

The key Heritage issues for the CPP2 are:

- To decide a policy approach for different types of heritage assets focusing on vulnerabilities and opportunities to ensure the long term conservation of the city's heritage;
- Whether there are some important groupings of heritage assets that might require a site specific approach (e.g. Royal Pavilion);
- What are the gaps in our knowledge and understanding of some of the city's heritage assets and how can policy help to address this;
- Whether there should be specific design policy for historic areas and heritage settings; and
- How to promote or reinforce local distinctiveness through planning policy.

## Community facilities

The term 'community facilities' is used to describe a wide range of facilities and local services including those required for health, education, social and cultural well-being. There is a need both to plan for new community facilities and to protect existing facilities where important needs are being met.

The key issues for the CPP2 are:

- The range of community facilities to be addressed through CPP2;
- The need to respond to recent legislation and initiatives, including the Community Right to Bid, Assets of Community Value and Neighbourhood Plans;
- Potential approaches for planning policy to address different types of community facility; and
- Whether there are any sites that could be considered for community facilities through CPP2.

## Student accommodation

The city's two universities and other educational establishments make an important contribution to the city's economic and cultural life. However, there is a need to consider further opportunities for purpose

built student accommodation and particularly to consider different locational options both around the city and within the wider sub-region.

The key issues for the CPP2 are:

- Whether to establish a target for the amount of student housing needed to be met through purpose built student accommodation;
- Whether there are any additional sites or locations that could be considered for purpose built student accommodation;
- Whether to seek a more dispersed approach to locations for purpose built student accommodation away from the Lewes Road academic corridor; and
- How can the cumulative impacts of purpose built student accommodation be assessed and mitigated.

## Traveller accommodation

The council aims to promote community cohesion and protect the rights and needs of both the settled and travelling communities. Twelve new permanent pitches have recently been built at Horsdean as an extension to the city's transit site. An updated local needs assessment indicates there is a need to make additional site provision to meet the accommodation requirements of Travellers either living in or passing through the city.

The key issues for the CPP2 are:

- Whether it is better to try and make provision for smaller Traveller sites based on family units (3-4 pitches) or whether larger sites capable of accommodating a number of families should be sought;
- Whether any new site provision should be public or private or both; and
- Whether Traveller site requirements might be better planned for through a separate focussed plan or jointly with neighbouring authorities.

To find out more about the issues and view City Plan Part Two Scoping consultation documents please visit [www.brighton-hove.gov.uk/cityplan-part2](http://www.brighton-hove.gov.uk/cityplan-part2)

# Have your say

# City Plan Part Two Scoping Document

## Quick guide

June 2016

The council has started work on the City Plan Part Two (CPP2) and is consulting on a Scoping Paper - consultation runs 30 June to 22 September 2016.

This quick guide provides a summary of all the topics and policy issues covered in the full Scoping Document. Responses to this consultation will help shape the content of the plan.

The City Plan Part Two follows on from the recently adopted City Plan Part One and will include the remaining development sites, especially sites for new housing, and detailed policies against which planning applications for all types of development will be assessed.

## City Plan Part Two Scoping Paper

The Scoping Paper is organised around 12 topics, (e.g. housing, retail, heritage and community facilities) each with a number of questions to prompt your comments and views.

You can also put forward sites for us to consider for development.

We have also prepared a **Sustainability Appraisal (SA) Scoping Report**. This sets out a proposed 'assessment framework' to consider all the likely significant effects that the City Plan Part Two may have on various environmental, economic and social factors.

To find out more about the issues and view City Plan Part Two Scoping consultation documents please visit [www.brighton-hove.gov.uk/cityplan-part2](http://www.brighton-hove.gov.uk/cityplan-part2)

## Topics covered in CPP2 Scoping Paper

### Housing

The council wants to improve the supply of housing in the city and particularly the supply of more affordable housing and housing for key groups such as families and older people. The city's housing target is for 13,200 new homes to be provided by 2030.

The key issues for the CPP2 are:

- The need to identify and allocate further housing sites;
- The need to make full and effective use of the city's brownfield sites for new housing but in addition some urban fringe sites will also need to be allocated for housing in CPP2;
- How to make sure that new housing development meets local needs for housing - particularly in terms of a mix of housing sizes and types and housing for particular groups in our communities e.g. family housing and housing for older people;
- Introducing space standards and standards for access and adaptability in new housing; and
- How to manage houses in multiple occupation (HMOs) around the city and how to address some of the negative impacts associated concentrations of HMOs.

## Economy and Employment

The council and its partners want to support local businesses in the city and further build on the success of the city's local and regional economy. The role for CPP2 is to identify further sites to ensure employment land delivery is maintained across the plan period.

