

U r b a n D e s i g n Framework

Supplementary Planning Document

Issues & Options paper

June 2018

Consultation on this document takes place between 5 July and 13 September 2018.

To respond to this consultation please visit www.brighton-hove.gov.uk/spd

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1. Introduction

“Good design is not just about the aesthetic improvement of environment, it is as much about improved quality of life, equality of opportunity and economic growth.”

The value of good design, CABE

Good design does not just happen.

It is the result of a creative process that involves good designers and a commitment from key decision makers to achieving it.

High quality design transcends subjective issues of personal taste, style or architectural fashion. It is about creating places that are well built, work well and look good.

The Urban Design Framework Supplementary Planning Document (UDF SPD) will be used by the council to provide additional guidance to planning applicants and landowners on design policies set out in the City Plan Parts One and Two.

Fundamentally, these policies intend for good design to be seen as the norm, rather than the exception in Brighton & Hove. This demands that buildings and the spaces between buildings are designed around principles of good place making and sustainability.

Working on these principles will help deliver more successful places and need not add expense to the project, if considered early in the development process.

By setting out the processes and principles that are expected to be addressed by proposals for buildings and the spaces between them, the UDF SPD will help create sustainable places that deliver a good quality of life and prevent costly poor design.

What is an SPD?

Paragraph 153 of the National Planning Policy Framework states that SPDs ‘should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.’

A SPD cannot make new policy or change existing policies but can help demonstrate how policy requirements, such as targets for new homes and other uses, can be successfully met.

Local communities will be consulted at different stages in the preparation of the UDF SPD to make sure that they have a chance to comment on this guidance. This helps the council identify local priorities and aspirations, as well as engage with local partnerships.

The council will consider the issues and themes raised through the consultation to help to inform the SPD. A diagram summarising the stages in the preparation of this SPD is provided in Appendix 1.

What are the policy guidelines for the UDF SPD?

City Plan Part One Policy CP12 states that the UDF will be a city-wide document that will seek to identify and set out:

- Areas which should be largely be conserved and/or enhanced;
- Priorities for planning design guidance;
- Strategic views; and
- Area- and site-specific design principles.

It will also aim to:

- Provide clarity about areas that can accommodate taller development;

- Support public realm improvements that create pedestrian-cyclist friendly spaces that accommodate the needs of all people and achieve consistent aims and standards;
- Be informed by relevant studies, in particular the Urban Characterisation Study and Historic Character Assessment report; and
- Contribute towards the implementation of Public Spaces Public Lives, Streetscape Design Guidelines and other relevant strategies.

The preparation of the UDF SPD will look at opportunities to support constructive design discussions between applicants, designers, planning officers, councillors and communities and by outlining potentially appropriate solutions and illustrating best practice in the city and elsewhere.

Detailed information about the policy context informing the preparation of this SPD is provided in Appendix 2. A glossary is provided in Appendix 5.

2. Purpose of the Issues & Options paper

“Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people”.

National Planning Policy Framework, paragraph 56.

The purpose of this ‘Issues and Options’ paper is to promote discussion and build consensus on the type and content of guidance prepared to support the delivery of Policy CP12 Urban Design and other relevant City Plan Policies.

The paper sets out some of the key design challenges and outlines options for how these could be addressed through a:

- **City Plan policies only** approach - City Plan policies provide sufficient guidance and no further guidance is needed;

- **Broad brush SPD** approach - to identify and summarise the parameters, supporting evidence and basic analysis that would be required as part of a planning application. Based primarily on information already available (e.g. via existing studies and approved planning applications); and/or
- **Detailed SPD** approach – the SPD frontloads design and masterplanning issues that could facilitate the submission of a planning application (e.g. identifies broad locations for particular land-uses, higher densities, height ranges, key landscape/access/movement links and infrastructure).

The options are not mutually exclusive. A combination of approaches could be considered as the most suitable way forward. For example, for some issues the guidance in the policy may be sufficient, but other issues may require more detailed supplementary guidance or a masterplanning approach. Consultation may also propose alternative approaches to address an issue.

This consultation paper will guide a series of discussions and workshops to gather stakeholders’ views on the identified issues and options at an early stage in the preparation of the SPD.

The outcome of this consultation will inform the preparation of a Draft UDF SPD. A city-wide consultation exercise for the Draft SPD is expected to take place Summer 2019.

3. SDP Issues & Options

The challenges identified have been grouped into 5 issues. For each issue this paper sets out:

- a brief summary of the current approach and what the City Plan expects from the UDF SPD; and
- the options illustrating the level of detail for the reader to choose from.

Issue A: Priority areas for enhancement and design guidance

Brighton & Hove's population could reach nearly 290,000 by 2021¹, creating challenges for meeting the city's housing and other land use needs. The city therefore needs to make the best use of its existing land resource and one way of doing this is to increase density - the degree to which land is used or occupied.

Higher densities can be a contentious issue for local communities concerned about the legacy of past mistakes in urban regeneration. However, lessons have been learnt about the ways in which good design can help to deliver more high-quality buildings and spaces while creating the critical mass to support better and more diverse local shops and services and improved social, environmental and transport infrastructure.

City Plan policies actively promote high-density, mixed-use development and view high quality design as key to delivering acceptable development in a city with high housing demand, significant spatial constraints and sensitive landscapes.

The council's [Urban Characterisation Study](#) (UCS 2009) provides a comprehensive understanding of the diversity and quality of the city's urban character and the pressures affecting it. This study identified 32 distinct neighbourhoods, in addition to the central conservation areas.

Further work is required to illustrate whether and how those neighbourhoods could satisfactorily accommodate higher densities and to identify pro-active measures that could help to secure major enhancements to their built environment and public realm.

City Plan policies highlight the need for the UDF SPD to identify and set out:

- **areas of the city which should largely be conserved or are suitable for positive incremental or major enhancement;**
- **priorities for public realm improvements; and**
- **priorities for preparing planning briefs and guidance.**

Options

These potential options have been drafted to stimulate debate for the early stakeholder consultation stage. They do not necessarily represent current or future council policy.

A1 City Plan only

- City Plan Policies and supporting documents provide sufficient guidance.

A2 Broad brush SPD

- Using a neighbourhood approach as set out in Urban Characterisation Study and Character Assessments to evaluate scale of sensitivity to change and shared urban design issues that warrant the provision of a consistent approach to development proposals.
- Identify opportunities for increasing density and priority areas for masterplanning and public realm improvements.
- Provide guidance on design principles to guide new development based on approved planning applications and DesignPLACE panel advice (see Example A2 below).

A3 Detailed SPD

- Through a more detailed masterplan approach identify priority areas for change and design priorities on a thematic basis (see Example A3 below).
- Provide further guidance on densities, public space potential and urban design principles.

¹ [Brighton & Hove City Snapshot – Summary of Statistics 2014](#)

Example A2: Design principles for Strategic Allocation based on masterplan set out in approved planning application – [Masterplanning study submitted as part of planning application BH2016/ 02499](#) (Anston House).

Anston House is one of a number of sites that form part of City Plan Part One’s Strategic Allocation 125-163 Preston Road within Development Area 4 (New England Quarter and London Road Area).

During the pre-application stage, the applicant commissioned a masterplan to establish a clear and well-defined design response for a development that would set the tone for future development in the Preston Road and Strategic Allocation area.

