how many TPO'S are imposed yearly on trees that contain bat colonies, this will establish whether bat colonies are being protected on development sites.

How many Arboricultural Impact Assessments submitted annually with planning applications?

The Arboricultural Service within Brighton & Hove City Council will carry out the above monitoring. Currently the Arboricultural Service records the amount Arboricultural Impact Assessments submitted annually for development. These amounts will be compared to future years records to identify the long - term effects of SPD.

How many Arboricultural Method Statements submitted annually with planning applications?

The Arboricultural Service within Brighton & Hove City Council will carry out the above monitoring. Currently the Arboricultural Service records the Arboricultural Method Statements submitted annually for development. These amounts will be compared to future years records to identify the long - term effects of SPD.

Appendix. A - Relevant Plans, Programmes, Policies & Strategies

Relevant Plans, Programmes, Policies & Strategies			
Level of Plan, Policy Document or Strategy	Title	Author	Date
National	'A Practical Guide to the Strategic Environmental Assessment Directive'	Office of the Deputy Prime Minister	2005
National	Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents	Office of the Deputy Prime Minister	2005
National	The Environment Agency's State of the Environment South East Report	Environment Agency	2004
National	UK Sustainability Strategy; A Better Quality of Life	Office of the Deputy Prime Minister	1999
National	Sustainable communities: Delivering Through Planning.	Department of the Environment	July 2002
National	Town and Country Planning Act 1990	Office of the Deputy Prime Minister	1990
National	Planning and Compensation Act 1991	Office of the Deputy Prime Minister	1991
National	The Town and Country Planning (trees) regulations 1999	Office of the Deputy Prime Minister	August 1999
National	PPG 1: General Policy and Principles	Department of the Environment	1997
National	PPG 3: Housing	Department of the Environment	March 2000
National	PPG 9: Nature Conservation	Department of the Environment	May 1992
National	PPG 12: Development Plans	Department of the Environment	1990
National	PPG 13: Transport	Office of the Deputy Prime Minister	Oct 2002
National	British Standards: BS3998, Recommendations for tree work	British Standard Institution	1989
National	British Standards: BS5837, Guide for trees in relation to construction	British Standard Institution	1991
National	UK Biodiversity Action Plan	Office of the Deputy Prime Minister	1994
National	England Biodiversity Strategy	Department for Environment, Food & Rural Affairs	2002
National	Tree Preservation Orders: A Guide to the Law and Good Practice.	Office of the Deputy Prime Minister	2000
National	England Forestry Strategy	Forestry Commission	2005

Relevant Plans, Programmes, Policies & Strategies			
Level of Plan, Policy Document or Strategy	Title	Author	Date
National	UK Sustainability Strategy – A Better Quality of Life	Office of the Deputy Prime Minister	2005
National	London Tree and Woodland Strategy	Greater London Authority	2005
National	Conservation (Natural Habitats &c.) Regulations 1994.	Joint Nature Conservation Committee	1994
Regional	Regional Spatial Strategy: The South East Plan (Draft)	South East England Regional Assembly	Draft January 2005
Regional	East Sussex Trees and woodland Strategy.	East Sussex County Council	2001
Local	Sustainability Strategy	Brighton & Hove City Council	July 2004 – 2006
Local	A Community strategy for Brighton & Hove 2020	Brighton & Hove City Council	March 2003
Local	SPG Note 16: Renewable Energy & Energy Efficiency in Developments	Brighton & Hove City Council	July 2004
Local	SPG Note 21: Sustainability Checklist	Brighton & Hove City Council	May 2004

Appendix. B. - Sustainability, Objectives of Relevant Plans, Programmes, Policies & Strategies.

