

Brighton and Hove City Plan Part 2 Habitats Regulations Assessment: Test of Likely Significant Effects

Brighton and Hove City Council

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Quality information

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1. Introduction

1.1 Background

AECOM was appointed by Brighton and Hove City Council to assist the Council in undertaking a Habitats Regulations Assessment of its City Plan Part 2 (hereafter referred to as the 'Plan' or 'City Plan'). The objective of this assessment was to identify any aspects of the Plan that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites), either in isolation or in combination with other plans and projects, and to advise on appropriate policy mechanisms for delivering mitigation where such effects were identified.

The City Plan Part 1 (hereafter referred to as 'CPP1')¹ adopted in March 2016 sets out the strategic matters regarding development in the City, such as total quantum of housing & employment, general locations and any major strategic developments for the period 2010-2030. An HRA of the submitted CPP1 was carried out by Brighton and Hove City Council in July 2014². The HRA for CPP1 concluded no adverse effects on European sites. However, since the submission of the HRA for CPP1, new data commissioned by the Wealden District Council has emerged regarding recreational pressure³ and air quality on Ashdown Forest SAC/SPA and air quality on Lewes Downs SAC and Pevensey Levels SPA. These data consist of a visitor survey of Ashdown Forest and air quality modelling for Ashdown Forest and two other sites. There has also been air quality modelling produced for South Downs National Park Authority, Lewes District and other authorities in the area which does not concur with the modelling for Wealden District Council. Considering these new data, this report not only aims to analyse the likelihood of CPP2 plans adversely affecting European sites, but re-considers the general impacts on European sites related to CPP1 where appropriate.

The UK is bound by the terms of the Habitats Directive (92/43/EEC). Under Article 6(3) of the Habitats Directive, an appropriate assessment is required, where a plan or project is likely to have a significant effect upon a European Site, either individually or in combination with other projects. The Directive is implemented in the UK by the Conservation of Habitats and Species Regulations 2017 (the "Habitats Regulations").

The objective of this Report is to identify any aspects of the Plan that would be likely to lead to significant effects upon any sites afforded protection under the Habitats Regulations. If likely significant effects cannot be dismissed then these will be explored further in a report to inform 'appropriate assessment' in order to determine whether adverse effects on integrity of any European sites might result, and what mitigation or avoidance measures are needed to remove such effects. In the UK, this comprises Special Areas of Conservation (SACs), Special Protection Areas (SPAs), candidate Special Areas of Conservation (cSACs), and potential Special Protection Areas (pSPAs). In accordance with Government policy, assessment is applied to sites designated under the Ramsar Convention on Wetlands of International Importance (Ramsar sites). These sites are referred to collectively in this Report as "European Sites".

1.2 Legislative Context

The need for an assessment of impacts on European sites is set out within Article 6 of the Habitats Directive, and transposed into UK law by the Conservation of Habitats and Species Regulations 2017. The ultimate aim of the Habitats Directive is to "*maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest*" (Article 2(2)). This aim relates to habitats and species, not the European Sites themselves, although the European Sites have a significant role in delivering favourable conservation status.

The Habitats Directive applies the precautionary principle⁴ to European Sites. Consent should only be granted for plans and projects once the relevant competent authority has ascertained that there will either be no likelihood of

¹ Brighton and Hove City Plan Part 1 http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Proposed_Submission_City_Plan_Part_One.pdf

² Brighton and Hove Submission Appropriate Assessment July 2014 HRA Report <https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/Appropriate%20Assessment%20Update%20July%202014%20FINAL.pdf>

³ Ashdown Forest Visitor Survey 2016 <http://www.wealden.gov.uk/nmsruntime/saveasdialog.aspx?IID=21693&SID=5680>

⁴ The Precautionary Principle, which is referenced in Article 191 of the Treaty on the Functioning of the European Union, has been defined by the United Nations Educational, Scientific and Cultural Organisation (UNESCO, 2005) as:

significant effects, or no adverse effect on the integrity of the European Site(s) in question. Where an Appropriate Assessment has been carried out and results in a negative impact, or if uncertainty remains over the significant effect, consent will only be granted if there are no alternative solutions and there are Imperative Reasons of Over-riding Public Interest (IROPI) for the development and compensatory measures have been secured.

In order to ascertain whether or not site integrity will be affected, an Appropriate Assessment should be undertaken of the plan or project in question. The competent authority is entitled to request the applicant to produce such information as the competent authority may reasonably require for the purposes of the assessment, or to enable it to determine whether an appropriate assessment is required. Plate 1 provides the legislative basis for an Appropriate Assessment.

Habitats Directive 1992

Article 6 (3) states that:

“Any plan of project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”

Conservation of Habitats and Species Regulations 2017

Regulation 63 states that:

“A competent authority, before deciding to ... give any consent for a plan or project which is likely to have a significant effect on a European site ... must make an appropriate assessment of the implications for the plan or project in view of that site’s conservation objectives... The competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.”

Plate 1. The legislative basis for Appropriate Assessment

Over the years, ‘Habitats Regulations Assessment’ (HRA) has come into wide currency to describe the overall process set out in the Habitats Regulations, from screening through to identification of IROPI. This has arisen in order to distinguish the overall process from the individual stage of “Appropriate Assessment”. Throughout this Report the term HRA is used for the overall process and restricts the use of Appropriate Assessment to the specific stage of that name.

1.3 Scope of the Project

There is no pre-defined guidance that dictates the physical scope of an HRA of a Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways (called the source-pathway-receptor model) rather than by arbitrary ‘zones’. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the City of Brighton and Hove boundary; and,
- Other sites shown to be linked to development within the City boundary through a known ‘pathway’ (discussed below).

Briefly defined, pathways are routes by which a change in activity provided within a Local Plan document can lead to an effect upon a European designated site. An example of this would be new residential development resulting in an increased population and thus increased recreational pressure, which could then affect European sites by, for example, disturbance of wintering or breeding birds. Guidance from the former Department of Communities and Local Government (DCLG) states that the HRA should be ‘*proportionate to the geographical scope of the [plan policy]*’ and that ‘*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*’ (DCLG, 2006, p.6). More recently, the Court of Appeal⁵ ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be ‘*achieved in practice*’ to satisfy that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied

“When human activities may lead to morally unacceptable harm [to the environment] that is scientifically plausible but uncertain, actions shall be taken to avoid or diminish that harm. The judgement of plausibility should be grounded in scientific analysis”.

⁵ No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015

to a planning permission (rather than a Core Strategy document)⁶. In this case the High Court ruled that for ‘a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of Reg 61 of the Habitats Regulations’.

A single European site lies within the Brighton and Hove City boundary:

- Castle Hill SAC.

Outside the City District, the following sites also require consideration because there is potential for impacts stemming from the City Plan to create significant effects even though the sites lie outside of the authority boundary:

- Lewes Downs SAC located 5.8km north-east of the City District;
- Ashdown Forest SAC located 19.5km north-east of the City District;
- Ashdown Forest SPA located 19.5km north-east of the City District;
- Arun Valley SAC located 19.8km north-west of the City District;
- Arun Valley SPA located 19.8km north-west of the City District;
- Arun Valley Ramsar located 19.8km north-west of the City District;
- Pevensey Levels SAC located 20.0km east of the City District; and,
- Pevensey Levels Ramsar located 20.0km east of the City District.

The reasons for designation of these sites, together with current trends in habitat quality and pressures on the sites, are set out in Appendix A. The locations of these European designated sites are illustrated in Appendix A, Figure A1.

In order to fully inform the screening process, a number of recent studies have been consulted to determine likely significant effects that could arise from the Draft Version of the Plan. These include:

- Final Water Resources Management Plan, 2015-2040. Southern Water. October 2014⁷
- Future development proposed (and, where available, HRAs) for Lewes, Mid-Sussex, Horsham, Wealden and Rother Districts.
- Recreational activity, tourism and European site recreational catchment data has been used where this exists for individual European sites although this is limited. In such circumstances where data does not exist then this HRA has used appropriate proxy information from other European sites designated for similar features and in similar settings;
- The UK Air Pollution Information System (www.apis.ac.uk); and
- Multi Agency Geographic Information for the Countryside (MAGIC) and its links to SSSI citations and the JNCC website (www.magic.gov.uk)

1.4 Quality Assurance

This report was undertaken in line with AECOM’s Integrated Management System (IMS). Our IMS places great emphasis on professionalism, technical excellence, quality, environmental and Health and Safety management. All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2008 and 14001:2004 and BS OHSAS 18001:2007. In addition our IMS requires careful selection and monitoring of the performance of all sub-consultants and contractors.

All AECOM Ecologists working on this project are members of (at the appropriate level) the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct (CIEEM, 2017).

⁶ High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015

⁷ Southern Water Water Resource Management Plan <https://www.southernwater.co.uk/media/default/pdfs/WRMP-technical-report.pdf>

2. Methodology

2.1 Introduction

The HRA has been carried out with reference to the general EC guidance on HRA⁸; Natural England has produced its own internal guidance⁹. These have been referred to in undertaking this HRA.

Plate 2 below outlines the stages of HRA according to current EC guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

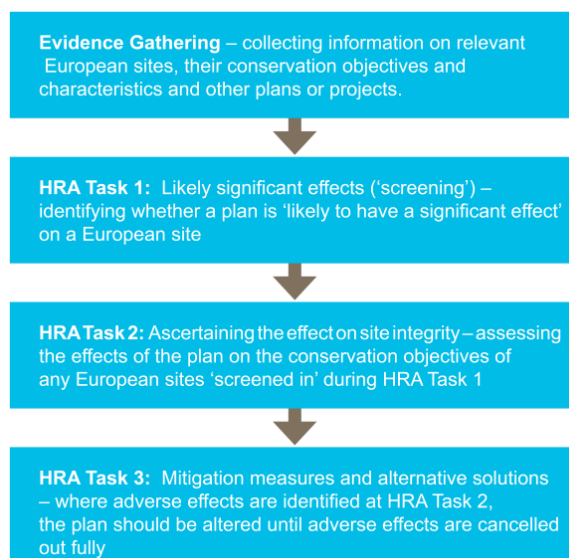


Plate 2. Four Stage Approach to Habitats Regulations Assessment. Source EC, 2001¹.

2.2 Description of HRA Tasks

2.2.1 HRA Task 1 – Likely Significant Effects (LSE)

Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"Is the project, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"

The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with European sites. This stage is undertaken in Chapters 3 through to 7 of this report.

2.2.2 HRA Task 2 – Appropriate Assessment (AA)

The purpose of this report is HRA Task 1. However, where it is determined that a conclusion of 'no likely significant effect' cannot be drawn, the analysis has proceeded to the next stage of HRA known as Appropriate Assessment. Case law has clarified that 'appropriate assessment' is not a technical term. In other words, there are no particular technical analyses, or level of technical analysis, that are classified by law as belonging to appropriate assessment rather than determination of likely significant effects. Therefore it is legal to undertake

⁸ European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.

⁹ http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf

the fullest level of technical assessment possible and still term the analysis an investigation into likely significant effects. Drawing the line between the studies that belong in the 'likely significant effects' section of analysis and those that belong in the 'appropriate assessment' of the analysis is therefore a judgment to be made by each competent authority. The ultimate legal requirement is that, whether the analysis is termed an investigation into likely significant effects or an appropriate assessment, the analysis supports the conclusion. HRA Task 2 will be covered in a subsequent report for those impact pathways and European sites where a conclusion of No Likely Significant Effect cannot be drawn on the basis of existing data and analysis.

There has been a very recent decision by the European Court of Justice¹⁰, which appears to conclude that measures intended to avoid or reduce the harmful effects of a proposed project on a European site, but which are not an integral part of the project or plan, may no longer be taken into account by competent authorities at the Likely Significant Effects or 'screening' stage of HRA. This contradicts many years of UK court rulings that concluded mitigation *could* be taken into account at 'screening'. The implications of the ECJ ruling are structural and semantic rather than substantive, essentially meaning that the role of avoidance and measures should be discussed in the subsequent 'appropriate assessment' stage instead.

2.2.3 HRA Task 3 – Avoidance and Mitigation

Where necessary, measures will be recommended for incorporation into the Plan in order to avoid or mitigate adverse effects on European sites. There is considerable precedent concerning the level of detail that a Local Plan document needs to contain regarding mitigation for recreational impacts on European sites. The implication of this precedent is that it is not necessary for all measures that will be deployed to be fully developed prior to adoption of the Plan, but the Plan must provide an adequate policy framework within which these measures can be delivered.

In evaluating significance, AECOM has relied on professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the European sites considered within this assessment.

When discussing 'mitigation' for a Local Plan document, one is concerned primarily with the policy framework to enable the delivery of such mitigation rather than the details of the mitigation measures themselves since the Local Plan document is a high-level policy document.

2.3 Principal Other Plans and Projects that May Act 'In Combination'

In order to inform fully the screening process, a number of surrounding plans and projects have been consulted to determine likely significant effects that could arise from the Plan in combination with these other plans and projects. These were selected because they were the main land use plans and projects that are located within, or surrounding the City authority, and may interact with the European sites discussed in this report. These are:

- Adur District Council Local Plan (Adopted December 2017)¹¹
- Horsham District Council Planning Framework (Adopted 2015)¹²
- Mid-Sussex District Plan 2014-2031 (Adopted 2018)¹³
- Lewes Joint Core Strategy: Local Plan Part 1 (Adopted 2016)¹⁴
- Wealden District Council Adopted Core Strategy (Adopted 2013)¹⁵
- Tunbridge Wells Borough Council New Local Plan. Issues and Options (June 2017)¹⁶
- Sevenoaks District Council Local Plan Issues and Options Consultation (November 2017)¹⁷
- Tandridge District Council Local Development Scheme (March 2018 version)¹⁸

¹⁰ People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

¹¹ <https://www.adur-worthing.gov.uk/adur-local-plan/> [accessed 23/05/2018]

¹² https://www.horsham.gov.uk/_data/assets/pdf_file/0006/28563/Horsham-District-Planning-Framework-2015.pdf

¹³ <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>

¹⁴ <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/257159.pdf>

¹⁵ <http://www.wealden.gov.uk/nmsruntime/saveasdialog.aspx?IID=14756&slD=2829>

¹⁶ <http://www.tunbridgewells.gov.uk/residents/planning/planning-policy/new-local-plan> [accessed 23/05/2018]

¹⁷ <https://www.sevenoaks.gov.uk/issuesandoptions> [accessed 23/05/2018]

- South Downs National Park Local Plan (Pre-submission 2017)¹⁹

¹⁸ <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Local-Plan-2033-emerging-planning-policies/Preferred-strategy-for-the-Local-Plan> [accessed 23/05/2018]

¹⁹ <https://www.southdowns.gov.uk/wp-content/uploads/2017/09/Local-Plan-Cover-Chapter-3.pdf>

3. Likely Significant Effects: Castle Hill SAC

3.1 General

Castle Hill SAC qualifies as a SAC through its habitats and species. This includes the following Annex I habitats and the presence of Annex II qualifying species, early gentian (*Gentianella anglica*):

- Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia).

The only impact pathways considered to be linked to Castle Hill SAC is **recreational pressure** and **atmospheric pollution** which are discussed further below.

3.1.1 Air quality

Vehicle exhaust emissions only have a local effect within a narrow band along the roadside, within 200m of the centreline of the road. Beyond 200m emissions are considered to have dispersed sufficiently that atmospheric concentrations are essentially background levels. The rate of decline is steeply curved rather than linear. In other words concentrations will decline rapidly as one begins to move away from the roadside, slackening to a more gradual decline over the rest of the distance up to 200m.

Air quality has been scoped out for the SAC as it is relatively remote (i.e. more than 200m distant) from the closest significant road (the B2123) and it considered that the City Plan will not lead to a significant increase in atmospheric pollution near to the European site.

The South Downs National Park Authority HRA²⁰ screened out any likely significant effects upon this SAC. The HRA that supported the City Plan Part 1²¹ concluded that the City Plan would not result in likely significant effects upon the SAC alone or in-combination with other projects or plans.

3.2 Recreational pressure

There is theoretical potential for likely significant effects on this site by trampling, which in turn causes soil compaction and erosion. Walkers with dogs contribute to pressure on sites through nutrient enrichment via dog fouling and also have potential to cause greater disturbance to fauna as dogs are less likely to keep to marked footpaths and move more erratically. Cycling, motorcycle scrambling and off-road vehicle use can cause serious erosion, as well as disturbance to sensitive species. Whether these issues are matters of concern for species European sites depends on the circumstances on that site, including existing pressure, presence of antisocial behaviour, existing site management and factors such as topography and suitability of footpaths.