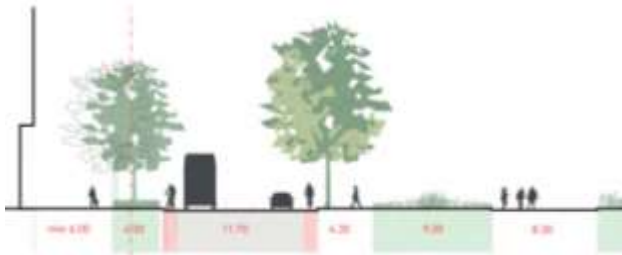
The masterplan was submitted to and received feedback from the South East Design Review Panel and forms part of the planning application approved in late 2016.

This approach to development design was actively encouraged by the Local Planning Authority.

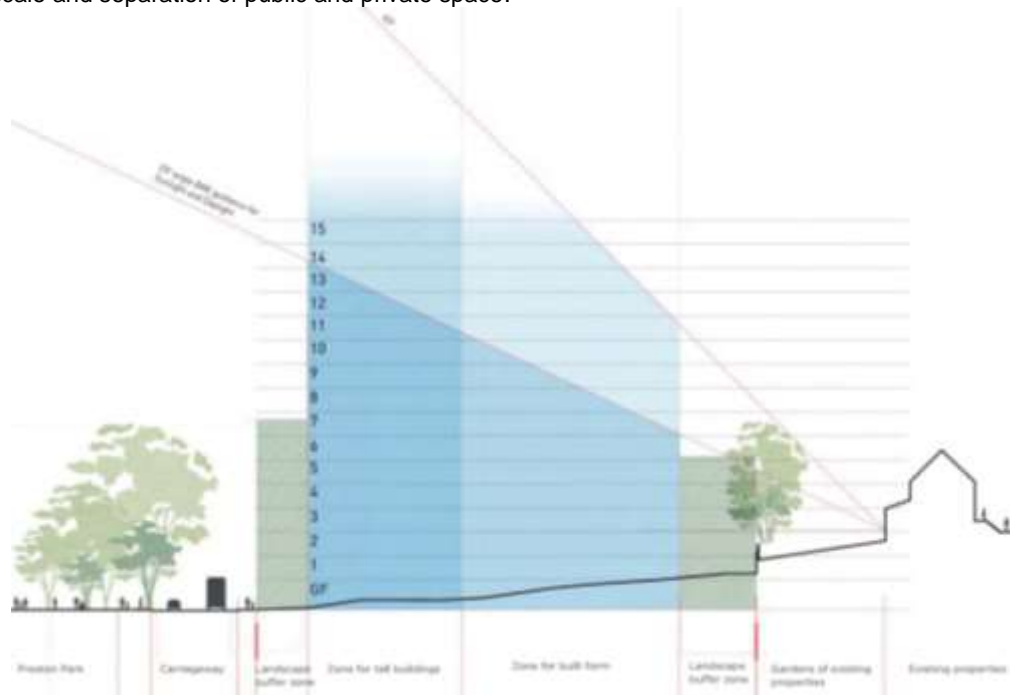
The 6 design principles identified in the masterplan are summarised below. For more information about masterplan content please refer to the Design and Access Statement (in particular parts [1](#), [2](#) and [3](#)) available in the ‘[Documents](#)’ webpage for this application.

A broad brush UDF SPD could signpost area and/or site-based design principles and enhancement priorities established as part of approved planning applications.

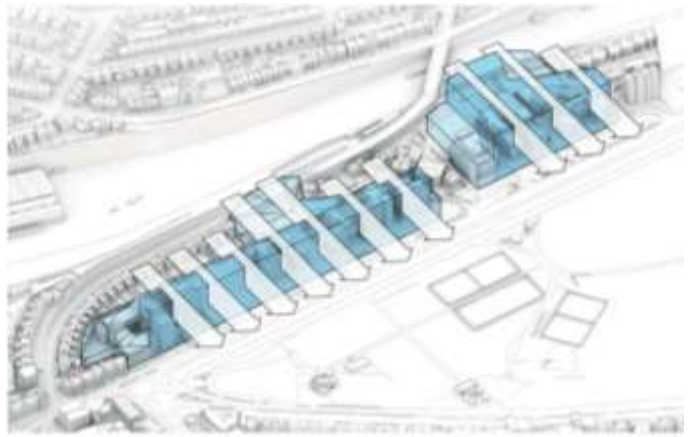
Principle 1 - Introduction of a landscaped zone along Preston Park: the principle seeks to create a boulevard through the Introduction of a landscaped zone along Preston Road to enhance and mend the greenway.



Principle 2 - Layering from (Preston Road) front to (residential properties at the) back: a hierarchy of defined zones establish scale and separation of public and private space.

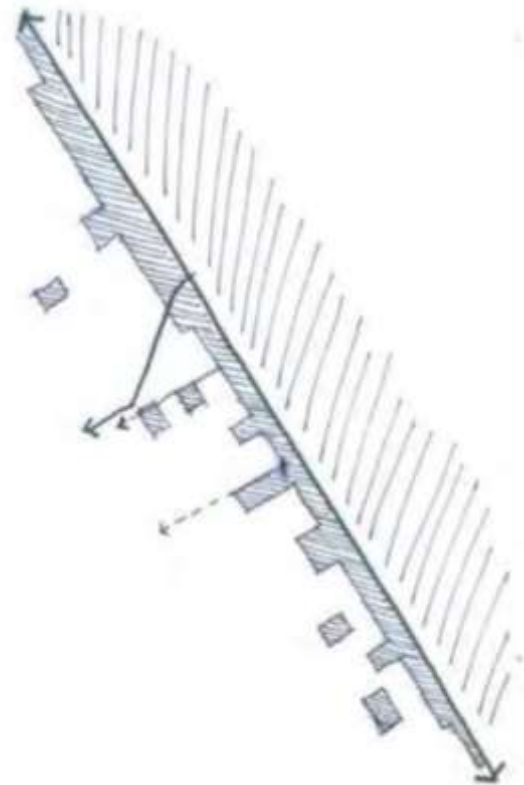
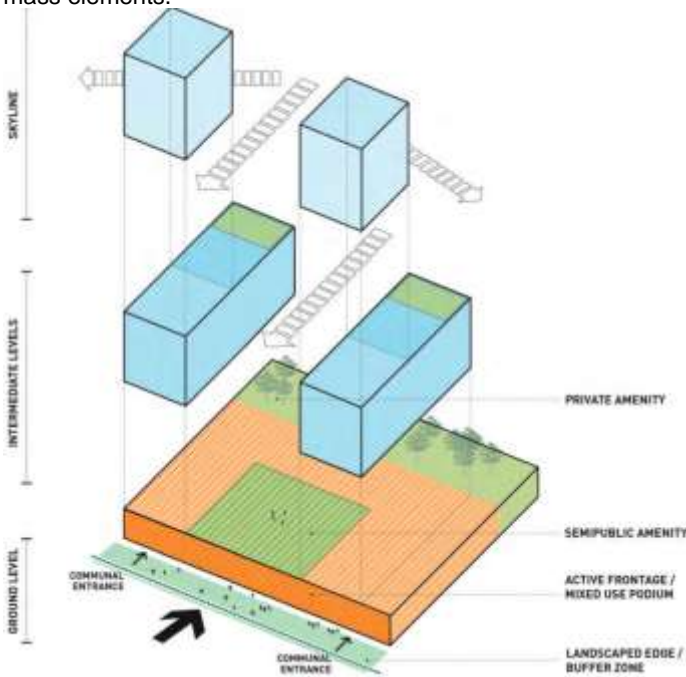


Example A2 (continued): Design principles for Strategic Allocation based on masterplan set out in approved planning application – [Masterplanning study submitted as part of planning application BH2016/ 02499](#) (Anston House).



Principle 5 - Vertical layering of uses: creates a hierarchy of privacy and defines a reduction in mass as height increases ranging from a defined continuous ground floor to broken skyline mass elements.