Sustainability, Objectives of Relevant Plans, Programmes, Policies & Strategies.		
Level of Plan, Policy, Document or Strategy	Title	Sustainability Objective
National	The Environment Agency's State of the Environment South East Report	<ul style="list-style-type: none"> • Improving air quality • Protecting and improving inland and coastal waters • Managing waste • Managing water resources • Managing flood risk • Limiting & adapting to climate change • Restoring land quality • Maintaining and enhancing biodiversity
National	England Forestry Strategy	<ul style="list-style-type: none"> • The sustainable management of our existing woods and forests: • Continued steady expansion of our woodland area to provide more benefits for society and our environment.
National	UK Sustainability Strategy; A Better Quality of Life	<ul style="list-style-type: none"> • Sustainable management of forests and woodlands; • Protection of ancient and semi-natural woodlands; • Woodland expansion.
National	PPG15: Planning and Historic Environment	<ul style="list-style-type: none"> • To preserve or enhance the character or appearance of any conservation area; • Protect registered parks and gardens; • Maintain image setting and local distinctiveness.
National	Sustainable communities: Delivering Through Planning.	<ul style="list-style-type: none"> • Deliver in a sustainable way key Government objectives such as housing, economic development, transport infrastructure and rural regeneration whilst protecting the environment.
National	Town and Country Planning Act 1990	<ul style="list-style-type: none"> • Work in cooperation with regeneration, economic development, housing departments and other regeneration agencies as part of a wider strategy of local environmental improvement and regeneration.
National	The Town and Country Planning (trees) regulations 1999	<ul style="list-style-type: none"> • In relation to land affected by an order, means every owner and occupier of the land and every other person whom the authority know to be entitled to fell any of the trees to which the order relates or to work by surface working any materials in, on or under the land.
National	Tree Preservation Orders: (TPO) A Guide to the Law and Good Practice.	<ul style="list-style-type: none"> • TPO protects trees and woodlands. The term 'tree' is not defined in the Act, nor does the Act limit the application of TPO's to trees of a minimum size. Fruit trees, for example, may be included in a TPO provided it is in the interests of amenity to do so; • Trees which are planted or grow naturally within the woodland area after the TPO is made are also protected by the TPO; • TPO may only be used to protect trees and cannot be applied to bushes or shrubs, although in the Secretary of

		States view a TPO may be made to protect trees in hedges or an old hedge, which has become a line of trees of a reasonable height and is not subject to hedgerow management.
Sustainability, Objectives of Relevant Plans, Programmes, Policies & Strategies.		
Level of Plan, Policy, Document or Strategy	Title	Sustainability Objective
National	Conservation (Natural Habitats &c.) Regulations 1994.	<ul style="list-style-type: none"> • All bat species and their roosts are fully protected in Britain.
National	PPG 13: Transport	<ul style="list-style-type: none"> • Promote more sustainable transport choices for both people and for moving freight; • Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; • Reduce the need to travel, especially by car.
National	London Tree and Woodland Framework	<ul style="list-style-type: none"> • To ensure trees and woodlands contribute to a high quality natural environment; • To help shape the built environment and new development; • Through people's contact with trees and woodland to help foster community and individual people's well being and social inclusion.
National	PPG 3: Housing	<ul style="list-style-type: none"> • Plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing; • 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 green field sites; • Create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services; • Make more efficient use of land by reviewing planning policies and standards; • Place the needs of people before ease of traffic movement in designing the layout of residential developments; • 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 • Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.

Sustainability, Objectives of Relevant Plans, Programmes, Policies & Strategies.		
Level of Plan, Policy, Document or Strategy	Title	Sustainability Objective
National	PPG 9: Nature Conservation	<ul style="list-style-type: none"> To ensure that its policies contribute to the conservation of the abundance and diversity of British wildlife and its habitats, or minimise the adverse effects on wildlife where conflict of interest is unavoidable, and to meet its international responsibilities and obligations for nature conservation; To make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features as an important element of a clean and healthy natural environment.
National	PPG 12: Development Plans	<ul style="list-style-type: none"> Integrate sustainable development and transport and land-use policies in development plans.
National	British Standards: BS3998, Recommendations for tree work	<ul style="list-style-type: none"> Trees should be considered both individually and collectively All Operations should be carefully planned and carried out so as to avoid damage to the tree being treated or to neighbouring trees; All surgery on trees should be completed so as to leave them well balanced and of pleasing appearance.
National	British Standards: BS5837, Guide for trees in relation to construction	<ul style="list-style-type: none"> Early and adequate identification and protection of important existing trees on development sites is essential from the onset. The only way to prevent damage to trees is to exclude all operations from their proximity.
National	UK Biodiversity Action Plan	<p>To conserve and where practicable to enhance:</p> <ul style="list-style-type: none"> The overall populations and natural ranges of species and the quality and range of wildlife habitats and ecosystems; Internationally important and threatened species, habitats and ecosystems; Species, habitats and natural and managed ecosystems that are characteristics of local areas; The biodiversity of natural and semi-natural habitats where this has been diminished over recent past decades; To increase public awareness of, and involvement in conserving biodiversity; To contribute to the conservation of biodiversity on a European and global scale.
National	England Biodiversity Strategy	<p>Woodland:</p> <ul style="list-style-type: none"> Managing and extending woodland so as to promote enhanced biodiversity and quality of life; <p>Urban areas:</p> <ul style="list-style-type: none"> Where biodiversity needs to become a part of the development of policy on sustainable communities and urban green space and the built environment.