There have been several papers published that empirically demonstrate that damage to vegetation in a range of habitats can be caused by vehicles, walkers, horses and cyclists:

- Wilson & Seney (1994)²² examined the degree of track erosion caused by hikers, motorcycles, horses and cyclists from 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that horses and hikers disturbed more sediment on wet tracks, and therefore caused more erosion, than motorcycles and bicycles.
- Cole et al (1995a, b)²³ conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow & grassland communities (each tramped between 0 – 500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling, and an inverse relationship with trampling intensity was discovered, although this relationship was weaker after one year than two weeks indicating some recovery of the vegetation. Differences in plant morphological

²⁰ <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/SDLP-05-Habitats-Regulations-Assement-2018.pdf> [accessed 09/5/2-18]

²¹ Brighton and Hove Submission Appropriate Assessment July 2014 HRA Report <https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/Appropriate%20Assessment%20Update%20July%202014%20FINAL.pdf>

²² Wilson, J.P. & J.P. Seney. 1994. Erosional impact of hikers, horses, motorcycles and off road bicycles on mountain trails in Montana. Mountain Research and Development 14:77-88

²³ Cole, D.N. 1995a. Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response. Journal of Applied Ecology 32: 203-214

Cole, D.N. 1995b. Experimental trampling of vegetation. II. Predictors of resistance and resilience. Journal of Applied Ecology 32: 215-224

characteristics were found to explain more variation in response between different vegetation types than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least resistant. Cover of hemicryptophytes and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks, but had recovered well after one year and as such these were considered most resilient to trampling. Chamaephytes (plants with buds above the soil surface) were least resilient to trampling. It was concluded that these would be the least tolerant of a regular cycle of disturbance.

- Cole (1995c)²⁴ conducted a follow-up study (in 4 vegetation types) in which shoe type (trainers or walking boots) and trample weight were varied. Although immediate damage was greater with walking boots, there was no significant difference after one year. Heavier tramples caused a greater reduction in vegetation height than lighter tramples, but there was no difference in effect on cover.
- Cole & Spildie (1998)²⁵ experimentally compared the effects of off-track trampling by hiker and horse (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb²⁶ understorey and one with a low shrub understorey). Horse traffic was found to cause the largest reduction in vegetation cover. The forb-dominated vegetation suffered greatest disturbance, but recovered rapidly. Higher trampling intensities caused more disturbance.

Recreational pressure could contribute to degradation of sensitive grassland habitats within the SAC, by fragmentation, trampling, or through nutrient enrichment. Dogs, rather than people, tend to be the cause of many management difficulties, notably by worrying grazing animals, and can cause eutrophication near paths. Nutrient-poor habitats such as heathland are particularly sensitive to the fertilising effect of inputs of phosphates, nitrogen and potassium from dog faeces²⁷.

The Brighton & Hove City Plan Part 1 HRA confirmed that recreational pressure on this site was not a particular concern and that '*Castle Hill is managed as a National Nature Reserve and therefore increased recreation, if it did become an issue, could be managed accordingly*'. This is reflected in the Natural England Site Improvement Plan which does not identify recreational pressure as being a concern or an issue targeted for further action. The steep topography of much of the SAC is likely to naturally limit the scale and extent of recreational activity over much of the site. The main concerns noted on this site are not development related but are management issues: under-grazing and use of fertilisers, both suggesting that excessive vegetation growth and inadequate removal is more of a concern than trampling, which may actually help to suppress excessive vegetation growth.

Further, Natural England consider there to be no evidence of an adverse effect on the interest features of the SAC due to recreational pressure. Visitor numbers have remained steady to the site at around 3,500 per year since 1991 despite a significant growth in surrounding population over the same time period, with no alterations as a result of new open access legislation in 2000 and a policy of open access.

Various investigations into the habits of recreational visitors to nationally and internationally important wildlife sites have found that the majority of dog walkers and casual walkers are generally disinclined to walk very far to visit sites for recreation. For example, in one of the most thorough studies, dating from 2012, visitor surveys were conducted at the Thames Basin Heaths Special Protection Area. The study found that the average distance between the visitor's home postcode and Thames Basin Heaths SPA when arriving by foot was 0.8 km, with 75% of foot-based visitors living within a 0.9 km straight line distance from the visitor survey point. Illustrating a similar point, paragraph 3.48 of the Ashdown Forest visitor survey report²⁸ indicates that people who walked to the SAC lived a mean distance of 500m from the entry point. Other surveys show a similar broad pattern, since there is a natural limit as to how far most people are prepared to walk to visit a particular countryside site, even when it is large and appealing. Castle Hill SAC lacks parking for visitors and as such would require visitors to reach the site on foot.

The Draft City Plan Part 2 does not allocate any residential development within 1km of the SAC. The closest residential site allocations are located 1.7km from the SAC (these are Allocation 42: Land adjacent to Ovingdean and Falmer Road for approximately 45 dwellings, and Allocations 38, 38a & 39: Ovingdean Hall & Bulstrode Farm

²⁴ Cole, D.N. 1995c. Recreational trampling experiments: effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah.

²⁵ Cole, D.N., Spildie, D.R. 1998. Hiker, horse and llama trampling effects on native vegetation in Montana, USA. Journal of Environmental Management 53: 61-71

²⁶ A herbaceous flowering plant

²⁷ Shaw, P.J.A., K. Lankey and S.A. Hollingham (1995) – Impacts of trampling and dog fouling on vegetation and soil conditions on Headley Heath. The London Naturalist, 74, 77-82.

²⁸ Liley, D., Panter, C. & Blake, D. (2016). Ashdown Forest Visitor Survey 2016. Footprint Ecology Unpublished report

for 50 dwellings) totalling 95 net new dwellings within 1.7km of the SAC). Given this it is unlikely that the new residents as a result of planned development will access the site on foot and will drive to the site. However, the availability of parking at the site that will limit the number of new visitors to the site rather than the population size.

3.3 In-Combination Effects

There is potential for in combination effects relating to recreational pressure to impact the SAC. This would stem from in combination effects of new residential development provided by Brighton and Hove City Council in combination with neighbouring authorities such as Lewes District Council and Mid Sussex District Council.

However, because of the reasons identified in section 3.2 (i.e. Natural England has identified that the site is not vulnerable to recreational pressure (but rather vulnerable to management related factors such as grazing management that are not linked to Plan development), the site is isolated with a steep topography (thus limiting access), and is also self-limiting due to limited parking availability), it can be concluded that even in combination, the Plan would not result in likely significant effects on the SAC as a result of increased residential development.

It is considered that this impact pathway can be screened out in combination with other projects and plans.

4. Likely Significant Effects: Lewes Downs SAC

4.1 General

Lewes Downs SAC qualifies as a SAC through its habitats. This includes the following Annex I habitats:

- Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia).

The impact pathways considered to be linked to Lewes Downs SAC are **recreational pressure** and **air quality** which are discussed further below.

4.2 Recreational pressure

See section 3.2 for background detail on recreational pressure. Lewes Downs SAC is located within Lewes District, approximately 7km from the nearest area of housing provided by the City Plan. The Lewes District Core Strategy HRA report²⁹ concluded that impacts upon Lewes Downs SAC as a result of increased recreational pressure resulting from the quantum of new residential development could be screened out as the SAC is not vulnerable to recreational pressure. The Lewes District Joint Core Strategy HRA also detailed that the SAC is not currently adversely affected by visitors to the site and the quantum of residential development to be provided within Lewes District was not considered to significantly increase the number of visitors to this SAC and this impact pathway was screened out.

The fact that Lewes Downs SAC is over 7km from the nearest area of housing within the City places it outside any probable core recreational catchment. As such it can be concluded that no likely significant effects are likely upon Lewes Downs SAC as a result of increased recreational pressure resulting from the Brighton and Hove City Plan Part 2.

4.3 Air quality

The effect of atmospheric pollution on Lewes Downs SAC was previously modelled to inform the Lewes Joint Core Strategy HRA and the HRA of the South Downs National Park Authority Local Plan 2014 to 2033 (April 2018)³⁰. The following text is taken from the HRA of the South Downs National Park Authority Local Plan 2014 to 2033 which included an in combination assessment (using TeMPRO modelling) with planned future growth forecast within neighbouring authorities such as Brighton and Hove.

Two road links were identified within 200m of the SAC. These are the A26 and the B2192 (in addition to the junction between the two roads where they both lie within 200m of the SAC)³¹. Air quality modelling was undertaken at these locations to support both the Lewes Joint Core Strategy (within which the SAC is located) and the South Downs national Park Authority Local Plan.

Baseline NO_x concentrations at the closest points of the SAC to the B2192 (and at the junction between this road and the A26) are significantly below the critical level being c. 18 - 20 µg_m⁻³. This is partly due to the considerable distance between these links and the SAC (a minimum of 60m) and partly to the relatively low flows on these links. In contrast for the A26 baseline NO_x concentrations are identified to be well above the critical level at the closest point to the road but these fall below the critical level before 50m into the SAC.

However, the modelling concludes that there will be no adverse effects from all traffic growth 'in combination'. This is partly due to the distance of calcareous grassland in the SAC from the most significant roads and partly because the nitrogen deposition rate is forecast to have fallen below the critical load for calcareous grassland by 2033 due to improvements in vehicle NO₂ emission factors. As such it can be concluded that Lewes Downs SAC

²⁹

http://www.lewes.gov.uk/Files/plan_2013_HRA.pdf?bcsi_scan_E956BCBE8ADBC89F=0&bcsi_scan_filename=plan_2013_HRA.pdf

³⁰ <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/SDLP-05-Habitats-Regulations-Assement-2018.pdf> [accessed 09/05/2018]

³¹ Although the Lewes JCS HRA assessment of impacts on Ashdown Forest was successfully challenged at Judicial Review, the assessment relating to that SAC was not challenged because air quality calculations were undertaken, 'in combination' with growth arising from all sources and the HRA for that European site was therefore legally compliant.

will not be subject to adverse effects as a result of traffic growth arising from the City Plan 1 and Part 2 in combination with other projects or plans

4.4 In-Combination Effects

Development of additional houses and other development in surrounding local authorities could increase deposition of nitrogen and other pollutants. Lewes Downs SAC is more than 7km beyond the boundary of Brighton and Hove and any increase in localised air pollution within the European site as a result of the City Plan (from increased vehicular movements along roads within 200m of these sites) is considered to very small and will not provide a significant contribution to traffic flows in comparison with existing background levels and the effects of proposed development much closer to these sites. Therefore, taking into account current guidance, air pollution effects on this site resulting from the Draft CPP2 cannot be considered to be significant.

5. Likely Significant Effects: Ashdown Forest SAC & SPA

5.1 General

Ashdown Forest SAC qualifies as a designated site through its habitats and species. This includes the following Annex I habitats and the presence of Annex II qualifying species, great crested newt (*Triturus cristatus*):

- Northern Atlantic wet heaths with *Erica tetralix*; and,
- European dry heaths.

In addition, Ashdown Forest SPA qualified as a designated site for supporting bird populations of European importance:

- Dartford warbler (*Sylvia undata*); and,
- European nightjar (*Caprimulgus europaeus*).

The boundary for each designation largely overlaps with one another. Moreover, the impact pathways for these sites are aligned. For these reasons and for the purposes of this report, Ashdown Forest SAC and SPA are discussed together.

The impact pathways considered to be linked to Ashdown Forest are **recreational pressure** and **air quality**, which are discussed further below.

5.2 Recreational pressure

Ashdown Forest SPA is vulnerable to recreational pressure because of the risk of reducing the breeding success of nightjar and Dartford warbler, which are ground nesting birds and qualifying features of the SPA. However Ashdown Forest is over 19 km from the boundary of Brighton and Hove

A visitor survey of Ashdown Forest carried out in summer 2016³² found that, of 452 visitors surveyed, 72% were day visitors from within the Wealden District, with a further 12% from Mid-Sussex and 5% from Tunbridge Wells. However, a total of two people surveyed had travelled from Brighton and Hove, which accounts for less than 0.1% of the total visitors. Furthermore, even though a catchment radius of 15km would capture nearly 90% of visitors to the SAC, this would still exclude the City of Brighton and Hove. The Horsham HRA concludes that any recreational effects on Ashdown Forest can be screened out, even though Horsham is closer than Brighton and Hove to the SPA. Similarly the HRA for the Mid Sussex District Plan, published in May 2013, states: '*Following consultations with Natural England, a 7km zone of influence around Ashdown Forest was established. This is the area within which the majority (83%) of regular visitors to the Forest originate, and therefore where measures targeted at reducing pressure on the Forest would be most effective.*'

This suggests that, whatever core catchment is ultimately chosen for the SAC/SPA, there is strong reason to conclude that Brighton & Hove's contribution to SAC/SPA visitors is negligible and that the developments proposed by Brighton & Hove are highly unlikely to contribute to a likely significant 'in combination' effect on Ashdown Forest European site, and with the information available at this stage, this impact pathway can therefore be screened out both in isolation and in combination.

5.3 Air quality

The main pollutants of concern for European sites are oxides of nitrogen (NO_x), ammonia (NH₃) and sulphur dioxide (SO₂). Ammonia can have a directly toxic effect upon vegetation and research suggests that this may also be true for NO_x at very high concentrations. More significantly, greater NO_x or ammonia concentrations within the atmosphere will lead to greater rates of nitrogen deposition to vegetation and soils. An increase in the deposition of nitrogen from the atmosphere is generally regarded to lead to an increase in soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.

Table 1. Main sources and effects of air pollutants on habitats and species

³² <http://www.wealden.gov.uk/nmsruntime/saveasdialog.aspx?IID=21693&SID=5680>

Pollutant	Source	Effects on Habitats and Species
Acid deposition	SO ₂ , NO _x and ammonia all contribute to acid deposition. Although future trends in SO ₂ emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, it is likely that increased NO _x emissions may cancel out any gains produced by reduced SO ₂ levels.	Can affect habitats and species through both wet (acid rain) and dry deposition. Some sites will be more at risk than others depending on soil type, bed rock geology, weathering rate and buffering capacity.
Ammonia (NH ₃)	Ammonia is released following decomposition and volatilisation of animal wastes. It is a naturally occurring trace gas, but levels have increased considerably with expansion in numbers of agricultural livestock. Ammonia reacts with acid pollutants such as the products of SO ₂ and NO _x emissions to produce fine ammonium (NH ₄ ⁺) - containing aerosol which may be transferred much longer distances (can therefore be a significant trans-boundary issue.)	Adverse effects are as a result of nitrogen deposition leading to eutrophication. As emissions mostly occur at ground level in the rural environment and NH ₃ is rapidly deposited, some of the most acute problems of NH ₃ deposition are for small relict nature reserves located in intensive agricultural landscapes.
Nitrogen oxides (NO _x)	Nitrogen oxides are mostly produced in combustion processes. About one quarter of the UK's emissions are from power stations, one-half from motor vehicles, and the rest from other industrial and domestic combustion processes.	Deposition of nitrogen compounds (nitrates (NO ₃), nitrogen dioxide (NO ₂) and nitric acid (HNO ₃)) can lead to both soil and freshwater acidification. In addition, NO _x can cause eutrophication of soils and water. This alters the species composition of plant communities and can eliminate sensitive species.
Nitrogen (N) deposition	The pollutants that contribute to nitrogen deposition derive mainly from NO _x and NH ₃ emissions. These pollutants cause acidification (see also acid deposition) as well as eutrophication.	Species-rich plant communities with relatively high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication, due to its promotion of competitive and invasive species which can respond readily to elevated levels of N. N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost.
Ozone (O ₃)	A secondary pollutant generated by photochemical reactions from NO _x and volatile organic compounds (VOCs). These are mainly released by the combustion of fossil fuels. The increase in combustion of fossil fuels in the UK has led to a large increase in background ozone concentration, leading to an increased number of days when levels across the region are above 40ppb. Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.	Concentrations of O ₃ above 40 ppb can be toxic to humans and wildlife, and can affect buildings. Increased ozone concentrations may lead to a reduction in growth of agricultural crops, decreased forest production and altered species composition in semi-natural plant communities.
Sulphur Dioxide (SO ₂)	Main sources of SO ₂ emissions are electricity generation, industry and domestic fuel combustion. May also arise from shipping and increased atmospheric concentrations in busy ports. Total SO ₂ emissions have decreased substantially in the UK since the 1980s.	Wet and dry deposition of SO ₂ acidifies soils and freshwater, and alters the species composition of plant and associated animal communities. The significance of impacts depends on levels of deposition and the buffering capacity of soils.