Principle 6 - Introduction of courtyards and small open spaces on the west side of Preston Road: creates opportunities for ground floor activity and amenity spaces to promote activity on site.

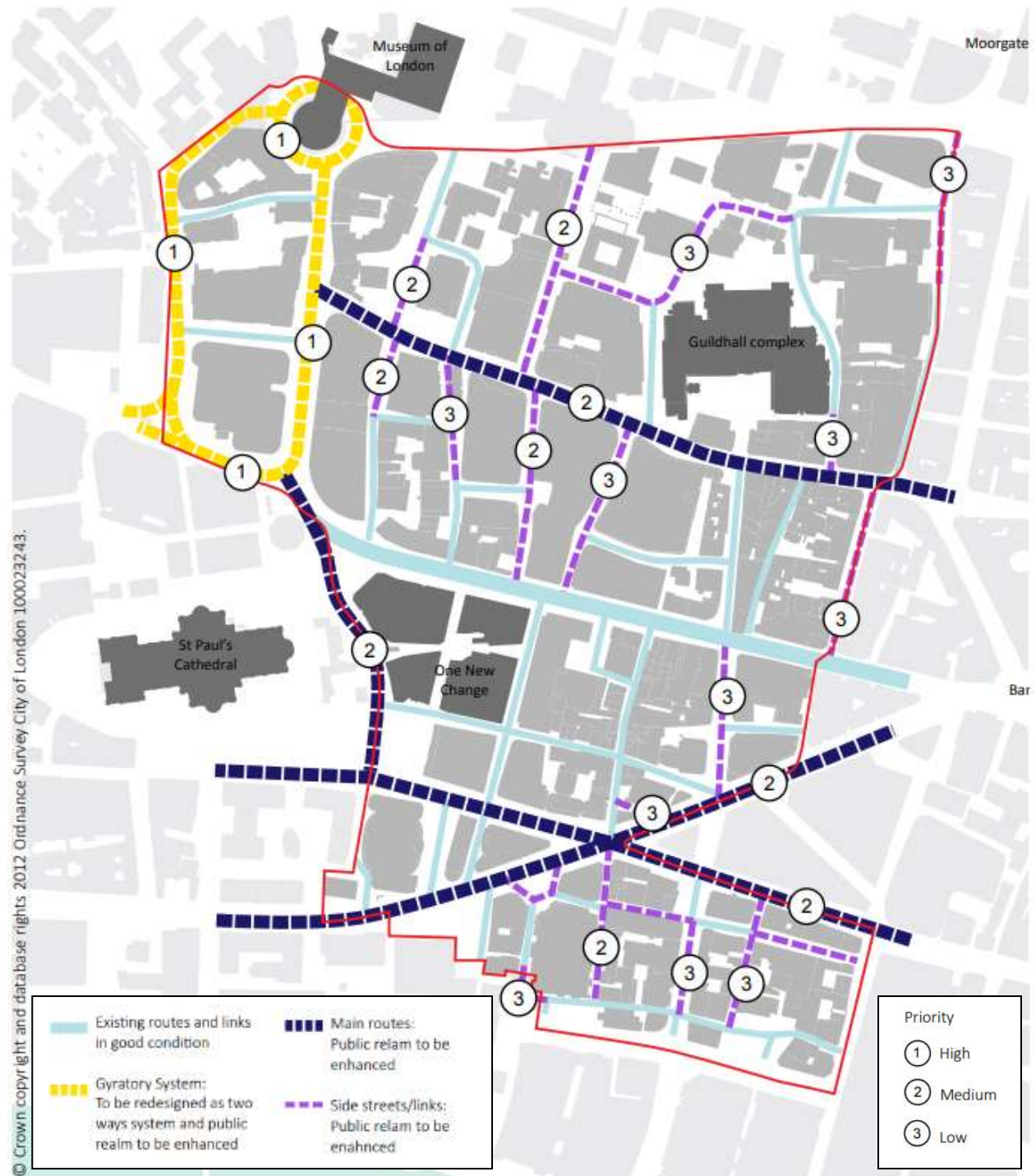


Example A.3: Guidance identifying areas for transport and public realm enhancement and improvement - [City of London's Cheapside & Guildhall Area Enhancement Strategy](#)

In order to deliver projects that support the objectives of its planning policies, the City of London has developed an area-based approach to enhancement strategies. The strategies deal almost exclusively with the enhancement of highways and the public realm under the City's Highway Authority or Open Spaces stewardship.

The mattersplan shown below illustrates proposed public realm enhancements for the Cheapside & Guildhall area.

A detailed UDF SPD could adopt a similar thematic approach to identify key objectives and priorities for Development Areas.



Issue B: Accommodating taller development

City Plan Part One Policy CP14 Housing Density encourages higher densities in appropriate locations across the city. In some areas, this will include the potential to accommodate taller buildings.

Following a detailed analysis of Brighton & Hove carried out at a strategic level as part of the [Tall Buildings Study](#) (2003), area-based opportunities for taller buildings have been carefully identified. These are defined as buildings of 18 metres or more in height (approximately 6 storeys).

The areas considered suitable for taller development are generally visually recessive on the valley floors or the seafront; have limited impact on heritage settings; are well served by sustainable transport; support local commercial/shopping centres; relate to existing taller building clusters; and are in the vicinity of open space.

Many of these areas, which take the form of either nodes or corridors, fall within the City Plan's identified Development Areas. They are described in City Plan Part One Policy CP12 Urban Design (see Appendix 3).

Proposals for new tall buildings in and/or outside these areas will trigger the guidelines set out in [Supplementary Planning Guidance Note \(SPGBH\) 15 Tall Buildings](#).

Planning applicants are asked to address the assessment criteria set out in SPGBH15 via the submission of a Tall Buildings Statement (see Appendix 4).

City Plan policies identify the need for the UDF SPD to identify and set out:

- **the boundaries of the tall building areas;**
- **appropriate height ranges for tall building areas; and**
- **strategic design criteria for new tall building development.**

Options

These potential options have been drafted to stimulate debate for the early stakeholder consultation stage. They do not necessarily represent current or future council policy.

B1 City Plan only

- City Plan Policies and supporting documents provide sufficient guidance.

B2 Broad brush SPD

- Consider options to incorporate area boundaries and zones suitable, potentially suitable or not suitable for tall buildings set out in 2003 Tall Buildings Study (see Example B2 below).
- Identify height limits for each area/zone using the ranges set out in SPGBH15.
- Incorporate criteria-based approach set out in SPGBH15 for assessment of proposals inside and outside tall building areas into SPD.

B3 Detailed SPD

- Through a more detailed masterplan, 3D-based approach delineate, in map form, tall building area boundaries and zones.
- Provide guidance on densities, public space potential and key urban design principles to guide development (see Example B3 below).
- Explore opportunities to review criteria-based assessment set out in SPGBH15 for proposals inside and outside tall building areas.