Sustainability, Objectives of Relevant Plans, Programmes, Policies & Strategies.		
Level of Plan, Policy, Document or Strategy	Title	Sustainability Objective
Regional	Regional Spatial Strategy: The South East Plan: Housing. (Draft)	<ul style="list-style-type: none"> • Ensure that adequate levels of housing provisions are delivered in the form of high quality housing within sustainable communities.
Regional	Regional Spatial Strategy: The South East Plan: Sustainable Natural Resource management. (Draft)	<ul style="list-style-type: none"> • Continued protection of important wildlife assets; • Integrate high standards of energy efficiency & renewable energy technologies to meet targets; • Range of technologies: wind, biomass, and solar energy.
Regional	Regional Spatial Strategy: The South East Plan: Management of built and historic environment. (Draft)	<p>Social inclusion:</p> <ul style="list-style-type: none"> • Designing out crime; • Designing healthy environments; • Ensuring urban areas are attractive places to live.
Regional	Regional Spatial Strategy: The South East Plan: Economy & Tourism.	<ul style="list-style-type: none"> • Maintain high levels of economic growth and employment.
Regional	Regional Spatial Strategy: The South East Plan: Town Centres.	<ul style="list-style-type: none"> • Accessible, attractive and vibrant town centres are fundamental to the sustainable development of South East England; • Good quality designs will be promoted which will regenerate and renew town centres as places, where people want to live, work and visit.
Regional	Regional Spatial Strategy: The South East Plan: Countryside and management.	<ul style="list-style-type: none"> • The conservation and protection of the region's Area of Outstanding Natural Beauty should be given priority, and proposals for development considered in that context.
Regional	Regional Spatial Strategy: The South East Plan: Social, Cultural and Health.	<ul style="list-style-type: none"> • Provide access to open space or recreational opportunities at an early stage in new development.
Regional	East Sussex Trees and woodland Strategy. (Draft)	<ul style="list-style-type: none"> • To make East Sussex a centre of excellence for integrated tree and woodland management, production, landscape, wildlife and community use, as a tool for rural and urban regeneration and sustainable development; • Safe access for all members of the community to woodland, and open spaces should be available with easy reach, ideally easy walking distance.

Sustainability, Objectives of Relevant Plans, Programmes, Policies & Strategies.		
Level of Plan, Policy, Document or Strategy	Title	Sustainability Objective
Local	Sustainability Strategy: Economy and Work	<ul style="list-style-type: none"> • Help City businesses thrive and attract appropriate new inward investment; • Promote sustainable building design.
Local	Sustainability Strategy: Natural Environment strategy.	<ul style="list-style-type: none"> • To increase the nature conservation value of public green space in the urban area; • To integrate biodiversity conservation into the management of the City Council's farmland estate; • To ensure that all new development integrates biodiversity objectives; • To increase people's awareness, understanding and active involvement in biodiversity; • To conserve, enhance and increase the specially protected sites and species in Brighton and Hove; • To ensure that everyone in Brighton and Hove has access to green space of biodiversity value.
Local	Sustainability Strategy: Safety and Crime Reduction Strategy:	<ul style="list-style-type: none"> • Maintain standards and services in neighbourhoods & prevent decline, which can increase crime and lead to fear of crime.
Local	A Community strategy for Brighton & Hove 2020	<ul style="list-style-type: none"> • Support excellence of design in architecture and the built environment, conservation, and of spaces between buildings; • Maintain and improve the natural environment; • Replace and plant more trees (particularly elms) and use native plant and tree species wherever possible in planting schemes ; • Encourage the planting of a greater range of trees and plants to encourage wildlife across the city (in parks, gardens, streets and schools); • Promote greenways - linking up green spaces to provide attractive, safe and well-designed pedestrian routes.
Local	SPG Note 16: Renewable Energy & Energy Efficiency in Developments	<ul style="list-style-type: none"> • The reduction of running costs of buildings. • Improvements in the internal conditions of buildings through better ventilation and natural light.
Local	SPG Note 21: Sustainability Checklist	<ul style="list-style-type: none"> • Does development protect/maintain and enhance the biodiversity of site as per LPP? • Has a nature conservation report been submitted as part of the application?
Local	Sustainability Strategy: Land Use strategy.	<ul style="list-style-type: none"> • Maintain, protect and enhance the natural and built environment; • Promote high standards of design and contribute to improving public safety and preventing crime.

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