Vehicle exhaust emissions only have a local effect within a narrow band along the roadside, within 200m of the centreline of the road. Beyond 200m emissions are considered to have dispersed sufficiently that atmospheric concentrations are essentially background levels. The rate of decline is steeply curved rather than linear. In other words concentrations will decline rapidly as one begins to move away from the roadside, slackening to a more gradual decline over the rest of the distance up to 200m.

There are two measures of relevance regarding air quality impacts from vehicle exhausts. The first is the concentration of oxides of nitrogen (known as NO_x) in the atmosphere. In extreme cases NO_x can be directly toxic to vegetation but its main importance is as a source of nitrogen, which is then deposited on adjacent habitats. The guideline atmospheric concentration advocated by Government for the protection of vegetation is 30 micrograms per cubic metre (µgm⁻³), known as the Critical Level, as this concentration relates to the growth

effects of nitrogen derived from NO_x on vegetation. The addition of nitrogen is a form of fertilization, which can have a negative effect on heathland and other habitats over time by encouraging more competitive plant species that can force out the less competitive species that are more characteristic. Unlike NO_x in atmosphere, the nitrogen deposition rate below which we are confident effects would not arise is different for each habitat.

The qualifying features of Ashdown Forest SAC comprise heathland habitat types, all of which are sensitive to air pollution. Moreover, the qualifying species of Ashdown Forest SPA, the nightjar and Dartford warbler, both somewhat rely on heathland habitat for foraging and breeding, and are therefore indirectly impacted by increases in atmospheric pollution through changes to habitat. As several significant roads, most notably the A22, A26 and A275, traverse the SAC, the impact of air quality cannot be screened out at this point. Therefore it is not possible to screen out likely significant effects on Ashdown Forest SAC and SPA through this impact pathway. This will therefore be investigated further in the appropriate assessment.

5.4 In-Combination Effects

At the time of writing (June 2018), bespoke transport modelling and air quality modelling was being undertaken to support the HRA of Brighton and Hove's City Plan. As such, this section will be updated upon the completion of the modelling and further ecological interpretation will be carried out.

6. Likely Significant Effects: Arun Valley SAC, SPA & Ramsar

6.1 General

Arun Valley SAC qualifies as a designated site through its habitats and species. This includes the following Annex II qualifying species:

- Ramshorn snail (*Anisus vorticulus*)

In addition, Arun Valley SPA and Ramsar site qualifies as a designated site for supporting bird populations of European importance:

- Bewick's swan (*Cygnus columbianus bewickii*); and,
- Assemblage of wintering waterfowl.

The boundary for each designation largely overlaps with one another. Moreover, the impact pathways for these sites are aligned. For these reasons and for the purposes of this report, Arun Valley SAC, SPA and Ramsar sites are discussed together.

Arun Valley is located 19.8km from Brighton and Hove. As identified in the City Plan Part 1 HRA³³ increased development has the potential to increase water supply demand which could affect the integrity of the Arun Valley European site. However, Brighton and Hove is not hydrologically connected to the Arun Valley or its water catchment and as such no impact pathway exists. Due to the large distance between the European site and Brighton and Hove, no realistic impact pathways deriving from Brighton and Hove City Plan are considered to be linked to Arun Valley. As such, all pathways are scoped out both in isolation and in combination.

³³ http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/cp_Appropriate_Assessment_City_Plan_FINAL.pdf [accessed 06/06/2018]

7. Likely Significant Effects: Pevensey Levels SAC & Ramsar

7.1 General

Pevensey Levels SAC qualifies as a designated site through its habitats and species. This includes the following Annex II qualifying species:

- Ramshorn snail (*Anisus vorticulus*)

In addition, Pevensey Levels Ramsar site qualifies as a designated site for supporting an outstanding assemblage of wetland plants and invertebrates including many British Red Data Book species (**Error! eference source not found.** in Appendix A.8).

The boundary for each designation largely overlaps with one another. Moreover, the impact pathways for these sites are aligned. For these reasons and for the purposes of this report, Pevensey SAC and Ramsar sites are discussed together.

Pevensey levels SAC and Ramsar site is located more than 20km from Brighton and Hove. The only impact pathways considered to be potentially linked to Pevensey Levels is **air quality**, which is discussed further below.

7.2 Air quality

In their response to the Draft Local Plan HRA in 2017 Wealden District Council queried the omission of Pevensey Levels SAC and Ramsar site from the air quality analysis. In the professional judgment of AECOM the Pevensey Levels SAC and Ramsar interest features are not sensitive to atmospheric ammonia, NOx or nitrogen deposition. This is supported by reference to the UK Air Pollution Information System which does not list any interest features of the SAC as being sensitive to atmospheric nitrogen deposition, NOx or ammonia. It is also noted that the Site Improvement Plan produced by Natural England³⁴ does not mention air quality as a concern and it is understood from personal communication with Natural England officers that they do not currently see atmospheric nitrogen deposition as a risk to the integrity of this site. The Pevensey Levels SAC is designated for its population of Ramshorn Snail (*Anisus vorticulus*), while the Ramsar site is designated for both this snail and a range of other internationally important aquatic invertebrates and aquatic plants in the ditch network on site. The site also provides habitat for breeding and wintering birds but these are not a reason for Ramsar designation.

While eutrophication (excessive vegetation growth from nutrient enrichment) is a risk, the ditches of the Pevensey Levels (like most freshwater bodies) are understood to be 'phosphate-limited', meaning that phosphate is the most important nutrient to control. Phosphate does not derive from atmosphere but does come in large volumes from agricultural runoff and treated sewage effluent. Provided phosphate levels can be controlled then nitrogen inputs (even through the water column) are unlikely to have a material effect on plant growth/habitat structure in the ditches. This is why, in most freshwater SACs and Ramsar sites, the attention is focussed on controlling phosphate inputs rather than nitrogen inputs.

In any case, according to APIS, there are no applicable critical loads or NOx or ammonia critical levels for the interest features of this SAC or Ramsar site. As such, there are no appropriate reference levels/damage thresholds for any impact assessment.

It is unlikely that air quality will lead to likely significant effects as a result of the City Plan. As such, it can be considered that there will be no likely significant effect upon the SAC and Ramsar site alone or in combination.

³⁴ <http://publications.naturalengland.org.uk/file/6616793980338176> [accessed 09/05/2018]

8. Summary of Conclusions

This document has been subject to consultation (letter dated 9th August 2018) by Natural England who concurred with the findings (see Appendix C).

8.1 Castle Hill SAC

8.1.1 Recreational pressure

Castle Hill SAC is not noted to be vulnerable to an increase in recreational pressure. The Brighton & Hove City Plan Part 1 HRA confirmed that recreational pressure on this site was not a particular concern, and the Natural England Site Improvement Plan does not identify recreational pressure as being a concern.

Therefore it can be concluded that there are **no likely significant effects upon Castle Hill SAC as a result of increased recreational pressure resulting from Part 1 and 2 of the Brighton and Hove City Plan.**

8.2 Lewes Downs SAC

8.2.1 Recreational pressure

Lewes Downs SAC is not noted to be vulnerable to an increase in recreational pressure. As the Lewes Downs SAC is over 7km from the closest main area of housing within the City, it is outside any probably core recreational catchment. Therefore it can be concluded that there are **no likely significant effects upon Castle Hill SAC as a result of increased recreational pressure resulting from Part 1 and 2 of the Brighton and Hove City Plan.**

8.2.2 Atmospheric pollution

The effect of atmospheric pollution on Lewes Downs SAC was previously modelled for the Lewes Joint Core Strategy HRA and the South Downs National Park Authority Local Plan HRA. The modelling concluded that there would be no adverse effects from all traffic growth 'in combination' partly due to the distance of calcareous grassland in the SAC from the most significant roads and partly because the nitrogen deposition rate is forecast to have fallen below the critical load for calcareous grassland by 2033 due to improvements in vehicle NO2 emission factors.

Potential air pollution emissions resulting from additional traffic related to new development within Brighton and Hove City could increase nitrogen deposition rates. However, the impact created from development is not considered significant. It can therefore be concluded that **no likely significant effects are likely upon Lewes Downs SAC as a result of increased atmospheric pollution resulting from Part 1 and 2 of the Brighton and Hove City Plan.**

8.3 Ashdown Forest SAC & SPA

8.3.1 Recreational pressure

Ashdown Forest SPA is vulnerable to recreational pressure because of the risk of reducing the breeding success of nightjar and Dartford warbler, which are ground nesting birds and the qualifying features of the SPA. However Ashdown Forest is over 19 km from the boundary of Brighton and Hove, and research from other heathland sites in the South East suggests that a very small proportion of the visitors to Ashdown Forest are from Brighton and Hove. A visitor survey of Ashdown Forest carried out in summer 2016 found that, of 452 visitors surveyed a total of two people surveyed had travelled from Brighton and Hove account City, which accounts for less than 0.1% of the total visitors.

Therefore it can be concluded that there are **no likely significant effects upon Ashdown Forest SAC and SPA as a result of increased recreational pressure resulting from Part 1 and 2 of the Brighton and Hove City Plan.**

8.3.2 Atmospheric pollution

The qualifying features of Ashdown Forest SAC comprise heathland habitat types, all of which are sensitive to air pollution. Moreover, the qualifying species of Ashdown Forest SPA, the nightjar and Dartford warbler, both somewhat rely on heathland habitat for foraging and breeding, and are therefore indirectly impacted by increases in atmospheric pollution through changes to habitat.

As several significant roads, most notably the A22, A26 and A275, traverse the SAC, the impact of air quality cannot be screened out at this point. **Therefore it is not possible to screen out air quality impacts on Ashdown Forest SAC and SPA.** Therefore, this issue will be investigated further in the appropriate assessment.

8.4 Arun Valley SAC, SPA & Ramsar

No impact pathways deriving from Brighton and Hove City are considered to be realistically linked to the Arun Valley SAC, SPA and Ramsar. Therefore it can be concluded that there are **no likely significant effects upon the Arun Valley SAC, SPA and Ramsar sites resulting from Part 1 and 2 of the Brighton and Hove City Plan** and as such, all pathways are scoped out.

8.5 Pevensey Levels SAC & Ramsar

8.5.1 Atmospheric pollution

In the professional judgment of AECOM the Pevensey Levels SAC and Ramsar interest features are not sensitive to atmospheric ammonia, NO_x or nitrogen deposition. This is supported by reference to the UK Air Pollution Information System which does not list any interest features of the SAC as being sensitive to atmospheric nitrogen deposition, NO_x or ammonia. It is also noted that the Site Improvement Plan produced by Natural England does not mention air quality as a concern and it is understood from personal communication with Natural England officers that they do not currently see atmospheric nitrogen deposition as a risk to the integrity of this site. According to APIS, there are no applicable critical loads or NO_x or ammonia critical levels for the interest features of this SAC or Ramsar site. As such, there are no appropriate reference levels/damage thresholds for any impact assessment.

Therefore it can be concluded that there are **no likely significant effects upon the Pevensey Levels SAC and Ramsar site resulting from Part 1 and 2 of the Brighton and Hove City Plan.**

Appendix A European Designated Sites Background

A.1 Castle Hill SAC

Introduction

Castle Hill SAC is situated in Brighton and Hove; East Sussex and covers approximately 114.68ha, with 90% of the site consisting of semi-natural dry grassland and scrubland facies, 5% heath and 5% humid grassland. The site comprises mainly of semi-natural dry grasslands and scrubland facies: on calcareous substrates *Festuco-Brometalia* which is considered to be one of the best habitats in the UK, this particular habitat is particularly important for orchid species. Early gentian *Gentianella anglica*, which is listed as a nationally scarce species is considered to comprise a significant presence on this site. The site is a NNR leased to Natural England from the local authority.

Reasons for Designation

The site was designated as being of European importance for the following interest feature:

- Semi-natural dry grasslands and scrubland facies: on calcareous substrates *Festuco-Brometalia*
- Early gentian classified as a nationally scarce species.

Current Pressures and Threats³⁵

- Undergrazing
- Fertiliser use
- Air Pollution: impact of atmospheric nitrogen deposition

Conservation Objectives³⁶

With regard to the SAC and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of the qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying habitats and the habitats of the qualifying species rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

A.2 Lewes Downs SAC

Introduction

Lewes Downs SAC covers 146.86ha of East Sussex, with 85% dry grassland steeps, 5% heath/scrub/maquis and garrigue/phygrana, 5% humid grassland, 5% Mesophile grassland and 5% improved grassland. The site comprises mainly of semi-natural dry *Festuco-Brometalia* grasslands and scrubland facies on calcareous substrates and is considered to be one of the best examples of this habitat in the UK. This particular habitat is particularly important for orchid species. The site is a National Nature Reserve (NNR) managed by the landowner under a management agreement.

³⁵ <http://publications.naturalengland.org.uk/file/6520392904605696> [accessed 01/05/2018]

³⁶ <http://publications.naturalengland.org.uk/publication/6088288314064896> [accessed 01/05/2018]

Reasons for Designation

The site was designated as being of European importance for the following interest feature:

- Semi-natural dry grasslands and scrubland facies: on calcareous substrates *Festuco-Brometalia*.
- This site contains an important assemblage of rare and scarce orchids, including early spider-orchid *Ophrys sphegodes*, burnt orchid *Orchis ustulata* and musk orchid *Herminium monorchis*. The colony of burnt orchid is one of the largest in the UK.

Current Pressures and Threats³⁷

- Game management: pheasant rearing
- Undergrazing
- Public Access/Disturbance
- Air Pollution: impact of atmospheric nitrogen deposition

Conservation Objectives³⁸

With regard to the SAC and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of the qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying habitats and the habitats of the qualifying species rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

A.3 Ashdown Forest SAC

Introduction

Ashdown Forest contains one of the largest single continuous blocks of lowland heath in south-east England, with both European dry heaths and, in a larger proportion, wet heath.

Reasons for Designation

The site was designated as being of European importance for the following interest features:

- Wet heathland
- European dry heathland
- Great crested newt (*Triturus cristatus*)

Current Pressures and Threats³⁹

- Change in land management
- Air pollution: risk of atmospheric nitrogen deposition
- Public Access/Disturbance
- Hydrological changes

³⁷ <http://publications.naturalengland.org.uk/file/5534055007256576> [accessed 01/05/2018]

³⁸ [accessed 01/05/2018]

³⁹ <http://publications.naturalengland.org.uk/file/6679502935556096> [accessed 01/05/2018]

Conservation Objectives⁴⁰

With regard to the SAC and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of the qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying habitats and the habitats of the qualifying species rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

A.4 Ashdown Forest SPA

Introduction

Ashdown Forest contains one of the largest single continuous blocks of lowland heath in south-east England, with both European dry heaths and, in a larger proportion, wet heath. The range of habitats on-site support populations of two bird species considered of European importance.

Reasons for Designation

This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

Breeding;

- European nightjar (*Caprimulgus europaeus*)
- Dartford warbler (*Sylvia undata*)

Current Pressures and Threats⁴¹

- Change in land management
- Air pollution: risk of atmospheric nitrogen deposition
- Public Access/Disturbance
- Hydrological changes

Conservation Objectives⁴²

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

⁴⁰ <http://publications.naturalengland.org.uk/file/6746917321048064> [accessed 01/05/2018]

⁴¹ <http://publications.naturalengland.org.uk/file/6679502935556096> [accessed 01/05/2018]

⁴² <http://publications.naturalengland.org.uk/publication/6399918323269632> [accessed 01/05/2018]

A.5 Pevensey Levels SAC

Introduction

Pevensey Levels is 3585ha in size located on the south coast within East Sussex, 3.2km east of the South Downs National Park boundary. 97.5% of the site comprises humid grassland and mesophile grassland, whilst 2.5% comprises inland waterbodies. The levels support a range of important communities of wetland flora and fauna including the internationally designated ramshorn snail *Anisus vorticulus*.