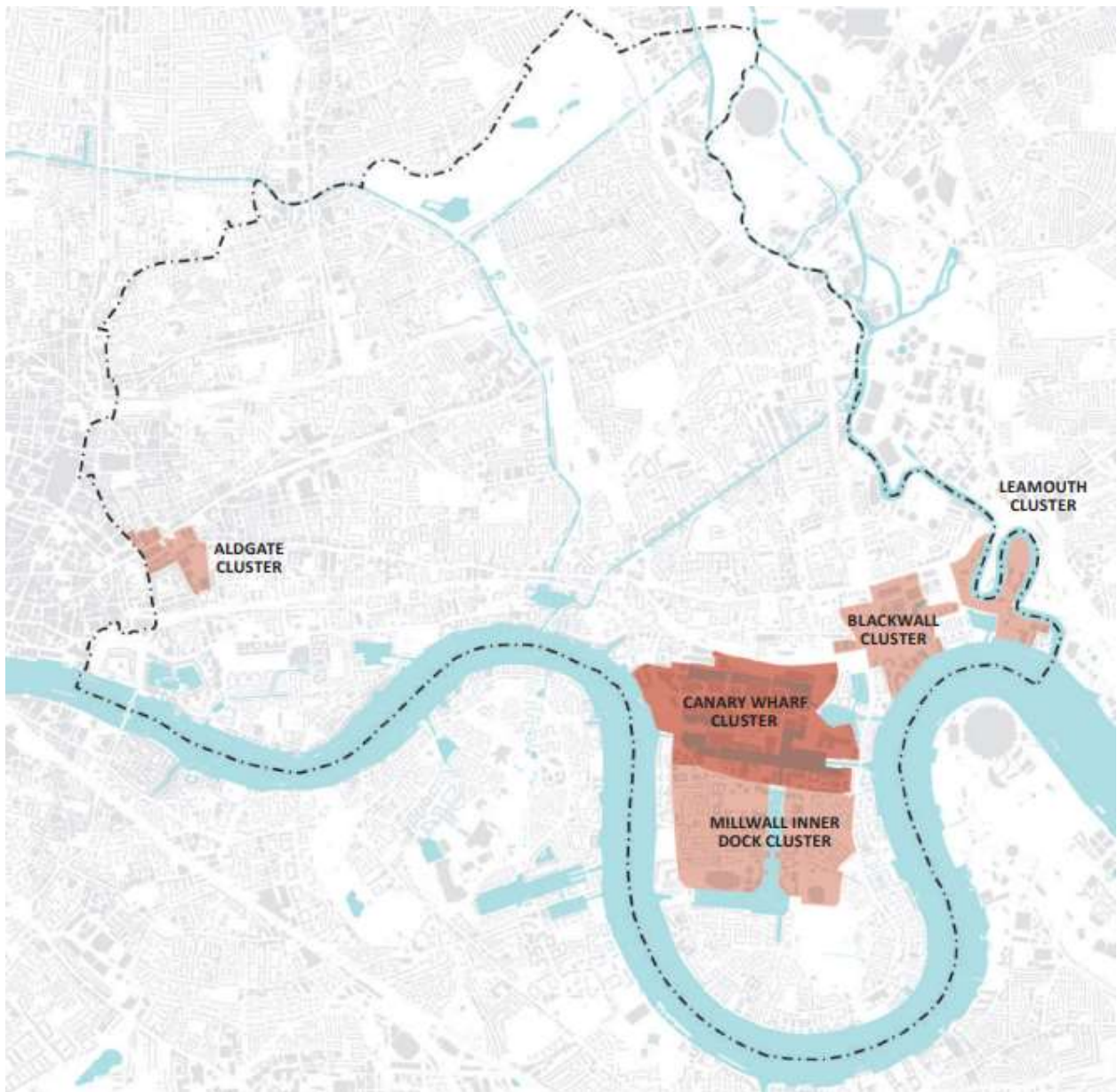
Example B2: Draft report outlining tall building zones - [London Borough of Tower Hamlets Tall Buildings Study Draft Report](#)

This 2017 study sets out 12 high-level design principles that any tall building proposal would need to consider anywhere in the borough; identifies 5 locations/zones where tall buildings are considered to be appropriate and provides advice on potential heights for tall buildings for each zone.

The design principles include understanding of context, response to heritage assets, approach to landmarking, tall building clusters, land uses, architectural quality, relationship to public realm, impacts on the local environment and recent tall buildings activity.

The analysis and recommended strategy emerging from this and the 2004 Brighton & Hove Tall Buildings Study are remarkably similar. Recommendations regarding zone boundaries and height ranges for each zone were not progressed into SPGBH 15 Tall Buildings.

A broad brush UDF SPD could, in the light of recent tall building activity, revisit and/or review study findings to signpost more clearly boundaries and preferred height ranges for each of the tall building areas identified in City Plan Part One Policy CP12.



Example B3: Masterplan-based guidance setting out building heights, density, massing and urban form - [London Borough of Brent's South Kilburn SPD](#).

This SPD identifies generic and site-specific design principles and parameters to guide future development in the South Kilburn Growth Area of the London Borough of Brent.


The guidance seeks to provide greater clarity regarding the form and quality of acceptable development, including opportunities for taller buildings in an area where the predominant building height is 4 to 8 storey. Examples of locations where greater height might be appropriate are provided. Opportunities for buildings to go slightly higher in locations such as corners, ends of vistas and frontages on principal streets are also identified.

The extract from the map below sets out indicative heights and densities across the area. The images in the next page show indicative 3D massing and heights for the area with details provided for the Queen's Park & Cullen House Site Allocation.

Building on the findings of the Brighton & Hove Tall Buildings Study, a detailed UDF SPD could contain indicative boundaries, height ranges and/or densities. It could also signpost locations and/or instances where new development could be modestly higher than prevailing building height.