The key issues for the CPP2 are:

- **Identifying further sites and opportunities that could deliver a range of size and type of new office developments;**
- **Whether a mix of employment uses can help deliver more office delivery in the city;**
- **Whether further protection is needed for some types of employment and in some areas of the city; and**
- **Whether there are any opportunities to bring forward new industrial floorspace in the city.**

## Tourism

Part One of the City Plan already sets out how improvements to the city's existing tourism facilities and new tourism facilities will be encouraged and supported. It provides an overarching strategy for the Seafront and allocates major development sites (e.g. King Alfred and Black Rock).

The key issues for the CPP2 are:

- **Whether there are any further seafront development sites that could be allocated through CPP2;**
- **Whether further planning policy is needed to guide seafront development proposals; and**
- **How further hotel accommodation in the city could be accommodated should need be identified.**

## Transport and Travel

Transport and travel is a key issue for Brighton & Hove. We need to facilitate and accommodate planned development by providing an integrated, safe and sustainable transport system to improve air quality, reduce congestion, reduce noise and promote more active travel around the city.

The key issues for the CPP2 are:

- **Whether more detailed policy might be required to help address air quality and noise issues;**
- **Whether more guidance is needed regarding requirements for Transport Assessments, Statements and Travel Plans;**
- **Whether further policy or guidance is required which would help promote and enable greater active travel;**
- **How to secure improved mobility and access for an many forms of transport as possible; and**
- **Whether there might be any justification for any site specific allocations to meet identified sustainable transport priorities. This could include, for example, facilities for park and ride and coach and lorry parking.**

## Biodiversity and Open Spaces

We need to protect, restore and enhance the city's natural environment, recognising its role for biodiversity, recreation, quality of life and health benefits. Through the City Plan we need to ensure that new development mitigates for any harm to the natural environment and contributes to the provision of additional features and spaces to help create and maintain sustainable communities across the city.

The key issues for the CPP2 are:

- **Opportunities for a 'landscape-scale' approach to biodiversity and green infrastructure\*;**
- **How to set out detailed criteria-based planning policy to distinguish between the hierarchy of different nature conservation designations;**
- **Whether to update locally designated Sites of Nature Conservation Importance and rename them Local Wildlife Sites; and**
- **Whether there are any opportunities to designate new open space in the city including 'Local Green Spaces' and Gateways to the National Park.**

\* Green Infrastructure refers to a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

## Pollution, water and energy resources

A key aim of the City Plan is to ensure new development minimises pollution and seeks improvements in water, land and air quality and reduces pollution. There is also the need to protect and enhance the coastal and marine environments, to contribute to a reduction in the ecological footprint of Brighton & Hove and to champion the efficient use of natural resources.

The key issues for the CPP2 are:

- **The need to address air, land and water pollution and noise nuisance through planning policies;**
- **Whether policy is required to support the provision of water and wastewater infrastructure;**

- **Whether a policy is required on sustainable drainage;**
- **Is further policy required to protect and enhance the coastal and marine environments;**
- **Whether there are further opportunities to incentivise delivery of low carbon and renewable energy; and**
- **Whether there are any sites that could be considered for renewable and low carbon energy generation, storage or networks**

## Design

A key objective for the City Plan is to raise the standard of architecture and design in the city so that the delivery of growth is matched by high quality new development and a public realm that contributes to its attractiveness.

The key issues for the CPP2 are:

- **The potential for a new detailed 'Place Making' policy focussing on street and site scale features in assessing development proposals;**
- **Whether to include guidance for new and emerging design issues such as expert design review and integrated infrastructure design;**
- **Improving detailed planning policy for residential and commercial extensions and alterations; and**
- **Introducing a single, consolidated policy to address all amenity issues when considering development proposals.**

## Heritage

Brighton & Hove's heritage is rich and extensive and one of the things that makes the city so special and distinctive. The City Plan aims to promote the city's heritage, through partnership working, and to ensure that the historic environment plays an integral part in the wider social, cultural, economic and environmental future of the city.

## Retail and town centre uses

Making sure shopping centres remain attractive and vibrant places that businesses want to invest in and people want to visit and use for shopping and socialising is key to the city's success as a place to live, work and visit.

The key issues for the CPP2 are:

- **Whether some of the city's shopping centre 'boundaries' need changing;**
- **Whether different approaches are needed to manage the mix and balance of retail uses in shopping centres;**
- **Whether there are 'special' retail areas (e.g. the Lanes and the North Laine area, the Marina and/or the seafront) that might need their own type of planning policy;**
- **Where new 'local centres' could be designated through CPP2;**
- **Whether some local shopping parades should be protected because they have an important neighbourhood value; and**
- **Whether there is scope for any additional permanent markets in the city.**