Reasons for Designation

The SAC is designated for:

- Ramshorn snail *Anisus vorticulus*

Current Pressures and Threats⁴³

- Inappropriate water levels
- Invasive species
- Water pollution

Conservation Objectives⁴⁴

With regard to the Site of Community Importance (SCI) and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

A.6 Pevensey Levels Ramsar

Introduction

Pevensey Levels refers to the low-lying area between Eastbourne and Bexhill in East Sussex. It is a wetland of national and international importance. The Levels are predominantly rural and mostly grazed pasture, and consist of extensive drainage network and flood plain.

Reasons for Designation

The Ramsar site is designated under:

Criterion 2:

- The site supports an outstanding assemblage of wetland plants and invertebrates including many British Red Data Book species.

Criterion 3:

- The site supports 68% of vascular plant species in Great Britain that can be described as aquatic. It is probably the best site in Britain for freshwater molluscs, one of the five best sites for aquatic beetles Coleoptera and supports an outstanding assemblage of dragonflies Odonata.

⁴³ <http://publications.naturalengland.org.uk/file/6679502935556096> [accessed 01/05/2018]

⁴⁴ <http://publications.naturalengland.org.uk/publication/6293054151458816> [accessed 01/05/2018]

Current Pressures and Threats⁴⁵

- Inappropriate water levels
- Invasive species
- Water pollution

Conservation Objectives⁴⁶

With regard to the Site of Community Importance (SCI) and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

A.7 Arun Valley SAC

Introduction

Arun Valley SPA covers 528.62ha of West Sussex, with 95% of the site comprising of mesophile grassland, 2% inland water bodies, 2% bog, marshes, water fringed vegetation, fens and 1% broad leaved deciduous woodland. The site comprises of low-lying grazing marsh, largely on alluvial soils, but with an area of peat derived from a relict raised bog. Southern parts of the Arun Valley are fed by calcareous springs, while to the north, where the underlying geology is Greensand, where the water is more acidic. These water bodies support internationally important numbers of Berwick's swan *Cygnus columbianus bewickii*.

Arun Valley SPA consists of three SSSIs; Amberley Wild Brooks SSSI, Pulborough Brooks SSSI and Waltham Brooks SSSI. Together these sites comprise an area of wet meadows on the floodplain of the River Arun between Pulborough and Amberley.

Reasons for Designation

The site was designated as being of European importance for the following interest feature:

- Ramshorn snail *Anisus vorticulus*

Current Pressures and Threats⁴⁷

- Inappropriate water levels
- Water pollution
- Inappropriate ditch management

Conservation Objectives⁴⁸

With regard to the Site of Community Importance (SCI) and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features

⁴⁵ <http://publications.naturalengland.org.uk/file/6679502935556096> [accessed 01/05/2018]

⁴⁶ <http://publications.naturalengland.org.uk/publication/6293054151458816> [accessed 01/05/2018]

⁴⁷ <http://publications.naturalengland.org.uk/file/5185212862431232> [accessed 01/05/2018]

⁴⁸ <http://publications.naturalengland.org.uk/publication/4924283725807616> [accessed 01/05/2018]

- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

A.8 Arun Valley SPA and Ramsar

Introduction

The birds that winter on many SPAs (the Arun Valley being no exception) are not confined to the boundaries of the SPA, but in fact utilise areas of ‘supporting habits’ located outside of the boundaries and sometimes many kilometres distant.

Reasons for Designation

SPA criteria

This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

Over winter;

- Bewick's swan, 115 individuals representing at least 1.6% of the wintering population in Great Britain (5 year peak mean for 1992/93 to 1996/7).

Assemblage qualification: A wetland of international importance.

- The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl.

Over winter, the area regularly supports 27,241 individual waterfowl (5 year peak mean for 1992/93 to 1996/97) including: shoveler, teal, wigeon, Bewick's swan.

Ramsar criteria

The Arun Valley Ramsar site qualifies on three of the nine Ramsar criteria (**Error! Reference source not found.**).

Table 2: Ramsar criteria and qualification

Ramsar criterion	Description of Criterion	River Arun and marshes
2	A wetland should be considered internationally important if it supports endangered, or endangered threatened communities.	The site supports seven wetland invertebrate species listed in the British Red Book and the endangered <i>Pseudamnicola confusa</i> (swollen spire snail). As well as four nationally rare and four nationally scarce plant species.
3	A wetland should be considered internationally important if it supports populations of plant and/or animal species important for maintaining the biological diversity of a particular biogeographic region	Within the ditches intersecting the site there are all five British duckweed <i>Lemna</i> species, all five water-cress <i>Rorippa</i> species, and all three British water milfoils <i>Myriophyllum</i> species, all but one of the seven British water dropworts <i>Oenanthe</i> species, and two-thirds of the British pondweeds <i>Potamogeton</i> species.
5	A wetland should be considered internationally important if it regularly supports 20,000 or more waterbirds.	Species with peak counts in winter: <ul style="list-style-type: none"> • 13774 waterfowl (5 year peak mean 1998/99-2002/2003) Species identified subsequent to designation for possible future consideration: <ul style="list-style-type: none"> • Northern pintail , <i>Anas acuta</i>, NW Europe 641 individuals,

representing an average of 1% of the population (5 year peak mean 1998/9- 2002/3)

Species currently occurring at levels of national importance:

- Eurasian wigeon , *Anas penelope*, NW Europe 4742 individuals, representing an average of 1.1% of the GB population (5 year peak mean 1998/9-2002/3)
- Eurasian teal , *Anas crecca*, NW Europe 2931 individuals, representing an average of 1.5% of the GB population (5 year peak mean 1998/9-2002/3)
- Northern shoveler , *Anas clypeata*, NW & C Europe 222 individuals, representing an average of 1.5% of the GB population (5 year peak mean 1998/9- 2002/3)
- Ruff, *Philomachus pugnax*, Europe/W Africa 27 individuals, representing an average of 3.8% of the GB population (5 year peak mean 1998/9-2002/3).

Current Pressures and Threats⁴⁹

- Inappropriate water levels
- Water pollution
- Inappropriate ditch management

Conservation Objectives⁵⁰

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'), and subject to natural change;

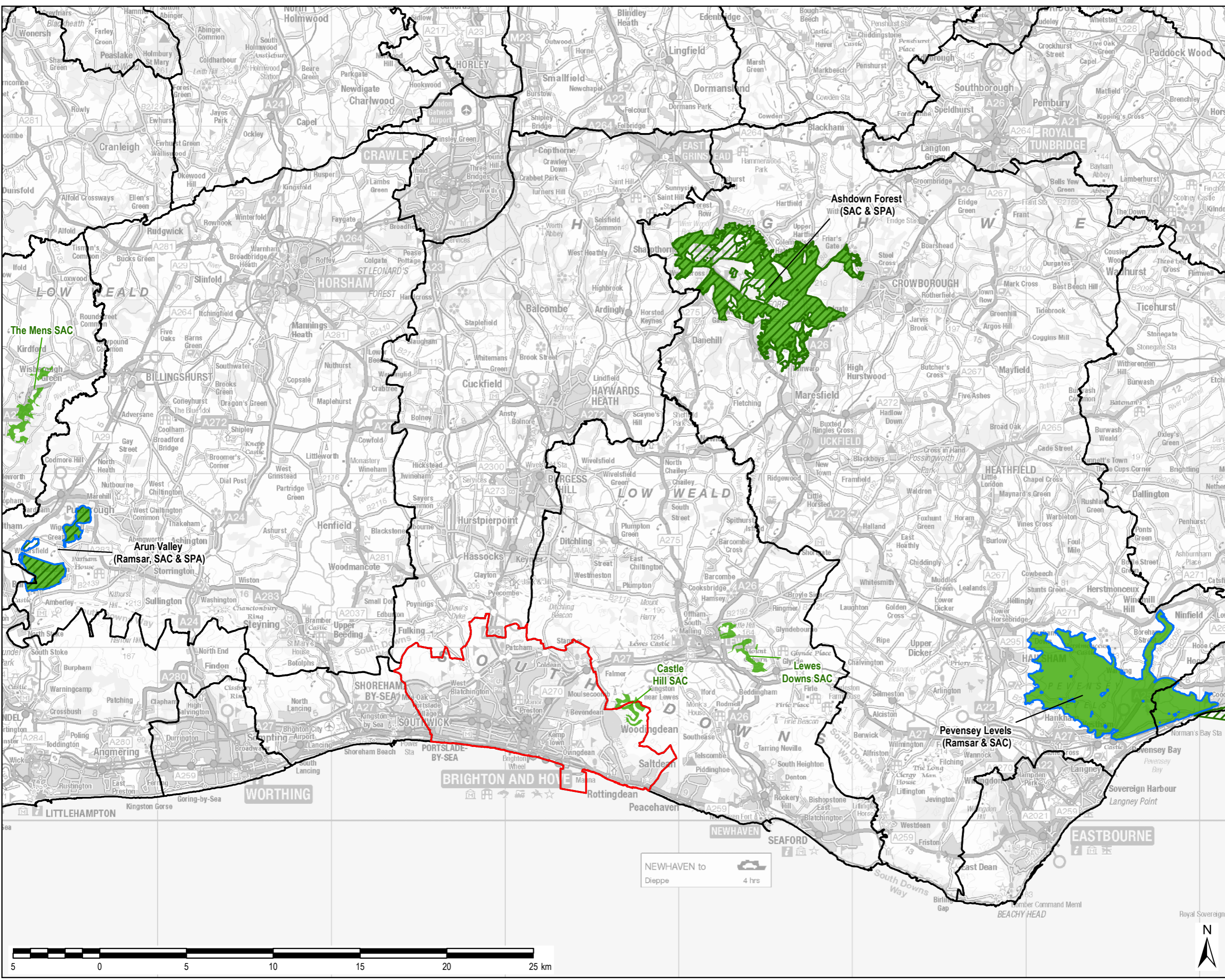
Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

⁴⁹ <http://publications.naturalengland.org.uk/file/5185212862431232> [accessed 01/05/2018]

⁵⁰ <http://publications.naturalengland.org.uk/publication/4567444756627456> [accessed 01/05/2018]

A.9 Location of European Designated Sites (Figure A1)



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- LEGEND**
- Brighton and Hove District Boundary
 - District Boundary
 - Ramsar
 - Special Protected Area (SPA)
 - Special Area of Conservation (SAC)

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Purpose of Issue **DRAFT**

Client **BRIGHTON AND HOVE CITY COUNCIL**

Project Title **BRIGHTON AND HOVE CITY PLAN PART 2 HRA**

Drawing Title **LOCATION OF EUROPEAN DESIGNATED SITES**

Drawn CN	Checked JW	Approved IHH	Date 09/05/2018
AECOM Internal Project No. 60571090		Scale @ A3 1:200,000	

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Appendix B Initial Screening of Policies and Site Allocations

B.1 Screening of Plan Policies

Table 3 presents an HRA screening assessment of all the policies within the Draft City Plan Part 2. Where policies have been coloured green in the ‘HRA implications’ column, this indicates that the policy does not contain potential impact pathways linking to European designated sites and has been screened out from further consideration. Where policies have been coloured orange in the ‘HRA implications’ column, this indicates that the policy provides for potential impact pathways linking to European designated sites and has been screened in for further consideration in this report.

Table 3: Screening Assessment of City Plan Part 2 Development Management Policies

Policy number/ name	Policy detail	HRA implications
Topic – Housing, Accommodation and Community		
Policy DM1 – Housing Quality, Choice and Mix	<p>The council will seek the delivery of a wide choice of high quality homes which will contribute to the creation of mixed, balanced, inclusive and sustainable communities.</p> <p>Proposals for new residential development will be required to:</p> <ul style="list-style-type: none"> a) incorporate a range of dwelling types, tenures and sizes that reflect and respond to the city’s identified housing needs; and b) make have regard to the provision for a range and mix of housing /accommodation formats types subject to the character, location and context of the site , for example, self and custom build housing, build for rent, community led housing, starter homes and other types of provision supported by national and local policy. <p>In addition, planning applications for new residential development (including residential extensions and residential accommodation falling outside Use Class C3) will be expected to comply with the following requirements:</p> <ul style="list-style-type: none"> c) all residential units should meet the nationally described space standards; d) all residential units should as a minimum be accessible and adaptable in accordance with Building Regulation M4(2) ; e) for proposals providing 10 or more dwellings, 10% of the affordable residential units and 5% of all the residential units should be suitable for occupation by a wheelchair user in accordance with Building Regulation M4(3) . Where this is not practicable on-site an equivalent financial contribution should be provided ;and f) all new residential development will be required to provide useable private outdoor amenity space appropriate to the scale and character of the development. 	<p>No HRA implications.</p> <p>This is a development management policy relating to the quality of homes for new residential development. This policy does no identify any location, quantum or type of development.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>Exceptions to criteria c) – e) will only be permitted where the applicant has provided a robust justification and the council is satisfied that particular circumstances apply.</p>	
<p>Policy DM2 – Retaining Housing</p>	<p>The council will seek to resist any net loss of existing residential accommodation (Use Class C3) in the city. Planning applications that result in the loss of residential accommodation will not be permitted unless one or more of the following exceptions apply:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the accommodation cannot be rehabilitated or redeveloped to achieve satisfactory housing standards required by other policies in the City Plan; b) the proposal would result in a net gain in units of affordable housing; c) the loss would enable sub-standard residential units to be enlarged to meet residential space standards (in accordance with Policy ** Housing space and access standards); d) the proposed change of use will provide a local community service/ facility that meets an identified need; e) it can be demonstrated that a proposed change of use is the only practicable way of preserving the special architectural or historic interest of a listed building or other building of heritage significance; or f) where the previous use of the building would be a material consideration. <p>Proposals for the de-conversion / amalgamation of C3 residential units involving a net loss will be considered on their merits and with regard to assessments of local housing need/demand.</p>	<p>No HRA implications. This policy relates to the retention of existing residential accommodation. There are no linking impact pathways present.</p>
<p>Policy DM3 – Residential Conversions and Retention of Smaller Dwellings</p>	<p>Planning permission for the conversion of dwellings into smaller units of self-contained accommodation will be granted where all the following criteria are met;</p> <ul style="list-style-type: none"> a. The original floor area¹ is greater than 124sqm or the dwelling has 4 or more bedrooms as originally built; b. At least one unit of the accommodation provided is suitable for family occupation and has a minimum of two bedrooms, and c. The proposal provides a high standard of accommodation that complies with requirements set out in Policy DM# (Housing Quality, Choice and Mix policy) <p>The requirement within criterion b) for a unit of family accommodation will not apply where it is demonstrated that;</p> <ul style="list-style-type: none"> i) A different mix of units is essential to preserve the character of a listed building; or ii) A different mix of units is necessary to meet the needs of existing occupants who will remain on completion of the conversion; or iii) The proposal is specifically for people with special housing needs. 	<p>No HRA implications. This is a development management policy relating to the management of single residential units into smaller self-contained units. The conversion of larger dwellings into smaller dwellings suitable for family accommodation has the potential to lead to an increase in recreational pressure on European designated sites. However this policy does not allocate any location or quantum of residential development and relates to the management of the conversion to ensure a high standard of accommodation. No linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
<p>Policy DM4 – Housing and Accommodation for Older Persons</p>	<p>The council will seek to ensure there is a sufficient supply and range of residential accommodation suitable for older people.</p> <p>Development proposals to meet the specific accommodation needs of older people will be supported where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> a) contributes towards meeting a demonstrable need within the city and is targeted towards the needs of local residents; b) is accessible to public transport, shops, services, community facilities, and social networks appropriate to the needs of the intended occupiers; c) will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence and the provision of support and/or care; d) provides appropriate facilities for carers and visitors; e) provides appropriate communal space and suitably landscaped outdoor space for informal recreation, including flexible space that gives residents the ability to grow plants and food; f) complies with the standards set out in Policy DM# Housing Quality, Choice and Mix except where reduced standards are agreed with the council, or comply with Care Quality Commission regulations and standards as relevant to the accommodation provided; and, g) contributes to creating a mixed, inclusive and sustainable community. <p>In accordance with City Plan Part One Policy CP20 Affordable Housing, the council will seek an element of affordable housing provision for older persons as part of market-led developments for older people.</p> <p>Proposals that will result in the loss of residential accommodation for older people will be resisted unless it can be demonstrated that at least one of the following criteria apply:</p> <ul style="list-style-type: none"> a) the existing provision is surplus to needs within the City; b) the existing provision is incapable of meeting contemporary standards for the support and/or care required and appropriate alternative provision is available and has been secured for the occupants; or c) the loss is necessary to enable the provision of accommodation for older people which is better able to foster independent living and meet changes in the support and care needs of the occupants. <p>Where the council is satisfied that development involving the loss of accommodation for older persons is justified, the priority will be for an alternative form of supported housing or general housing (Use Class C3) including an appropriate amount of affordable housing.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to providing sufficient accommodation for older people as well as affordable housing. No location or quantum of development is provided.</p> <p>There is no linking impact pathway.</p>
<p>Policy DM5 – Supported Accommodation (Specialist and Vulnerable Needs)</p>	<p>The council will seek to ensure there is an appropriate range and supply of residential accommodation for people with special needs, including supported housing not covered by Policy DM## Housing and Accommodation for Older Persons.</p> <p>Proposals for development aimed to meet the specific accommodation requirements of people with specialist needs will be permitted where the development meets all of the following criteria:</p>	<p>No HRA implications.</p> <p>This is a development management policy ensuring there is appropriate residential accommodation for people with</p>