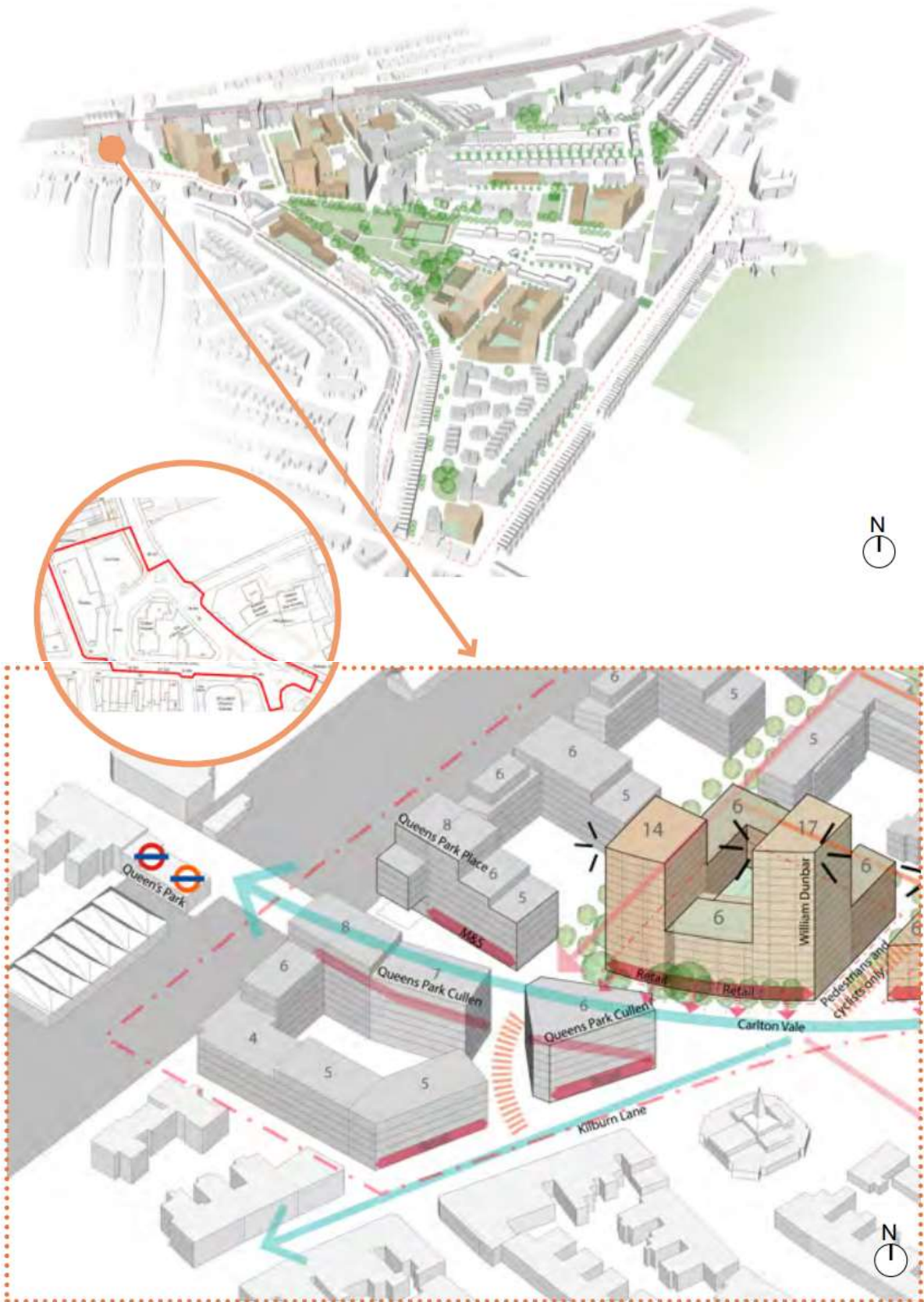


Heights and densities

	Regeneration sites		10+ Storeys
	Podium		Density 450 - 700 HRH
	1-3 Storeys		Density 750 - 900 HRH
	4-5 Storeys		Density 900 - 1200 HRH
	6-7 Storeys		Density 1200+ HRH
	8-10 Storeys		

HRH is a density benchmark that is based on workforce-to-population ratio method. For example, a health worker-to-population ratio estimates the current workforce density or supply, compared against an identified threshold density that is assumed to correspond with a health system's ability to deliver essential health services.

Example B3: Masterplan-based guidance setting out building heights, density, massing and urban form - [London Borough of Brent's South Kilburn SPD](#).



Issue C: Building design

National policy requires that planning applications for major development² and, in some instances, for development in Conservation Areas be accompanied by a Design and Access Statement. This statement should be used to explain the design principles and concepts that have been applied to the development proposed with the level of detail being proportionate to the complexity of the application.

City Plan Part One Policy CP12 and other policies seek to ensure that proposals are based upon a good understanding of site characteristics and the wider context. This means a site appraisal process is required that establishes design principles around which the scheme will be developed.

Design principles to be considered in formulating proposals for extensions and alterations to buildings and for tall buildings in the city are currently set out in [SPD12](#) and [SPGBH15](#) respectively.

These would include, for example, building layout and frontages, focal points, views in and out and main routes/connections.

This approach risks a piecemeal approach to development that fails to make the best of sites or address the needs and aspirations of local communities.

Identifying design principles and priorities for masterplanning early on in the design process is one way to provide greater clarity to everyone involved in the development and planning process, in particular when it comes to areas of the city where growth is expected.

City Plan policies identify the need for the UDF SPD to:

- **identify area- and site-specific design principles; and**
- **set out priorities for planning guidance.**

Options

These potential options have been drafted to stimulate debate for the early stakeholder consultation stage. They do not necessarily represent current or future council policy.

C1 City Plan only

- City Plan Policies and supporting documents provide sufficient guidance.

C2 Broad brush SPD

- Set out best practice principles for neighbourhoods that could be followed by different types of development to demonstrate that the proposal is based upon a clear appreciation of the site and its wider context (see Example C2 below).
- Identify benchmarks that could be used to assist in the assessment of proposals, including design review and/or existing design industry standards such as, for example, [Building for Life](#).

C3 Detailed SPD

- Work up development principles for areas and/or sites where the potential for masterplanning to raise quality and unlock development has been identified. For example, City Plan Development Areas and Strategic Allocations.
- Set out the place making principles that can be used for assessing development proposals and some principles appropriate for different scales of development, including proposals of less than 10 dwellings (see Example C3 below).

² Development involving 10 or more housing units; a site having an area of 0.5 hectares or more; the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more. For a more detailed definition please see [Town and County Planning Act 1990](#).

Example C2: Design guidance for development that includes checklist - [Wakefield District Council's Residential Design Guide SPD – Part 1: Guidance for housebuilders](#)

This guide sets out best practice advice to help add value and design quality to residential design proposals. It outlines generic principles that collectively can have a positive impact upon neighbourhood design and contains a checklist that reminds designers of how these can be combined to help deliver a range of policy objectives.

Diagrams like the one shown below are used to illustrate how this might be achieved. For instance, designing development that encourages walking and cycling by making

streets easy to cross and pleasant to walk by using planting that provides shade, interest over the seasons, enhances biodiversity and help absorb pollutants.

Building on the findings of the Brighton & Hove's Urban Characterisation Study, a broad brush UDF SPD could identify generic design principles and signpost integrated building design best practice that can achieve multiple policy objectives for the development and the wider neighbourhood context.



Example C3: Design guidance for regeneration area - [Wakefield District Council's City Centre Urban Design Framework SPD](#)

This SPD complements the city-wide guidance referred to in Example C2, focusing on how the Wakefield city centre can successfully accommodate new development, in particular housing. The guidance sets out 9 overarching placemaking principles to help ensure the area is developed harmoniously, maintaining a balance between the built environment and its people.

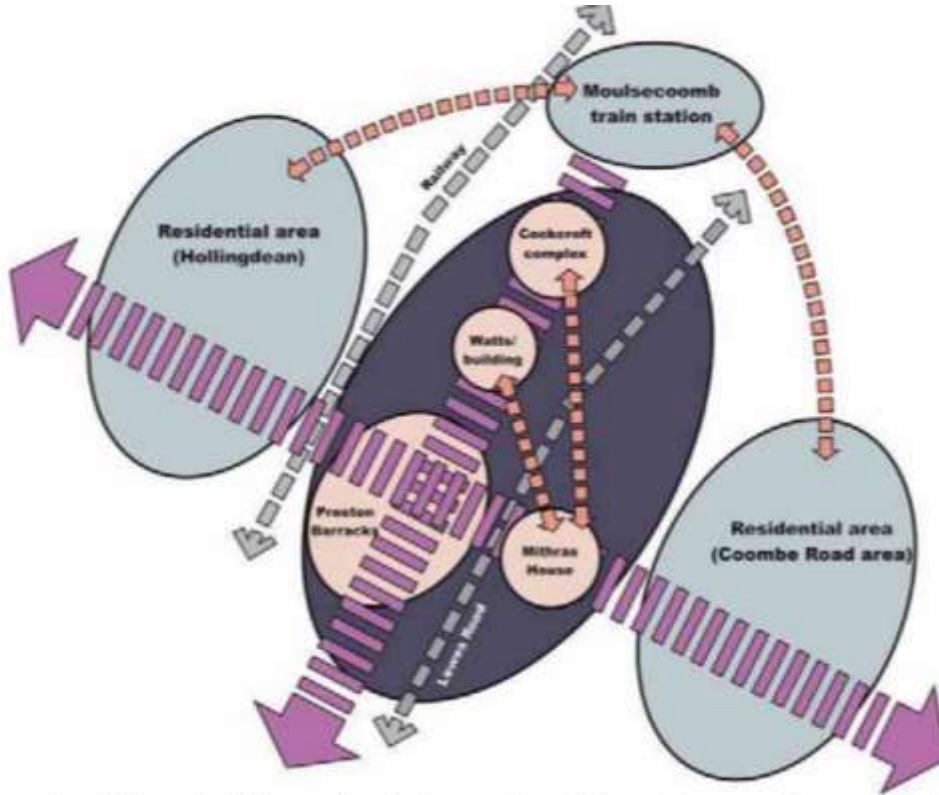
Using a high-level masterplanning approach, it also identifies design priorities for clusters of sites identified for development (see example of north of Ings Road sites below).

A detailed UDF SPD could adopt a similar approach to identify placemaking principles for the city as a whole and/or Development Areas and/or Strategic Allocations identified in City Plan Part One.

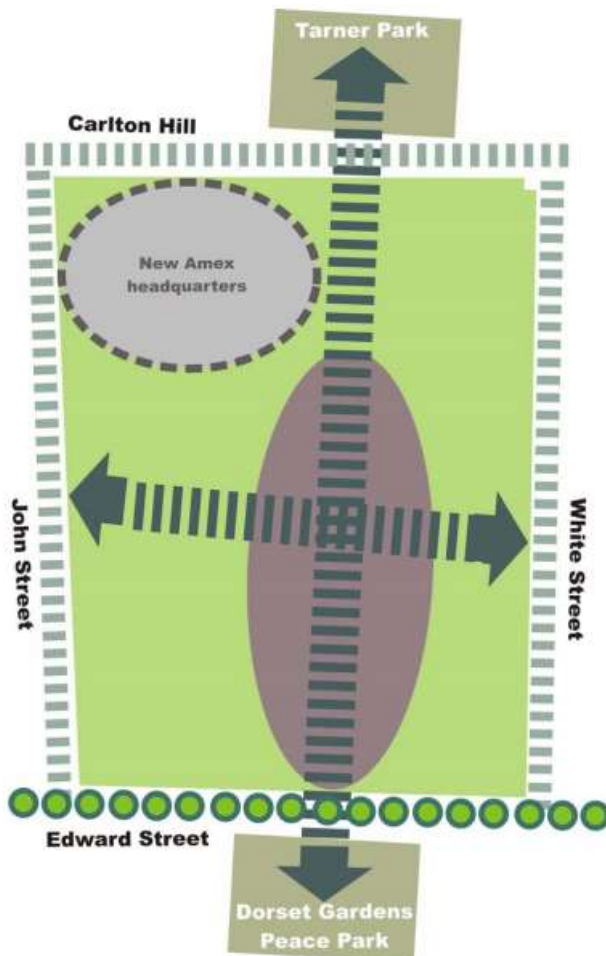
This approach has been used in the city to support the delivery of strategic sites including [Edward Street Quarter](#) and [Preston Barracks and University of Brighton](#) (see schematic masterplan on the next page).



Example C3: Design guidance for regeneration area – [Lewes Road](#) and [Edward Street Quarter](#) Planning Briefs



Lewes Road (Preston Barracks and University of Brighton - 2011): Schematic illustration of development principles.



Edward Street Quarter Planning Brief (2013): Schematic illustration of indicative greening strategy.

Issue D: Public realm design

Excellence in public realm design is about creating the right conditions to make places in the city work well.

Brighton & Hove's public highways, parks and gardens, cycle and walkways and private land that is accessible to the public provide the means for people to move quickly and safely through the city as well as providing places for socialising, sitting quietly, sightseeing, entertainment and enjoying outdoor events.

Policy CP13 Public Streets and Spaces and other City Plan policies seek to aid the evolution and enhancement of public realm in new development by, among other things, setting standards of excellence in public realm design.

The city's future attractiveness and competitiveness is partly dependent on using best practice design principles to create streets and public spaces that are functional and safe, and which enhance the quality of life for all users.

This means encouraging planning proposals to adopt a robust design

approach that shows an understanding of the role of the place, movement and other functions of the city's public realm (e.g. open space, sports provision, health, water management and habitat enhancement).

The [Public Space Public Life Study](#) identifies a hierarchy of routes that could make the experience of moving through the city more continuous and consistent. The [Streetscape Design Guidelines](#) sets out standards of design and installation specifications for street furniture and surface materials.

City Plan policies identify the need for the UDF SPD to:

- **ensure that public realm improvements create pedestrian-cyclist friendly spaces that accommodate needs of all people;**
- **achieve consistent aims and standards in public realm design and delivery;**
- **identify area- and site-specific design principles; and**
- **set out priority for planning guidance.**

Options

These potential options have been drafted to stimulate debate for the early stakeholder consultation stage. They do not necessarily represent current or future council policy.

D1 City Plan only

- City Plan Policies and supporting documents provide sufficient guidance.

D2 Broad brush SPD

- Identify opportunities to better integrate land use, water management, green network, health and transport policy objectives into public realm in order to deliver a simpler and less cluttered appearance with high quality materials and low maintenance requirements (see Example C2 Edward Street Quarter greening strategy in page 16).
- Set out urban design best practice principles and standards and provide guidance for priority areas for public realm improvements that respond to the needs of the local community, including businesses and visitors.

D3 Detailed SPD

- Through a more detailed masterplan approach identify placemaking principles and minimum standards that will be used for assessing public realm proposals as well as management and maintenance issues to ensure that long-term quality is achieved (see Example D3 below).

Example D3: Public realm guidance identifying design principles according to street and/or space type - [Southampton's Streets and Spaces Framework](#)

This framework provides strategic guidance for the city's network of streets and spaces. The map extract below represents a hierarchy of the network that includes primary roads and public spaces (level 1) and remaining public spaces and streets (level 2).

It identifies 12 key integrated design principles that can be applied to the different elements within the network and sets out aspirations for Level 1 routes. Below is a summary of aspirations for the Green Mile, a primary route into Southampton.

The framework also contains a checklist to help assess streets and spaces enhancements. See extract below.

Building on the Brighton & Hove's Public Spaces, Public Lives strategy, Streetscape Design Guidelines and recent public realm improvements, a detailed UDF SPD could set out indicative design principles for different types of public realm areas across the city and/or in Development Areas and/or Strategic Allocations identified in City Plan Part One.



04. The Green Mile — From the Central Parks via Queensway to Queens Park.

GREEN MILE

KEY ASPIRATIONS

- To make a major contribution to the greening of the city; a key aspiration of the CCAP
- To increase the opportunity for reducing surface water run-off by the minimising of hard surfacing
- To increase street tree planting to improve the city's micro-climate
- To implement a major sustainable urban drainage scheme

Performance Checklist for streets + spaces enhancements (extract)

DESIGN + APPEARANCE

6. Does the street or space respond to local distinctiveness and context?
7. Is the street or space defined by a well-structured building layout?
8. Does parking add to or detract from the street scene?
9. Does the street or space integrate with existing roads, streets, paths and/or the surrounding development?
10. Do buildings, street and spaces take priority over the roads and parking so that highways do not dominate?

ENVIRONMENT

11. Does the "place fit the space"?
12. Does the place positively exploit the existing buildings, landscape and topography?
13. Is the street or space overlooked and does it feel safe, both night and day?
14. Is there shelter from the wind, weather and noise?
15. Has the street or space been designed to reduce its environmental impact?

Issue E: Views and vistas

Views play an important role in shaping people's appreciation and understanding of the city. The existence of particular views adds to peoples' enjoyment of places and particular views can become cherished because of their distinctiveness with important buildings and landscapes.

Due to the topography of Brighton & Hove long views from elevated points are common and a number of these will have city-wide implications. A number of strategic views from specific points within Brighton & Hove have been identified in the [Tall Buildings](#) and [Urban Characterisation](#) Studies.

These are generally distant views from elevated locations, mostly on the periphery of the built-up area, and include some panoramic views.