Policy number/ name	Policy detail	HRA implications
	<ul style="list-style-type: none"> a) contributes towards meeting a demonstrable need within the city and is targeted to meeting the needs of local residents; b) is accessible, appropriately located and suitable to meet the needs of the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care, including appropriate facilities for carers and visitors; c) complies with the standards set out in Policy DM# Housing Quality, Choice and Mix except where reduced standards are agreed with the council, or comply with Care Quality Commission regulations and standards as relevant to the accommodation provided; and d) contributes to creating a mixed, inclusive and sustainable community. <p>The loss of specialist housing (all or certain types) will be resisted.</p>	<p>special needs. No location or quantum of development is provided.</p> <p>There are no linking impact pathways present.</p>
<p>Policy DM6 – Build to Rent Housing</p>	<ul style="list-style-type: none"> 1. Proposals for the development of Build to Rent housing will be required to meet all of the following criteria: <ul style="list-style-type: none"> a) the development will improve housing choice and make a positive contribution to the achievement of mixed and sustainable communities in accordance with City Plan Part One Policy CP19 Housing Mix; b) the development will not lead to an over-concentration of build to rent within sites designated as Strategic Allocations in the City Plan; c) all of the dwellings are self-contained and let separately; d) the homes are held as build to rent under a covenant for at least 15 years; e) the build to rent housing is under unified ownership and will be subject to common management; f) the development will provide professional and on-site management; g) the development will offer tenancies of at least 3 years available to all tenants with defined in-tenancy rent reviews; h) the development provides a high standard of accommodation that complies with the requirements in Policy DM1 Housing Quality, Choice and Mix; and i) the provision of affordable housing complies with the requirements in City Plan Part One Policy CP20 Affordable Housing, subject to the criteria set out in part 2 of this policy. 2. Build to rent developments will be expected to contribute towards meeting the city’s identified need for affordable housing. The council will negotiate to achieve the following requirements: <ul style="list-style-type: none"> a) 40% of the build to rent development to be provided as affordable housing, normally in the form of affordable private rent; b) the affordable homes to be offered at discounted rent levels to be agreed with the council; c) eligibility criteria for the occupants of the affordable homes to be agreed with the council and included in the S106 agreement; d) the size mix of affordable housing units to be agreed with the council in accordance with 	<p>No HRA implications.</p> <p>This is a development management policy relating Build to Rent housing and ensuring development accords to a high standard of accommodation. No location or quantum of development is provided.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>Policy CP20; and</p> <p>e) the affordable homes to be secured in perpetuity - the council will seek inclusion within the S106 agreement of a 'clawback' arrangement in the event of affordable units being sold or taken out of the build to rent sector.</p>	
<p>Policy DM7 – Homes in Multiple Occupation</p>	<ol style="list-style-type: none"> 1. Planning permission will be granted for the conversion of sui generis Houses in Multiple Occupation to self-contained family homes (use class C3). 2. Applications for new build HMOs, and applications for the change of use to a C4 use, a mixed C3/C4 use or to a sui generis HMO use will be permitted where the proposal complies with City Plan Part One Policy CP21 and all of the following criteria are met: <ol style="list-style-type: none"> a) fewer than 20% of dwellings in the wider neighbourhood area are already in use as HMOs; b) the proposal does not result in a non-HMO dwelling being sandwiched between two existing HMOs in a continuous frontage; c) the proposal does not lead to a continuous frontage of three or more HMOs; d) The internal and private outdoor space standards provided comply with Policy ies DM1 and DM21; e) communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants. 	<p>No HRA implications.</p> <p>This is a development management policy relating to the conversion of houses into multiple occupation family homes. The conversion has the potential to lead to an increase in recreational pressure on European designated sites. However this policy does not allocate any location or quantum of residential development and relates to the management of the conversion.</p> <p>No linking impact pathways present.</p>
<p>Policy DM8 – Purpose Built Student Accommodation</p>	<p>Planning permission will be granted for new purpose built student accommodation (PBSA) developments, subject to the criteria set out in City Plan Part One Policy CP21, which provide all of the following:</p> <ol style="list-style-type: none"> a) predominantly cluster units; b) bedrooms of a sufficient size for living and studying; c) communal living space, cooking and bathroom facilities commensurate in size to the number of occupants; d) acceptable daylighting to all habitable rooms; e) measures to promote the use of and provide access to sustainable transport including management arrangements to ensure occupants do not keep cars in Brighton & Hove; f) an effective 24 hour on-site security presence; and g) tenancy agreements for occupants that last a full academic year. 	<p>No HRA implications.</p> <p>This policy relates to the provision of new student accommodation. This policy does not allocate any location or quantum of student accommodation and instead outlines criteria that the student accommodation must meet to be granted planning permission.</p> <p>No linking impact pathways present.</p>
<p>Policy DM9 – Community Facilities</p>	<ol style="list-style-type: none"> 1. Planning permission will be granted for new or improved community facilities where all of the following criteria are met: <ol style="list-style-type: none"> a) the proposed use is compatible with adjoining and nearby uses; b) the site is close to the community it serves and is readily accessible by walking, cycling and public transport; and 	<p>No HRA implications.</p> <p>This is a development management policy relating to community facilities. Loss of community facilities has the potential to lead to an increase in</p>

Policy number/ name	Policy detail	HRA implications
	<p>c) where feasible and appropriate, community facilities have been co-located to maximise their accessibility to residents and reduce the need for travel (for example at Community Hubs).</p> <p>2. Development that would lead to the loss of community facilities will only be permitted where it has been demonstrated that at least one of the following circumstances applies:</p> <p>a) replacement facilities of an appropriate quality and size will be provided as part of new development proposals or in an alternative suitable location that meets the criteria in part 1 of this policy; or</p> <p>b) the facility is no longer needed and suitable alternative provision with sufficient capacity is available in a location easily accessible to users of the facility; or</p> <p>c) the building or land is no longer suitable to accommodate the current use or any alternative suitable community use and cannot be reasonably adapted to do so; or</p> <p>d) it has been demonstrated that there is no current or future need or demand for the space, either in its current use or any alternative community use and evidence of active, flexible and appropriate marketing of the site for community use has been provided.</p> <p>Partial loss of floorspace through change of use will be supported when the operational need of the community use requires less floorspace or in order to sustain the viability of the existing use by cross-subsidy.</p>	<p>recreational pressure on European designates sites and as such provides policy to prevent such loss except in the circumstances outlined in the policy.</p> <p>There are no linking impact pathways present.</p>
Policy DM10 – Public Houses	<p>Public houses will be protected. Planning permission will not be granted for redevelopment and/or change of use except where:</p> <p>a. it has been demonstrated that use as a public house would not be economically viable now or in the future and that options for diversification have been comprehensively explored ; and</p> <p>b. sufficient public house provision meeting a similar need exists in the locality within easy walking distance of the site.</p> <p>Where an alternative use can be justified, priority will be given to re-use of the premises or site for alternative community facilities.</p>	<p>No HRA implications.</p> <p>This policy relates to the protection of public houses.</p> <p>There are no linking impact pathways present</p>
Topic – Employment, Tourism and Retail		
Policy DM11 – New Employment/Business Floorspace	<p>Development proposals involving the provision of new B1a, b and c Use Class business floorspace, either in stand-alone commercial or mixed-use schemes, should provide for well-designed buildings and layouts incorporating a range of unit sizes and types that are flexible, with good natural light, suitable for sub-division and configuration for new uses and activities; and for B1c light industrial use include adequate floor to ceiling heights; floor loading, power, servicing and loading facilities.</p> <p>Where development proposals involve the redevelopment of existing older/ poor quality and low density industrial and warehousing premises on protected industrial estates the council will require an efficient use of the site/ premises to provide higher density and flexibly designed business premises for B1, B2 and/or B8 uses.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the new employment floorspace. It does not identify a quantum or location of development.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
<p>Policy DM12 – Primary, Secondary and Local Centre Shopping Frontages</p>	<p>Proposals for a change of use of an existing shop (Class A1) to Class A2, A3, A4 or A5 uses within the designated Regional, Town, District and Local shopping centres as shown on the Policies Map, will be permitted where the proposal would not conflict with the details below;</p> <p>A) Regional, Town and District Shopping Centre Frontages</p> <ul style="list-style-type: none"> i) Changes of use of a ground floor Class A1 retail unit in the primary shopping frontages will only be permitted where the proportion of Class A1 retail units would fall below 75% in the Regional Centre, and 50% in Town and District Centres (as a proportion of total units measured across the total Primary Shopping Frontage), taking into account unimplemented planning permissions for changes of use. ii) Changes of use of a ground floor Class A1 retail unit in the secondary shopping frontages will only be permitted where the proportion of Class A1 retail units would fall below 35% in the Regional Centre and below 30% in the Town and District Centres (as a proportion of total units measured across the total Secondary Shopping Frontage), taking into account unimplemented planning permission for changes of use. <p>In addition to Ai) or Aii) above, proposals for changes of use from class A1 retail units will be permitted where;</p> <ul style="list-style-type: none"> iii) The proposal would not result in a group of three or more adjoining shop units being in non-retail uses. Exceptions may be permitted if it would allow an existing business currently occupying an immediately adjacent unit to expand (this excludes the Lanes and North Laines) iv) The shop unit has been marketed for a minimum of one year, at an appropriate rent (providing three comparable shop rents within the centre) with the marketing information clearly demonstrating that there is no realistic prospect of the unit being used for A1 retail in the foreseeable future; and v) A shop front has been retained or provided. <p>Community uses such as dentists, doctors and health clinics may permitted where they are considered complementary to the town centre, would maintain a window display and draw pedestrian activity into the centre.</p> <p>Changes of use at ground floor to residential will not be permitted in Regional, Town and District Shopping Centres.</p> <p>B) Local Shopping Centres</p> <p>Proposals for a change of use of a ground floor Class A1 retail unit in a Local Centre (as defined on the Policies Map) will be permitted where;</p> <ul style="list-style-type: none"> i) the proportion of Class A1 units in the centre would not fall below 50% (as a proportion of total units in the whole centre) taking into account unimplemented planning permission for changes of use; ii) The shop unit has been marketed for a minimum of one year, at an appropriate rent (providing three comparable shop rents within the centre) with the marketing 	<p>No HRA implications.</p> <p>This is a development management policy relating to a change of use of existing shops. It does not identify any location, quantum or type of development.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>information clearly demonstrating that there is no realistic prospect of the unit being used for A1 retail in the foreseeable future; and</p> <p>iii) A shop front has been retained or provided.</p> <p>Community uses such as dentists, doctors and health clinics may permitted where they are considered complementary to the town centre, would maintain a window display and draw pedestrian activity into the centre.</p> <p>Changes of use at ground floor to residential will not be permitted in Local Shopping Centres.</p> <p>As an update to the hierarchy of shopping centres as set out in policy CP4 of the City Plan Part One, the secondary frontage of the Regional Centre has been amended to facilitate a new centre called Brunswick Town Local Centre. This centre is shown on the updated Policies Map.</p>	
<p>Policy DM13 – Important Local Parades, Neighbourhood Parades and Individual Shop Units</p>	<p>A) Important Local Parades</p> <p>The following shopping areas are designated as Important Local Parades within the retail hierarchy as shown on the Policies Map;</p> <ul style="list-style-type: none"> • Cowley Drive, Woodingdean • Goldstone Villas, Hove • Hove Park Villas, Hove • Islingword Road, Brighton • Old Shoreham Road/Sackville Road, Hove • Valley Road, Portslade • Victoria Terrace, Hove • Warren Road, Woodingdean • Woodland Parade, Hove <p>In Important Local Parades, changes of use involving the loss of A1 retail units, will be permitted where;</p> <p>a. the proposal would not result in the number of units in A1 retail use falling below 50%; and</p> <p>b. The shop unit has been marketed for a minimum of one year;</p> <p>Changes of use at ground floor to residential will not be permitted in Important Local Parades.</p> <p>B) Neighbourhood Parades and Individual Shop Units</p> <p>Planning permission will be granted for change of use of shops (classes A1 to A5) outside of designated centres and Important Local Parades provided that;</p> <p>a. There are alternative shopping facilities within reasonable walking distance (300 metres);</p> <p>b. The shop unit has been marketed for a minimum of one year;</p>	<p>No HRA implications.</p> <p>This policy relates to the protection of Important Local Parades and changes of use. No quantum or type of development is identified.</p> <p>There are no linking impact pathways present.</p>
<p>Policy DM14 – Special Retail Area – Brighton Marina</p>	<p>In order to maintain and enhance the special retail offer and range of provision within Brighton Marina, the change of use of existing retail (Use Class A1) premises to Use Class A2 (financial and professional services) and A3 (cafes and restaurants) and launderettes (Sui Generis) will be</p>	<p>No HRA implications.</p> <p>This is a development</p>