In determining the strategic views the key factors are: the degree to which the view illustrates the relationship between

the built up city and the Downs and/or the sea; the prominence of key ridge lines; the extent to which the view reveals the typical pattern of past development; and the presence of any notable landmarks or heritage assets.

These views will be particularly relevant in assessing the merits of proposals for taller buildings or for larger scale developments in elevated locations.

The Local Planning Authority (LPA) will require applicants to highlight those views that are relevant to their application and to demonstrate that the relevant views would be protected or enhanced by their proposals in accordance with policy CP12 Urban Design.

City Plan policies identify the need for the UDF SPD to:

- **identify and set out strategic views.**

Options

These potential options have been drafted to stimulate debate for the early stakeholder consultation stage. They do not necessarily represent current or future council policy.

E1 City Plan only

- City Plan Policies and supporting documents provide sufficient guidance.

E2 Broad brush SPD

- Highlight important views identified in the Tall Buildings Study, Urban Characterisation Study, Conservation Area Character Statements, area-based Supplementary Planning Documents and planning briefs and approved planning applications. (see Example E2 below).

E3 Detailed SPD

- Through a more detailed masterplan approach outline strategic and key local views and their sensitivity to change to ensure a consistent approach to the visual assessment of new development in the city (see Example E2 below).

Example E2: Guidance that identifies views of local significance as part of a broader assessment framework - [London Borough of Wandsworth Local Plan SPD Local Views](#)

This guidance sets out 6 Local Views that are considered to have the greatest borough-wide importance. These complement the set of strategic views identified in the London View Management Framework, Wandsworth Local Plan and Conservation Area Appraisals and Management Strategies. It focuses on views upstream and downstream from bridges over the River Thames and of Heritage assets identifying viewpoints and setting out how the council will assess the

impact of new development on river frontages, established longer distance landmarks and specific heritage assets within the borough.

A broad brush UDF SPD could signpost views identified in the relevant studies, documents and approved planning applications.

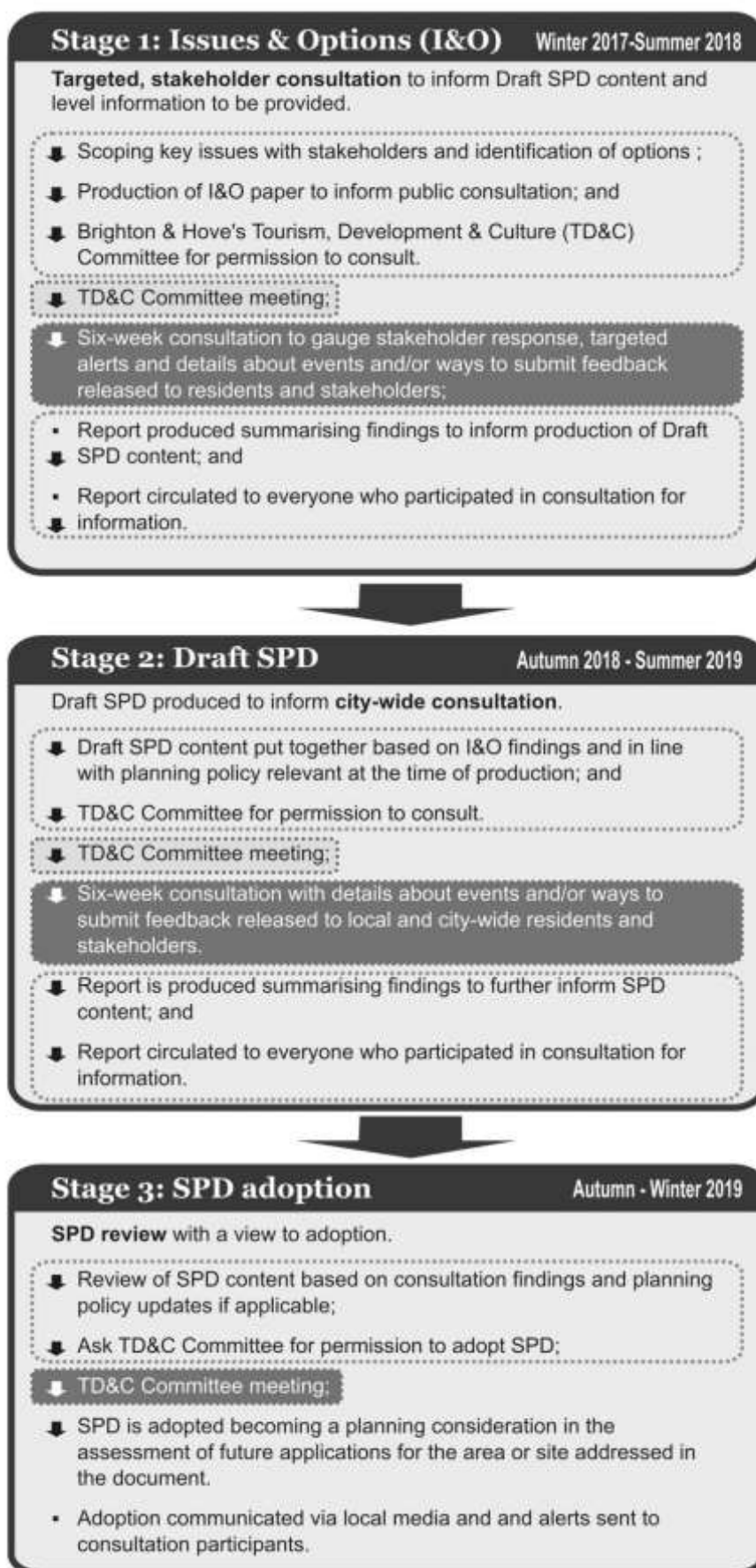
A detailed UDF SPD could also help to identify indicative local views.



View 5: From Queenstown Road to Battersea Power Station (above) and viewing point (below)



Appendix 1 - Stages in the preparation of the UDF SPD



Appendix 2 – Design policy context

The UDF SPD will demonstrate how the requirements of national and local planning policy can be met with the aim of producing consistently high quality design outcomes. Proposals that follow this guidance could be more likely to move through the planning process quickly and successfully. The following provides an overview of the key policies as they relate to design.

National Planning Policy

The [Planning Act 2008](#) (section 183) requires local authorities to have regard to the desirability of achieving good design. This SPD contributes to meeting the duty placed on local authorities by the Act.

The [National Planning Policy Framework \(NPPF\)](#) and its accompanying [Technical Guidance](#) recognise the importance and value of good design as an essential component of sustainable development. [These documents are currently under review](#) with proposals for 'Policy 12 Achieving well-design places' to support a proactive, contextual approach to the creation of high-quality buildings and places that respond to the aspirations of local communities.

Local Planning Policy

[Brighton & Hove City Plan Part One](#) (adopted in 2016)

CP12 Urban Design is the key and overarching policy regarding development design along with **CP13 Streets and Open Spaces** that focuses on the spaces between buildings. Additionally, the UDF is referenced in a number of policies across the Plan including SS1 Presumption in Favour of Sustainable Development, Development Areas Brighton Marina, Gas Works and Black Rock Area, DA3 Lewes Road, DA5 Eastern Road and Edward Street, DA6 Hove Station Area, CP1 Housing Delivery, CP5 Culture and Tourism, CP8 Sustainable Buildings and CP14 Housing Density and CP15 Heritage.

[Brighton & Hove Local Plan](#) (adopted in 2005)

There are a number of retained Local Plan policies that deal with design issues. Most form part of Chapter 3 and cover a range of issues such as, for example, QD27 Protection of Amenity, QD14 Extensions and alterations and QD14 Landscape design. These policies will be replaced through [Brighton & Hove City Plan Part Two](#) which the council is currently preparing. The UDF is expected to provide supplementary guidance on some of these issues.