Policy number/ name	Policy detail	HRA implications
	<p>permitted provided that all of the following criteria are met;</p> <ul style="list-style-type: none"> a. The proposed use would retain and/or complement the existing diversity and mix of retail uses (especially the convenience and service offer) and support non-retail uses such as leisure, tourism and commercial uses within the Marina; b. The proposed use would improve the vitality and viability of the Marina, including having a positive effect on the shopping environment by encouraging combined trips and attracting pedestrian activity to the retail areas of the Marina; and c. The development would not be materially detrimental to the amenities of occupiers of nearby properties or the general character of the Marina. <p>In addition to the uses above, community uses primarily serving local residents in Use Class D1 community uses (e.g. clinics, health centres, crèches, day nurseries doctors, dentists) may be permitted provided that;</p> <ul style="list-style-type: none"> a. a window display is maintained, in order to keep the frontage active; b. the proposal would directly serve residents of and visitors to the Marina; c. the proposed use would draw pedestrian activity into the Marina; and d. the proposal would not result in the loss of an occupied A1 retail unit where reasonable alternative premises for the non-retail use are available elsewhere in the Marina. <p>Within Brighton Marina a change of use at ground floor level to residential in a retail/commercial/leisure frontage will not be permitted.</p>	<p>management policy relating to Brighton Marina. No quantum of development is identified.</p> <p>There are no linking impact pathways present.</p>
<p>Policy DM15 – Special Retail Area – The Seafront</p>	<p>Development proposals including change of use for new shop, food and drink and drinking establishments (A1 – A5) and D1 galleries and museums (D2 Use Class) on the lower promenade Madeira Drive and within the seafront arches, will be permitted provided that all of the following criteria are met;</p> <ul style="list-style-type: none"> a) The existing diversity and mix of retail, sport, leisure, cultural and recreation uses along the seafront will be retained or enhanced; b) The proposed development is of appropriate scale and design to complement the historic character and setting of the seafront (See Policies SA1 and CP4); c) The proposal will support the role of the seafront as recreation and tourist destination helping to extend footfall and reduce seasonality; and d) The proposed development or uses will not have a harmful impact on the amenity of local residents, visitors and the seafront due to noise, odour, disturbance and light pollution. <p>The council will encourage temporary uses which help animate and activate vacant buildings or sites before regeneration/ construction commences.</p> <p>Provision of ancillary small-scale retail outlets will be permitted on identified seafront development sites or to support existing or proposed leisure/ tourism schemes (refer to seafront development site allocations).</p>	<p>No HRA implications.</p> <p>This policy relates to the development of the Seafront. It does not identify quantum of development.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
Policy DM16 – Markets	<p>Proposals for new or improved markets and market stalls will be permitted within defined shopping centres where they would not cause individual or cumulative harm to the local area in terms of residential amenity, pedestrian and highway safety, parking congestion or the free flow of traffic, especially public transport.</p> <p>Planning permission will be refused for development which would result in the permanent loss of markets or pitches unless appropriate comparable replacement provision is made subject to the impact on existing shopping facilities and markets.</p> <p>The council will ensure the appropriate control of hours of operation and that adequate arrangement is made for storage and disposal of litter and refuse, parking and servicing.</p> <p>Temporary permissions and/or planning conditions may be used to assess or regulate the impact of markets, including proposals for farmers markets, temporary markets or car boot sales.</p>	<p>No HRA implications.</p> <p>This policy relates to improved markets and market stalls. It does not identify quantum of development.</p> <p>There are no linking impact pathways present.</p>
Policy DM17 – Opportunity Search Areas for New Hotels and Safeguarding Conference Facilities	<p>The following City Plan Part 1 Strategic Allocations/ Development Areas are identified as suitable for new hotel development alongside the allocated mix of permitted uses:</p> <ol style="list-style-type: none"> 1. DA1.B.1 New Brighton Centre and Expansion of Churchill Square 2. DA2.C.1 Brighton Inner Harbour 3. DA2.C.3 Black Rock Site 4. DA4.C.1 New England Street Area 5. DA6 Hove Station Area <p>Proposals will be assessed against the Development Plan policies, in particular CP6 Visitor Accommodation, and should not compromise the priorities and aspirations set out in the adopted Development Area proposals/ Strategic Allocations.</p> <p><u>Conference and Banqueting Facilities within Hotels</u></p> <p>In order to maintain the city's role as a conference destination existing large capacity conference and banqueting provision in hotels will be maintained and enhanced.</p> <p>Proposals for loss of these facilities would need to demonstrate:</p> <ol style="list-style-type: none"> a) availability of adequate provision elsewhere in the city; and b) that the existing use was no longer viable or could no longer be sustained on a long-term basis; or c) partial loss enables the upgrade of remaining conference and banqueting provision. 	<p>No HRA implications.</p> <p>This policy has potential to increase visitor numbers to internationally designated sites and to lead to impact pathways such as atmospheric pollution, and reduction in water quality. Supporting text identifies the need for up to 5 further hotels over the plan period, however it does not identify any specific quantum of development.</p> <p>Given the Development Areas are located within the City Centre no linking impact pathways are present beyond those considered in combination such as increased recreational pressure and atmospheric pollution.</p>
Design & Heritage		
Policy DM18 – High Quality Design and Places	<p>Development proposals must demonstrate a high standard of design and make a positive contribution to a sense of place and the visual quality of the environment. The council requires an integrated approach to the design process from project inception where place making and sustainable development are considered as one.</p> <p>Proposals for development will be expected to consider the following key design aspects:</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to adhering to a high standard of design of new development. It</p>

Policy number/ name	Policy detail	HRA implications
	<p>a. local context; b. scale and shape of buildings; c. building materials and architectural detailing; and d. spaces between and around buildings taking into account: (i) purpose and function; (ii) access and linkages; (iii) uses and activities; and (iv) comfort, image and sociability.</p> <p>Major development proposals will be required to demonstrate how the criteria above have been considered and addressed in their plans.</p> <p>In addition to the above, major development proposals on strategic and/or prominent sites should also consider the incorporation of an artistic element.</p>	<p>does not identify quantum, location or type of development. There are no linking impact pathways present.</p>
<p>Policy DM19 – Maximizing Development Potential</p>	<p>New development proposals should seek to maximise opportunities for the use of land and provide for the efficient use of available sites.</p> <p>Planning applications will be expected to demonstrate that development proposals meet all of the following requirements:</p> <p>a. maximise opportunities for a mix of uses across the site; b. any proposed residential development should comply with Policy CP14 Housing Density in City Plan Part One; c. achieve efficient use of the site in terms of building layouts and design; and d. make effective use of land to provide for open space, amenity space, access and car parking.</p>	<p>No HRA implications. This is a development management policy relating to the land use for development. This is a positive policy that to maximize development potential, including the provision of open and amenity space that has the potential to divert recreational pressure away from internationally designated sites. There are no linking impact pathways present.</p>
<p>Policy DM20 – Protection of Amenity</p>	<p>Planning permission for any development including change of use will be granted where it would not cause loss of amenity to the proposed, existing and / or adjacent users, residents, occupiers or where it is not liable to be detrimental to human health.</p>	<p>No HRA implications. This policy related to the protection of amenity . There are no linking impact pathways present.</p>
<p>Policy DM21 – Extensions and Alterations</p>	<p>Planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will be granted if the proposed development:</p> <p>a. is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area; b. takes account the existing character of the area; and</p>	<p>No HRA implications. This is a development management policy relating to the extensions and alterations of existing residential dwellings. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	c. uses materials sympathetic to the parent building.	pathways present.
Policy DM22 – Landscape Design and Trees	<p>Proposals will be required to retain and provide for appropriate landscape design, trees and planting as part of the development scheme taking into account the need for:</p> <ul style="list-style-type: none"> • the inclusion of landscape design from the outset so that it informs the overall design of development and is fit for purpose having regard to suitable microclimates; amenity; sense of place and ecosystem services – including the provision of nature based solutions, SuDs, green roofs/walls, plants for pollinators, climate control and climate change adaption measures; • clear, legible landscape plans and material details; • accurate identification of all existing trees, shrubs, hedgerows and landscape features; • the retention of existing trees and hedgerows with details of appropriate protection during construction. Where removal is unavoidable, the provision of plans that clearly identify the location and species of all those to be lost and all those to be retained; • a replacement tree of a type, size and location to the satisfaction of the council for any tree felled; for example, by reason of it being severely diseased or dangerous; • effective use of existing landscape features or levelling to facilitate greater flexible and multi-functional use including, where practicable, informal/formal sports, children’s play and food growing; • high quality planting and landscape materials appropriate to the site and its proposed use including the planting of native species, new trees, hedges and the use of permeable hard landscape materials wherever practicable; • viable long-term maintenance and durable materials, including the submission of a funded maintenance plan to be approved by the council, so as to secure a high quality attractive environment; • meeting the generated open space requirements (see CP16 and CP17); and • capitalising on opportunities to facilitate social integration; improve public health and safety, accessibility, connectivity; and, enhance biodiversity, Green Infrastructure and/or create green links for wildlife and public access. <p>Works to a protected tree will be permitted only where they do not damage the amenity value and health of the tree and/or are the minimum consistent with good arboricultural practice.</p> <p>The felling of a protected tree will only be permitted where it is severely diseased or dangerous, or, it is necessary to accommodate development of national importance which cannot be located elsewhere; and, a replacement tree is provided of a type, size and location to the satisfaction of the council.</p> <p>On major and public realm schemes a Green Infrastructure plan and details of structural landscaping, which contribute to the existing overall landscape quality of an area, will need to be agreed with the council prior to the determination of a planning application. It may be a requirement, in appropriate cases, that some landscaping is planted prior to development</p>	<p>No HRA implications.</p> <p>This is a development management policy. It does not identify any location, quantum or type of development.</p> <p>This is a positive policy that provides for the retention of existing trees and hedgerows.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	commencing. (See Policy DM# Green Infrastructure and Nature Conservation)	
Policy DM23 – Shopfronts	<p>Permission will be granted for a new, replacement or altered shop front provided that the shop front:</p> <ol style="list-style-type: none"> a. Respects the scale, style, proportions, detailing, materials and finish of the parent building and surrounding buildings; b. Retains a visible means of support to the building above and does not interrupt or obscure any architectural details; c. Has a fascia that is proportionate in depth to the scale of the shop front and which retains or reinstates vertical breaks between buildings; d. Integrates all elements of the shop front, including provision for security measures, blinds and advertisements where required; e. Incorporates all reasonable measures to make the shop front accessible to all. <p>In conservation areas and in listed buildings shop front proposals must preserve or enhance the special architectural and historic interest of the area or building. Good quality traditional shop fronts or surviving elements must be retained and where necessary restored. New or replacement shop fronts in traditional buildings should be based upon historic evidence or nearby historic examples wherever possible.</p> <p>Security measures will be permitted where they are well designed, integrated into the shop front and maintain a window display. Solid shutters will only be permitted where at least one of the following criteria is met:</p> <ol style="list-style-type: none"> a. In isolated locations or in special circumstances where supporting evidence demonstrates that security poses a special problem and all other appropriate security measures have been explored; or b. Where the shop front is of an open type such as a traditional greengrocers and where no alternative solution would be possible; or c. Where there is no acknowledged need to retain a visible display outside opening hours. <p>Where temporary security measures are necessary, such as when a property is vacant, any boarding up should be decorated to match the shop front or building.</p> <p>Blinds or awnings will be permitted where they are sensitively designed and located. They should relate to a shop window and cover the full width of the fascia but not obscure any architectural features. On a listed building or a historic building in a conservation area a traditional retractable canvas blind will be permitted where this would not adversely affect the building's proportions or harm a historic shop front or other important feature. Permission will not be granted for blinds above fascia level.</p> <p>This policy will apply to all uses that have a ground floor commercial frontage with public access, e.g. A1, A2, A3, A4 and A5 uses.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to alterations to existing shopfronts.</p> <p>There are no linking impact pathways.</p>

Policy number/ name	Policy detail	HRA implications
<p>Policy DM24 – Advertisements</p>	<p>Consent will be granted for advertisements and/or signs where they are sensitively designed and located so that they do not harm the visual amenity of the site or wider area and do not adversely affect public safety. Consideration will be given to:</p> <ol style="list-style-type: none"> a. The character of the area b. The siting of advertisements c. Size and proportion d. Design e. Materials f. Lettering and colour g. Means of fixture h. Method and extent of illumination i. Cumulative impacts <p>Advertisements affecting a heritage asset or its setting must cause no harm to the significance of the asset. Particular regard will be had to the impact on any architectural or historic features of the site and to the chosen materials and finish. Any illumination should be by means of individual halo or internally illuminated letters on an unlit background or by means of discreet external trough lights or spot lights.</p> <p>Advertisements outside the built up area must be sensitively designed and be in keeping with the rural area and landscape and should not be illuminated.</p> <p>Applications for advertisement hoardings or scaffold shrouds will be subject to particular scrutiny due to their scale and potential impact on amenity and public safety. Any consent granted will be for a strictly limited period.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to advertisements.</p> <p>There are no impact pathways present.</p>
<p>Policy DM25 – Communications Infrastructure</p>	<p>Planning applications for telecommunications development will be permitted where all of the following criteria have been met:</p> <ol style="list-style-type: none"> a. There will be no significant impact on the character or appearance of the building on which, or space within which, the equipment is located, including contributing to an over accumulation of street clutter, in accordance with CPP2 Place Making Policy; b. The significance, appearance, character and setting of heritage assets are conserved or enhanced, in accordance with CP15 Heritage; c. There is no adverse/ unacceptable effect on important wildlife sites, areas of landscape importance and their setting including the setting of the South Downs National Park; d. All options have been explored for sharing of existing equipment and/or erecting masts on existing tall buildings or other structures, as demonstrated clearly within the application documents; e. The proposal is appropriately designed, minimising size and scale, and camouflaging appearance wherever possible; f. All masts and additions to existing masts are self-certified to meet International 	<p>No HRA implications.</p> <p>This is a development management policy relating to communications infrastructure. It does not identify any location, or type of development.</p> <p>This is a positive policy: the provision of high speed internet and telecommunications has potential to reduce the need to travel, thus reducing atmospheric pollution.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>Commission on Non-Ionizing Radiation Protection (ICNIRP) standards;</p> <p>g. It has been demonstrated that the telecommunications infrastructure will not cause significant and irremediable interference with respect to other electrical equipment, air traffic services or instrumentation operated in the national interest.</p> <p>When planning permission for satellite antenna (dish or aerial) is required, applications will be granted where they are sensitively located so as not to be visible from the street or other public spaces, do not detract from the character and appearance of the surrounding area, are the minimum possible size and of an appropriate colour.</p> <p>Planning permission and/or listed building consent may be refused for satellite antenna equipment that would harm the appearance, character and setting of heritage assets.</p> <p>New development or major renovation works to existing buildings should achieve greater digital connectivity than set out in Part R1 Building Regulations networks where possible and ensure that sufficient ducting space for future digital connectivity infrastructure is provided as part of the development.</p> <p>Where possible, the council will encourage the removal of older communication equipment that is no longer required in order to minimise visual impact.</p>	
<p>Policy DM26 – Conservation Areas</p>	<p>Development proposals within conservation areas, including alterations, change of use, demolition and new buildings, will be permitted where they preserve or enhance the distinctive character and appearance of that conservation area, taking full account of the appraisal set out in the relevant character statement. Particular regard will be had to:</p> <ol style="list-style-type: none"> a. The urban grain and/or historic development pattern of the area, including plot sizes, topography, open space and landscape. b. The typical building forms and building lines of the area, including scale, rhythm and proportion. c. The cohesiveness or diversity of an area. d. The retention of buildings, structures and architectural features that contribute positively to the identified character and appearance of the area. e. The preservation or enhancement of key views. f. The primary importance of street elevations (or other publicly visible elevations) and the roofscape. g. The importance of hard boundary treatments and the distinction between public and private realm. h. The retention of trees and gardens where these are integral to the significance of the area. i. The use of building materials and finishes that respect the area. j. The retention of historic street furniture. <p>The council will give particular consideration to the retention of a mix of uses in areas where such</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to development in heritage Conservation Areas. It does not identify any quantum, location or type of development.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>a mix contributes positively to the character and appearance of the area, including any cumulative impacts.</p> <p>New development within a conservation area should be of the highest design quality and should take the opportunity to enhance the special interest of the area wherever possible, having regard to any adopted management plan.</p>	
<p>Policy DM27 – Listed Buildings</p>	<p>A listed building should be retained in viable use and good repair. Proposals involving the alteration, extension, or change of use of a listed building will be permitted where they would not harm the special architectural or historic interest of the building, having particular regard to:</p> <ol style="list-style-type: none"> a. The exterior of the building, its design, construction, fabric, finishes and architectural features. b. The interior of the building, its plan form, internal hierarchy, construction, fabric, finishes, features and fixtures. c. Any curtilage structures or hard surfaces. d. Any boundary wall, railings, gates or fences etc. e. Any group value the building possesses. f. The significance of any past additions to the building or later phases of its development. g. Any historical associations that the building has. h. The design quality of any proposed additions. i. The use of materials which are appropriate historically, functionally and aesthetically. j. The impact of any excavation works on the building's structural integrity and archaeological interest. k. The potential reversibility of any alterations. <p>Where vacancy is an on-going concern, consent will be granted for a new viable use that is consistent with the conservation of the building's special interest, provided that this would not unacceptably conflict with other policies or material considerations. In applying other policies the council will have special regard to the benefits of bringing the listed building back into use.</p>	<p>No HRA implications.</p> <p>This is policy relating to the retention of listed buildings.</p> <p>There are no linking impact pathways present.</p>
<p>Policy DM28 – Locally Listed Heritage Assets</p>	<p>The council will strongly encourage the retention of locally listed heritage assets and their continued use. Applications for demolition or substantial alteration (including any loss of key components) will be expected to demonstrate that the option of retention and reuse has been fully explored.</p> <p>Alterations and extensions to a locally listed heritage asset, or new development within its curtilage, should be of a high standard of design that respects the special interest of the asset as set out in the Local List (or, where not included, within a submitted heritage statement).</p> <p>Other potential non-designated heritage assets may on occasion be identified as part of the pre-application process, particularly where they occupy sites or locations that are not readily visible from a public viewpoint. Where they possess a sufficient degree of significance they will be subject to this policy. In all such cases that significance will be assessed against the selection</p>	<p>No HRA implications</p> <p>A development management policy relating to locally listed heritage assets.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
Policy DM29 – The Setting of Heritage Assets	<p>criteria set out in The Local List of Heritage Assets (PAN07).</p> <p>Development within the setting of a heritage asset will be permitted where its impact would not harm the contribution that setting makes to the asset’s significance, by virtue of the development’s siting, footprint, density, scale, massing, design, materials, landscaping or use.</p> <p>In assessing the contribution that setting makes to significance, and the impact of a development on that setting, the council will have particular regard to the following considerations:</p> <ul style="list-style-type: none"> a) The physical surroundings of the asset, including topography and townscape; b) The asset’s relationship with the Downland landscape, the sea or seafront and with other heritage assets; c) The asset’s historic or cultural associations with its surroundings, including patterns of development and use; d) The importance of any sense of enclosure, seclusion, remoteness or tranquillity; e) The way in which views from, towards, through and across the asset allow its significance to be appreciated; f) Whether the asset is visually dominant and any role it plays as a focal point or landmark; and g) Whether the setting was designed or has informally occurred over time, including the degree of change to the setting that has taken place. <p>Opportunities should be taken to enhance the setting of a heritage asset through new development. Where a major development impacts on the setting of multiple heritage assets, priority should be given to enhancing the setting of the asset(s) of greatest significance.</p>	<p>No HRA implications</p> <p>This is a development management policy relating to development within the setting of a heritage asset. It does not identify any quantum, location or type of development.</p> <p>There are no linking impact pathways present.</p>
Policy DM30 – Registered Parks and Gardens	<p>Permission will be granted for development proposals that would preserve or enhance the historic layout, character, designed features and principal components of a registered park and garden of special historic interest. In assessing this, the council will have particular regard to the impact of development on any notable view of, within or across the park or garden.</p> <p>As an exception to the above, and where permission is required, temporary uses or events (including associated structures) may be permitted where any harm caused would be strictly temporary, minor and easily reversible, having regard to the significance of the site within the park and garden, the scale of impact, timing and any public benefits arising from the use or event.</p> <p>The production of management plans for registered parks and gardens and the implementation of identified enhancement works will be positively encouraged.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to Registered Parks and Gardens. These spaces can act to divert recreational pressure away from internationally designated sites.</p> <p>There are no linking impact pathways present.</p>
Policy DM31 – Archaeological Interest	<p>Development proposals affecting heritage assets with archaeological interest will be permitted where it can be demonstrated that development will not be harmful to the archaeological interest of the heritage assets or their settings, having regard to their significance. This will include: direct impacts on designated sites (e.g. developments requiring Scheduled Monument Consent); indirect impacts on the settings of designated sites; and impacts on sites that have the potential to include</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to heritage assets with archaeological interest.</p> <p>There are no linking impact</p>

Policy number/ name	Policy detail	HRA implications
	<p>heritage assets with archaeological interest, (having consulted the Historic Environment Record). In all such cases the applicant will be expected to consult with the Historic Environment Record (HER) in order to provide for one of three outcomes:</p> <ul style="list-style-type: none"> (i) No significant impact considered likely and no further consultation with the HER considered necessary; (ii) A Historic Environment Consultation Report (iii) A desk-based assessment. <p>The results of any report or assessment should be included within a Heritage Statement, which must accompany the planning application.</p> <p>Where the council has reason to believe, either from the archaeological assessment or from other evidence sources, that significant archaeological remains may exist, a suitable field evaluation and/or survey (e.g. for standing buildings and structures) will be required.</p> <p>In some cases permission may be granted subject to a requirement that no development shall take place until the developer has secured the implementation of a programme of archaeological work (including field work, post excavation analysis, reporting and archiving), in accordance with a Written Scheme of Investigation approved by the council.</p> <p>Preservation in situ of archaeological sites or remains is the preferred option. Wherever practical, opportunities should be taken for the enhancement and interpretation of remains left in situ.</p> <p>Where the assessment shows that preservation in situ is not justified, developers will be required to:</p> <ul style="list-style-type: none"> (a) Record any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and to make this record publicly accessible; and (b) Make provision for the conservation and storage of artefacts. <p>Planning conditions may be imposed, or a planning obligation sought, in order to secure these requirements.</p>	<p>pathways present.</p>
<p>Policy DM32 – The Royal Pavilion Estate</p>	<p>1. Proposals that seek to re-establish the Royal Pavilion estate as a single historic estate will be encouraged and supported. Such proposals should be informed by a Conservation Plan that seeks to reconnect and unify the numerous heritage assets that comprise the estate. It is expected that a successful scheme should achieve all of the following:</p> <ul style="list-style-type: none"> a) Provide a more legible and coherent perimeter treatment; b) Enhance entrances and create a sense of arrival; c) Improve security within the estate and design out anti-social behaviour; d) Transform the quality and infrastructure of the gardens and enable the management of activities within it; e) Provide better management of vehicular traffic into and within the estate; f) Ensure more effective and attractive pedestrian circulation through the estate; g) Provide better signage and interpretation; 	<p>No HRA implications.</p> <p>This policy relates to the re-establishment of the Royal Pavilion estate.</p> <p>This is a positive policy as improving visitor facilities at the Royal Pavilion estate can act to divert recreational pressure away from internationally designated sites.</p> <p>There are no linking impact</p>

Policy number/ name	Policy detail	HRA implications
	<p>h) Enhance key views into and across the estate; and i) Encourage conservation of heritage planning and greater biodiversity within the gardens.</p> <p>2. With regard to the Royal Pavilion itself proposals will be supported where they seek to contribute to at least one of the following objectives: a) Improve the visitor welcome; b) Increase accessibility; c) Restore additional areas of the building and open them up for public access; or d) Improve catering facilities for functions and events.</p> <p>3. Temporary uses within the gardens will be assessed against the policy on Registered Parks and Gardens with particular regard to all of the following: a) The role of the gardens as a setting for the listed buildings; b) The protection of key views; c) Potential impacts on historic fabric and protective measures; and d) The importance of the formal and quieter character of the east lawn.</p>	<p>pathways present.</p>
Topic – Transport and Travel		
<p>Policy DM33 – Safe, Sustainable and Active Transport</p>	<p>The council will promote and provide for the use of sustainable transport and active travel by prioritising walking, cycling and public transport in the city. This will support the objectives, projects and programmes set out in the Local Transport Plan and other strategy and policy documents. New developments should be designed in a way that is safe and accessible for all users, and encourages the greatest possible use of sustainable and active forms of travel.</p> <p>1. Pedestrians (including wheelchair users) In order to encourage walking, new development should: a) provide for safe, comfortable and convenient access to/from proposed development for all pedestrians, irrespective of their level of personal mobility and cognition; and b) contribute towards improvements to the wider pedestrian environment, providing for a safe and attractive public realm, including signage, seating, shade/shelter and planting; and c) maintain, improve and/or provide pedestrian/wheelchair accessible routes that are easy, convenient and safe to use, giving consideration to pedestrian desire lines within and outside site boundaries</p> <p>2. Cyclists In order to ensure a safe and accessible environment for cyclists, new development should: a) provide for safe, easy and convenient access for cyclists to/from proposed development; and b) provide or contribute towards, the city’s network of high quality, convenient and safe cycle routes; and c) protect existing and proposed cycle routes unless satisfactory mitigation is provided or provision is made for an alternative alignment; and</p>	<p>No HRA implications This is a development management policy relating to sustainable transport. It does not identify any location, quantum or type of development. This is a positive policy that encourages sustainable transport which has potential to improve air quality. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>d) provide for sufficient levels of cycle parking facilities in line with the Parking Standards for New Development (SPD14) (and any subsequent revisions) which must, wherever possible, be under cover, secure, convenient to use, well-lit and as close to the main entrance(s) of the premises as is possible. Short stay visitor cycle parking could be uncovered but must be located close to the building entrance(s) and benefit from high levels of natural surveillance; and</p> <p>e) make provision for high quality facilities that will encourage and enable cycling including communal cycle maintenance facilities, workplace showers, lockers and changing facilities;</p> <p>3. Public Transport Users In order to promote and provide for greater levels of public transport usage in the city (including bus, coach, taxi and rail travel), new development should:</p> <p>a) be located and designed to provide good access to public transport services and facilities; and</p> <p>b) provide or contribute towards improvements to the public transport network/infrastructure including passenger interchanges and facilities; and</p> <p>c) directly fund or contribute towards improvements and/or extensions to existing bus services and/or the provision of new bus routes; and</p> <p>d) protect and, where appropriate, enhance existing and proposed public transport routes.</p> <p>4. Safe Travel Planning permission will be granted for developments that meet all of the following criteria:</p> <p>a) Do not create road safety problems or dangers for any road user, especially those who are most vulnerable;</p> <p>b) Do not prejudice the implementation of proposed road safety improvements set out in the Local Transport Plan (and subsequent revisions/successor documents or programs) and the council's Road Safety/Safer Roads Strategy; and</p> <p>c) Create safe and secure layouts which minimise the risk of collision or potential conflict between road users.</p>	
<p>Policy DM34 – Transport Interchanges</p>	<p>The development of purpose-built interchanges including park and ride facilities, coach stations and parking, lorry parking or freight consolidation centres will be supported where proposals meet all of the following criteria:</p> <p>a) it can be demonstrated that the development will have a significant positive effect in reducing congestion in the city centre and/or mitigating other issues within designated areas, for example through air quality improvements in AQMAs;</p> <p>b) minimise the need to travel through residential areas, the central area and Conservation Areas is minimised;</p> <p>c) appropriate design and landscape measures are incorporated to minimise the</p>	<p>No HRA implications This is a development management policy relating to transport. This is a positive policy that encourages sustainable transport by minimising congestion in the city centre which has potential to improve air quality. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>visual and amenity impact;</p> <p>d) there is no unacceptable impact on local and strategic road networks and its capacity to safely and efficiently accommodate the movement generated or attracted by the development;</p> <p>e) provision is made for the needs of those with mobility difficulties and for the safety and security of all users;</p> <p>f) the site is located on or close to a major radial route into the city; and</p> <p>g) for park and ride sites, complementary measures are implemented to ensure the reliability and enhance the attractiveness for users of using such a facility.</p>	
<p>Policy DM35 – Travel Plans and Transport Assessments</p>	<p>Transport Statements, Transport Assessments, Construction and Environmental Management Plans and Travel Plans should be provided to support planning applications for all developments that are likely to generate significant amounts of movement/travel in line with the NPPF or any subsequent national or locally derived standards and guidance.</p> <ol style="list-style-type: none"> 1. Larger developments requiring Transport Assessments should also consider the cumulative transport impacts arising from other committed or planned developments (i.e. development that is permitted or allocated and there is a reasonable degree of certainty delivery will occur). Development will not be permitted where the residual cumulative impact of the development is severe, unless provision is made for appropriate mitigation. 2. A Transport Assessment should be submitted to support any development located within or adjacent to an AQMA. 3. All development proposals should include appropriate measures to ensure that journeys by private car are minimised and to make the greatest possible use of sustainable travel in order to deliver the objectives for sustainable transport set out in Policy CP9 of the City Plan Part One. Where necessary, planning obligations will be sought to facilitate or support such measures. 4. Proposals that could create significant disturbance or intrusion during the demolition and construction processes will be required to submit a Construction & Environmental Management Plan. 	<p>No HRA implications.</p> <p>This is a development management policy relating to the need for Travel Assessments for new development. It does not identify any quantum, location or type of development. Positive policy as it seeks to ensure that journeys by private cars are minimized which has the potential to improve air quality.</p> <p>There are no linking impact pathways present.</p>
<p>Policy DM36 – Parking and Servicing</p>	<p>Provision of parking, including ‘blue badge’ holder and cycle parking, in new developments should follow the standards set out in Appendix XX. The provision of adequate parking facilities and their design should be appropriate to the scale, nature, location and users of the proposed development.</p> <ol style="list-style-type: none"> 1. Where a development is likely to result in overspill car parking on-street, applicants will be required to submit an on-street parking survey to demonstrate there is sufficient car parking capacity in the immediate vicinity of the site to support the extra demand created by the new development. Where this cannot be demonstrated the council may require the development to be ‘permit free’. 2. New developments should include infrastructure to support the use of low emission 	<p>No HRA implications.</p> <p>This is a development management policy relating to the provision of parking within new developments. It does not identify any quantum, location or type of development. Supportive of infrastructure for low emission vehicles which could have a positive impact on air quality.</p>