[Supplementary Planning Documents \(SPD\)](#) and [Guidance \(SPG\)](#)

The Adopted City Plan and retained Local Plan Policies are supported by a range of detailed guidance on how these will be implemented. If adopted, the UDF SPD will form part of this set of planning documents.

Appendix 3 – Tall Building areas

Below is a transcript of the 12 tall building areas identified in City Plan Part One Policy CP12 Urban Design.

4.146 Given the city's physical and environmental constraints there is a need to increase density on existing brownfield land in a positive and sustainable manner. Taller buildings (in the context of the city's prevailing built form) offer one potential way of achieving this in appropriate locations. This policy seeks to ensure that such proposals are directed towards those broad areas where such potential has been identified. The areas are described in greater detail as follows:

- Brighton Marina – is a node (place where activity and routes are concentrated) limited to the boundaries formed by the eastern and western breakwaters and the undercliff walk to the north.
- Brighton Station / New England area – is a node situated to the east of Brighton Station, to the north of Trafalgar Street and along New England Street.
- Central Seafront – is a node comprising a small area to the east of Sussex Heights that includes Churchill Square, the Brighton Centre and the Odeon Cinema complex.
- Eastern Road / Edward Street – is a linear corridor broadly stretching from William Street in the west to Bristol Gate in the east and which focuses on the opportunities around existing tall buildings, particularly those at the County Hospital.
- Hove Station area – is a node situated on both sides of the rail corridor, extending westward to include the existing group of tall residential buildings to the north of Clarendon Road, together with the adjoining industrial areas.
- Lewes Road corridor – is a linear area centred on the University of Brighton's Moulsecoomb campus and the former Preston Barracks site.
- London Road / Preston Road corridor – is a linear area focused around existing 'mid rise' tall buildings that front the western edges of Preston Park, Surrenden Field and Withdean Park.
- Western Seafront / Kingsway – is a linear corridor along the stretch of Kingsway that directly overlooks Hove's Western Lawns as far west as Wish Road.
- Shoreham Harbour – is a node focused on the eastern-most area of the harbour within the Brighton & Hove City boundary, including both the docksides and the commercial area immediately north of Wellington Road.

Appendix 4 – Tall Building Statement assessment criteria

All planning applications involving tall buildings in the city must be accompanied by a Tall Building Statement. Below is a summary of the assessment criteria that should be addressed by applicants as part of the Statement.

Planning principles:	<ul style="list-style-type: none"> ▪ Sustainability ▪ Land use mix ▪ Infrastructure ▪ Transport 	Wider context:	<ul style="list-style-type: none"> ▪ Visual Impact ▪ Siting of buildings ▪ Conservation
Detailed design considerations:	<ul style="list-style-type: none"> ▪ Alignment ▪ Massing Scale ▪ Form Urban Pattern ▪ Streetscape ▪ Public Realm 	<ul style="list-style-type: none"> ▪ Public Access ▪ Accessibility ▪ Open Space ▪ Climatic Impact 	<ul style="list-style-type: none"> ▪ Neighbourliness ▪ Technology ▪ Materials ▪ Maintenance

Appendix 5 - Glossary

Accessible refers to a destination that is easy to get to or the feeling of belonging or ability to occupy a space or place.

Accessibility applies to a building and/or space that is easy for disabled people to enter and move through.

Adaptability is the ability of the form and pattern of development to adapt over time to a city's and neighbourhood's changing social, technological and economic conditions.

Building envelope is the skin of the building. It consists of the external walls, doors, windows, roof and lowest floor of the building.

Built environment refers to everything that is for humans, by humans, and to be used for human activity (versus natural environment). Examples would include cities, buildings, urban spaces, walkways, roads and parks.

Character is a recognisable feature and/or set of features that help identify a city or neighbourhood to its residents or visitors. This can include, for example, historic buildings, buildings with a distinct architecture, public art and public spaces. It can also refer to a development pattern created by a regular grid of streets and blocks reinforced by buildings that form a continuous street frontage.

Convivial spaces are open spaces where unplanned social interaction can occur. Examples may include (but are not limited to), urban plazas, courtyards, expanded building entrances, trail staging areas, park seating areas, pocket parks, etc.

Corridors (see tall building corridors).

Density refers to the number of units and/or people living in a given area. Typically measured in number of dwelling units per hectare or acre.

Design code approach whereby land owners establish the key components of the design of new developments up front and, through legal requirement, then require compliance by any developers subsequently wanting to build in the area covered by the code.

Design principles are a set of values to be expressed in the built environment that designers should consider when designing buildings and the spaces between them.

Ecosystem services refer to the function of existing natural systems that provide supportive functions to built infrastructure. Examples may include streets that are designed with greater water permeability than standard streets to capture and slowly release stormwater into the ground via vegetation and/or porous pavement.

Form and massing refers to a building's size, shape and configuration.

Ground-floor oriented development refers to buildings with views from and/or that have direct access from the street to individual units at the ground floor.

Landmarks are urban features with distinctive spatial features and by virtue of their colours, shape or value have the potential to help people to orientate or find their way in the environment.

Land use mix involves a range of complementary land uses that are located together in a balanced mix, including residential development, shops, employment community and recreation facilities and parks and open space.

Legibility is a clear and simple development pattern within a city and neighbourhood that enables residents and visitors to understand how an area is organised and to make their way around. This type of development pattern is generally delivered through a grid or modified grid network of streets that allows for easy navigation and provides a block pattern that creates increased connectivity, which also encourages alternative transport modes to the car. In turn, the block pattern sets the parameters for the type of built form that can be achieved.

Linear area is one that pertains to or resembles a line or corridor. Examples in Brighton & Hove are the areas along Lewes Road, Edward Street and the Seafront.

Masterplan is a detailed document that sets out guidelines for long-term development of an area or site over a specified period of time. They typically refer to large sections of land that are proposed to facilitate limited subdivision with development occurring primarily through the planning process.

Mobility refers to design and infrastructure that supports active (pedestrian and cyclist) modes of transportation as well as vehicle movement.

Nodes (see tall building notes).

Placemaking is a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs by harnessing the distinct characteristics and strengths of each place to improve the overall quality of life for people.

Public realm is defined as any publicly owned streets, pathways, right of ways, parks, or publicly accessible spaces and any public and civic building and facility.

Ridge line is that along the highest points of a mountain ridge, an area of higher ground separating two adjacent valleys, streams or watersheds.

Roof treatment refers to exposed roof areas that offer a significant opportunity for overlook from floors above and below. These include mechanical systems, lifts and other appurtenances that should be integrated into the form and architecture of the building. Careful attention should be paid to the design and screening of these to ensure neighbouring buildings are not affected by noise pollution.

Scale is the relationship between elements of a building or the building and its surrounding context.

Siting / Site layout refers to the location/placement of buildings relative to one another, as well as their setbacks from the site's boundaries and spaces between buildings.

Tall building corridors refer to areas along transportation routes that are classified in the Brighton & Hove Tall Buildings Study as potentially suitable for accommodating taller development.

Tall building nodes refer to areas classified in the Brighton & Hove Tall Buildings Study as potentially suitable for intense assemblies of taller development.

Topography is the physical appearance and features of an area of land, especially the shape of its surface.

Townscape refers to the general view, appearance and character of an urban scene/landscape.

Urban design is the process of shaping the setting of buildings and public realm for cities, towns and villages. This process is considered key to making places where people will want to live and which will nurture economic activity.

Valley floor is the broad, flat bottom of a valley.

Views and vistas refer to a unique distant view, viewscape or view corridor along a road, through an opening or high point.