Policy number/ name	Policy detail	HRA implications
	<p>vehicles.</p> <p>3. Parking spaces for people with a mobility related disability ('blue badge' holders) should be located close to the main or most suitable access, to the development. Where these spaces cannot be laid out within the development site, developers may be required to provide dedicated spaces on-street or, where appropriate, support a mobility scheme or specially adapted public transport infrastructure.</p> <p>Provision for large vehicles to service new developments should be provided on-site, including sufficient, safe manoeuvring space.</p>	<p>There are no linking impact pathways present.</p>
Topic – Environment and Energy		
<p>Policy DM37 Green Infrastructure and Nature Conservation</p>	<p>Development proposals will be required to demonstrate that they safeguard or contribute to the existing multifunctional network of Green Infrastructure and the connections between spaces within and beyond the City, ensure that the ecosystems services of the area are retained, and, complement UNESCO Biosphere objectives .</p> <p>Proposals must seek to protect species and habitats. Proposals must protect and prevent damaging impacts to the following and, where possible, seek to enhance:</p> <ul style="list-style-type: none"> • the Nature Improvement Area • protected and notable species and habitats • ancient woodland • aged/veteran trees • protected trees • the City's National Elm Collection • designated sites of importance to nature conservation <p>Proposals liable to affect such sites and/or features either directly or indirectly must be supported by an appropriate and detailed site investigation/ assessment and accord with the mitigation hierarchy. Measures to avoid any harmful impacts and minimise adverse effects will be required. Proposals liable to cause demonstrable harm to such sites and/or features will not be permitted. (See also Policy DM# Landscape Design and Trees policy)</p> <p>Designated sites:</p> <p>Proposals within a designated site of importance to nature conservation or which could impact upon a designated site must demonstrate that any adverse effects would not undermine the objectives of the designation, features of interest/importance and/or integrity of the area.</p> <p>Proposals within a designated site, as detailed below, will be permitted only where it can be demonstrated that there are no alternative sites, the proposal accords with policies CP10 and CP16, and:</p> <ul style="list-style-type: none"> • within International/European sites: there are imperative reasons of overriding public interest 	<p>No HRA implications</p> <p>This is a development management policy relating to the safeguarding of nature and the provision of green infrastructure. It does not identify any location, quantum or type of development.</p> <p>This is a positive policy that provides for green infrastructure which has potential to divert recreational pressure away from internationally designated sites. In addition, this policy provides explicit protection for European sites.</p> <p>There are no impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<ul style="list-style-type: none"> • within National sites: there are overriding benefits of national importance • within a Local Nature Reserve: there are overriding benefits of importance to the South East, or, it is sympathetic and ancillary development to the designation • within a local site: there are overriding benefits of citywide importance, or, it is sympathetic and ancillary development to the designation <p>Proposals liable to cause direct or indirect harm to a designated site that accord with the requirements and exceptions above must provide:</p> <ol style="list-style-type: none"> a) details to demonstrate that the objectives of the designation and integrity of the area will not be undermined; b) measures included to provide biodiversity net gains; c) greater reductions in CO2 emissions than set out in City Plan Part One Policy CP8 Sustainable Buildings (DM43 Energy Efficiency and Renewables); d) improvements to public appreciation of the site; and, e) funded management plans that secure the protection and enhancement of remaining features <p>.</p>	
<p>Policy DM38 – Local Green Spaces and Gateways</p>	<p>The following green areas, as defined on the policies map, are designated and protected as Local Green Spaces:</p> <ul style="list-style-type: none"> • Hollingbury Park • Three Cornered Copse • Ladies’ Mile • Benfield Valley <p>Enhancements consistent with Local Green Space designation will be supported and will be required where proposed development may impact the Local Green Space .</p>	<p>No HRA implications. This is a development management policy relating to designated Local Green Spaces. has potential to divert recreational pressure away from internationally designated sites? There are no linking impact pathways present.</p>
<p>Policy DM39 – Development on the Seafront</p>	<p>Proposals which generate a need for enhanced coastal defences will be required to meet all of the following criteria:</p> <ol style="list-style-type: none"> a) accord with the relevant Shoreline Management Plan and Coastal Strategy Study; b) be of a design and appearance that is in keeping with their surroundings; c) be maintained as part of the development and not be detrimental to coastal processes, existing and/or proposed coastal defences/coastal protection works and their maintenance; and d) where appropriate, include escape routes in the event of tidal flooding, where possible, on north side of buildings, providing windows and access ways that are capable of withstanding storm attack. <p>Proposals should be designed to take account of the particular conditions experienced in the coastal zone, for example in layout, design, landscaping and materials proposed, and should be</p>	<p>No HRA implications. This is a development management policy relating to the safeguarding of the seafront. has potential to divert recreational pressure away from internationally designated sites? There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>resilient to the effects of climate change and designed to avoid adverse impacts from and on the coastal and marine environment in accordance with Policy DM Green Infrastructure and Nature Conservation.</p> <p>Proposals should safeguard the importance of the seafront and beach as an open space and maintain and enhance public access to and along the coast and to sea-based activities (see CP16 Open Space and CP17 Sports Provision).</p> <p>There will be a presumption against development extending onto the shingle beach. As an exception the council will support the provision of new small scale public amenities of an appropriate design (such as toilets and facilities for coastal sport uses such as showers, changing rooms and lifeguard facilities) or improvements to existing areas of hardstanding or access to the beach, shoreline and sea-based activities.</p> <p>All developments providing sea-based activities or with a potential impact upon the marine environment should be in accordance with the Marine South Plan.</p>	
<p>Policy DM40 – Protection of Environment and Health – Pollution and Nuisance</p>	<p>Planning permission will be granted for development proposals that enhance the City's high quality environment and can demonstrate that they will not give rise nor be subject to material nuisance and/or pollution that would cause unacceptable harm to health, safety, quality of life, amenity, biodiversity and/or the environment (including air, land, water and built form). Proposals should seek to alleviate existing problems through their design.</p> <p>Proposals liable to cause or be affected by pollution and/or nuisance will be required to meet all the following criteria:</p> <ol style="list-style-type: none"> a) be supported by appropriate detailed evidence that demonstrates: <ol style="list-style-type: none"> i. the site is suitable for the proposed use and will not compromise the current or future operation of existing uses; ii. pollution and/or nuisance will be minimised; iii. appropriate measures can and will be incorporated to attenuate/mitigate existing and/or potential problems in accordance with national and local guidance; and, iv. appropriate regard has been given to the cumulative impact of all relevant committed developments as well as that of the proposal and/or effect of an existing pollution/nuisance source. b) support the implementation of local Air Quality Action Plans and help support the local authority meet the Government's air quality and other sustainability targets; c) provide, when appropriate, an Air Quality Impact Assessment to consider both the exposure of future and existing occupants to air pollution, and, the effect of the development on air quality. Air quality improvements and/or mitigation must be included wherever possible; d) have a positive impact, where practicable, on air quality when located within or close to 	<p>No HRA implications</p> <p>This is a development management policy aiming to protect the environment. It does not identify any location, quantum or type of development.</p> <p>A positive policy aimed to reduce impacts of development on air quality and water quality.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>an Air Quality Management Area and not worsen the problem. Particular regard must be given to the impacts of emissions from transport, flues, fixed plant, and, heat and power systems; and,</p> <p>e) ensure outdoor lighting is well designed; low impact; efficient; the minimum necessary with an appropriate balance between intensity, fittings, height and structures; and, not cause unacceptable detriment to public and highway safety, the night sky and the South Downs National Park International Dark Sky Reserve.</p> <p>When a proposal, including the remediation measures, invokes the need for an Environmental Impact Assessment the findings of the assessment must be appropriately taken into account in the proposal.</p>	
<p>Policy DM41 – Polluted Sits, Hazardous substances and Land Stability</p>	<p>Development proposals must ensure that they do not prejudice health, safety and the quality of the City’s environment and ecosystem services. Proposals must be supported by a desktop survey and where appropriate a site investigation and must demonstrate that all of the following requirements are met:</p> <ul style="list-style-type: none"> a) the development is appropriate for the location taking account of ground conditions, land instability and vulnerability of future and surrounding occupants; b) appropriate measures have been taken, or are provided for, to address hazardous substances, installations and notifiable pipelines; c) the development provides for the suitable re-use of polluted land and buildings and delivers appropriate remediation to safeguard and protect the end users of the site and prevent leaching; and d) provision is made for appropriate measures necessary to protect the environment, future users and surrounding occupants. 	<p>No HRA implications.</p> <p>This is a development management policy relating to health, safety and environment. It does not identify and type, quantum or location of development.</p> <p>There are no linking impact pathways present.</p>
<p>Policy DM42 – Protecting the Water Environment</p>	<p>In consultation with the council and relevant statutory bodies, planning applicants should consider the potential impacts on water quality resulting from the design, construction and operation of proposed development. Where necessary, development proposals should include measures to reduce any risk to the water environment and its ecology and aim to protect and improve water quality (of surface water, groundwater and the sea).</p> <p>Development proposals will not be permitted if they have an unacceptable impact on the quality and potential yield of local water resources used for public water supplies.</p> <p>Planning permission may be refused if relevant site investigations and risk assessments have not been undertaken and if necessary mitigation measures are not provided.</p> <p>The council in liaison with Southern Water will take account of the capacity of existing on and off-site water and sewerage infrastructure and the impact of development proposals on this infrastructure.</p> <p>Applicants will be required to demonstrate that capacity exists on and off-site in the sewerage network to serve the development or that it can be provided at the nearest point of adequate</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to protection of the water environment.</p> <p>This is a positive policy which aims to improve water quality.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>capacity ahead of occupation to avoid sewer flooding. Where necessary, and as advised by Southern Water, the council will seek improvements to water and/or sewerage infrastructure related and appropriate to the development so that improvements are completed prior to occupation of development.</p>	
<p>Policy DM43 – Sustainable Urban Drainage</p>	<p>The design and layout of all new buildings, and the development of car parking and hard standing, will be required to incorporate appropriate Sustainable Drainage Systems (SUDS) capable of ensuring that there is a reduction in the level of surface water leaving the site unless it can be demonstrated not to be reasonably practicable. Subterranean development, for example, storage tanks, basements or subterranean car parks, will not be permitted in areas where there has been a history of groundwater emergence. SUDS should be sensitively located and designed to ensure that the quality of local water is not adversely affected; and should promote improved biodiversity, an enhanced landscape/townscape and good quality spaces that improve public amenities in the area. Details of the proposed SUDS should be submitted as part of any planning application including provision for arrangements for the whole life management and maintenance of the provided SUDS.</p>	<p>No HRA implications. By definition, sustainable drainage systems would not result in likely significant effects upon internationally designated sites. This is a positive policy as it aims to improve water quality and reduce runoff. There are no linking impact pathways present.</p>
<p>Policy DM44 – Energy Efficiency and Renewables</p>	<p>The following standards of energy efficiency and energy performance will be required unless it can be demonstrated that doing so is not technically feasible and/or would make the scheme unviable:</p> <ol style="list-style-type: none"> 1. All development including conversions and change of use of existing buildings to achieve at least 19% improvement on the carbon emission targets set by Part L 2. All development to achieve a minimum Energy Performance Certificate (EPC) rating of: <ol style="list-style-type: none"> i) EPC 'C' for conversions and changes of use of existing buildings to residential and non residential use ii) EPC 'B' for new build residential and non residential development. <p>Opportunities for new development to achieve greater reductions in CO2 emissions through the use of passive design, fabric standards, energy efficiency measures and low and zero carbon technologies will be encouraged in the following areas:</p> <ol style="list-style-type: none"> a. Development Areas 1- 7 (City Plan Part 1); b. Housing Allocations in the urban fringe (Policy H2); c. Within industrial areas identified and safeguarded in City Plan Part 1 Policy CP3.3. <p>Where it can be demonstrated that the minimum CO2 reduction targets cannot be met on-site, mitigation measures may be sought in accordance with CPP1 Policy CP7 Infrastructure and Developer Contributions. All development will be expected to submit an energy statement to provide details of the low and</p> 	<p>No HRA implications. This is a development management policy relating to energy efficiency and renewable energy. No type, location or extent of development is identified. There are no impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	zero carbon energy technologies used including the size/capacity of the systems and the estimated CO2 savings that will be achieved.	
Policy DM45 – Community Energy	Developers of medium scale and major development schemes are encouraged to actively seek community energy partners to deliver low and zero carbon energy solutions which are ‘led by’; or ‘meet the needs’ of local communities	No HRA implications. This is a development management policy relating to low carbon energy. There are no linking impact pathways present.
Policy DM46 – Heating and cooling network infrastructure	<p>The Council will encourage development proposals to consider the inclusion of integrated heat networks and/or communal heating systems in accordance with Policy CP8 in City Plan Part One. Where proposals come forward with combined heat and power (CHP) they should meet CHP Quality Assurance standards (CHPQA) and should demonstrate that heating and cooling systems have been selected in accordance with the heating and cooling hierarchy and CIBSE Heat Network Code of Practice;</p> <p>All proposals that include heat networks must demonstrate they offer heat service customer protection by adopting a customer protection scheme (such as Heat Trust or equivalent); and All development incorporating heat network infrastructure which is proposed within or adjacent to a heat priority area will be expected to meet the minimum standards specified in the CIBSE Heat Network Code of Practice and demonstrate consideration of future connection to a wider heat network, including;</p> <ol style="list-style-type: none"> a. control systems and temperatures of operation; b. routing of pipework and location of the energy centre; c. safeguarded access for external pipework into the energy centre; and d. space within the energy centre for a future heat substation. 	No HRA implications. This is a development management policy relating to heat networks. It does not identify any quantum, location of type of development. There are no linking impact pathways present.

B.2 Screening of Site Allocations

Table 4 presents an initial sift of proposed Residential Site Allocations within the Draft City Plan Part 2 from the point of view of HRA.

In **Table 4** where Site Allocations have been coloured green in the ‘HRA implications’ column, this indicates that the Allocations do not contain potential impact pathways linking to European designated sites and have been screened out from further consideration both alone and in combination. Where Site Allocations have been coloured orange in the ‘HRA implications’ column, this indicates that the Allocations have potential impact pathways linking to European designated sites and have been screened in for further consideration either alone and/or in combination in this report.

For Residential Site Allocations, impacts relating to recreational pressure in combination have been screened out for Allocations located more than 5 km from Castle Hill SAC (although it is noted that there is no existing visitor survey for Castle Hill SAC and so this distance has been based on visitor surveys for other European designated sites such as the visitor survey conducted in 2012 of the Thames Basin Heaths Special Protection Area (SPA) and sites such as Hampshire Hangers SAC and Butser Hill SAC which are also designated for its sloped grassland habitats. Issues relating to air quality are screened out where an Allocation is located more than 200m from a European designated site. The reasoning for these distances is discussed in Chapter 5.

Table 4: Screening Assessment of Residential Site Allocations

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
SA7	Benfield Valley	Provision has been made for an element of residential development to correspond with the potential development potential areas lying identified to the north and south of Hangleton Lane. The identified areas of development potential to the north and south of Hangleton Lane have potential for approximately 100 dwellings.	More than 10 km from Castle Hill SAC, Lewes Downs SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
Strategic Site Allocations				
SSA1	Brighton General Hospital Site	<ul style="list-style-type: none"> 10,000 – 12,000 sq m health and care facility (D1); a new secondary school; a minimum of 200 residential units (Use class C3); and 	3.6km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
		<ul style="list-style-type: none"> community facilities. 	SAC/SPA/Ramsar.	
SSA2	Combined Engineering Depot, New England Road	<ul style="list-style-type: none"> a minimum of 100 residential units (Use class C3); and the provision/replacement of a minimum of 1,000 sq m B1 workspace and managed starter office units. 	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	<p>No HRA implications.</p> <p>Due to the distances involved, there are no impact pathways present.</p>
SSA3	Land at Lyon Close, Hove	<ul style="list-style-type: none"> the retention/ replacement of a minimum of 5,700 sq m net B1a office floorspace through the mixed use development of the following sites: Spitfire House, 141 Davigdor Road - 1,000 sq m (retention) 113-119 Davigdor Road - 700 sq m P&H House 106 - 112 Davigdor Road - 1,000 sq m Preece House 91-103 Davigdor Road – 2,000 sq m Peacock Industrial Estate – 1,000 sq m a minimum of 300 residential units (Use class C3); expanded D1 health facilities (GP surgery) and/or community uses subject to demonstration of need and deliverability; and ancillary small scale retail uses. 	More than 6km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	<p>No HRA implications.</p> <p>Due to the distances involved, there are no impact pathways present.</p>
SSA4	Sackville Trading Estate and Coal Yard,	<ul style="list-style-type: none"> A minimum of 500 residential units (Use Class C3); A minimum of 6000m2 B1 employment 	More than 6km from Castle Hill SAC; more than 10 km from Lewes Down SAC,	<p>No HRA implications.</p> <p>Due to the distances involved, there are no</p>

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
	Hove	<p>floorspace;</p> <ul style="list-style-type: none"> Ancillary retail and food and drink outlets; High quality public realm including a public square; Children's playspace and/or an informal multi use sports area; and Community facilities based on local need. 	Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	impact pathways present.
SSA5	Madeira Terraces and Drive	<ul style="list-style-type: none"> Retail uses (Use Classes A1, A3, A4, A5); Commercial space (Use Class B1); Hotel (Use Class C1); Galleries/museum(s) (Use Class D1); and/or Leisure uses (Use Class D2) appropriate to the character of the seafront. 	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	<p>No HRA implications.</p> <p>Due to the distances involved, there are no impact pathways present.</p>
SSA6	Former Peter Pan Leisure Site (adjacent Yellow Wave), Madeira Drive	<ul style="list-style-type: none"> leisure uses (Use Class D2) or art and heritage uses (Use Class D2) appropriate to the character of the seafront; and ancillary supporting retail uses (A1, A3) use class as part of a mixed use scheme. 	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	<p>No HRA implications.</p> <p>Due to the distances involved, there are no impact pathways present.</p>
SSA7	Land Adjacent to American Express Community Stadium, Village Way	<ul style="list-style-type: none"> B1a (offices) and/or D1 (health/education) uses associated with the Stadium and/or the Universities. 	2.1km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	<p>No HRA implications.</p> <p>Due to the distances involved, there are no impact pathways present.</p>

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
H1 - Housing and Mixed Use Sites				
859	Tyre Co, 2-16 Coombe Road, Brighton, BN2 4EA	33 residential units	3.8km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6080	Selsfield Drive Housing Office, Selsfield Drive, Brighton, BN2 4HA	30 residential units	3.5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6142	60-62 & 65 Gladstone Place, Brighton	10 residential units	4.2km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
143	25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton	15 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6141	George Cooper House, 20-22 Oxford	13 residential units	More than 5km from Castle Hill SAC; more than 10 km	No HRA implications.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
	Street, Brighton		from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	Due to the distances involved, there are no impact pathways present.
44	Land between Marina Drive and rear of 2-18 The Cliff, Brighton	16 residential units	3.7km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
49	Land between Manchester Street/Charles Street, Brighton, BN2 1TF	24 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6051	Adjacent to Gloucester Place	70 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6122	251-253 Preston Road, Brighton, BN1 6SE	28 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels	No HRA implications. Due to the distances involved, there are no

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	impact pathways present.
932	189 Kingsway, Hove, BN3 4GU	60 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6118	Baptist Tabernacle, Montpelier Place, Brighton, BN1 3BF	24 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
105	Former Brewery site, South Street, Portslade BN41 2LX	48 residential units	More than 10 km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6124	76-79 & 80 Buckingham Road, Brighton, BN1 3RJ	24 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
63	Land at and surrounding Downsman Pub, Hangleton Way, Hove, BN3 8ES	33 residential units	More than 9km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
2009	Post Office site, 62 North Road, Brighton	110 residential units	More than 6km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
41	Smokey Industrial Estate, Corner of Church Road, Lincoln Road & Gladstone Road Portslade, BN41 1LJ	32 residential units	More than 8km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
139	The Droveaway	14 residential units	More than 6km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
660	46-54 Old London Road, Patcham BN1 8XQ	30 residential units	More than 8km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
75	Land south of Lincoln Street Cottages, 15-26 Lincoln Street, Brighton BN2 9UJ	18 residential units	More than 4km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6052	Land at the corner of Fox Way and Foredown Road, Mile Oak	10 residential units	More than 10km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6075	Kings House, Grand Avenue, Hove, BN3 2LS	140 residential units	More than 7km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
6006	Victoria Road Former Housing Office (adjacent Portslade Town Hall), Victoria Road, Portslade	37 residential units	More than 10 km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6106	Eastergate Road Garages, Moulsecoomb, Brighton, BN2 4PB	24 residential units	3.1km from Castle Hill SAC; 9km from Lewes Down SAC; more than 10 km Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6113	Former St Aubyn's School, 76 High Street, Rottingdean, Brighton, BN2 7JN	90 residential units	c3km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. In-combination effect of recreational pressure upon Castle Hill SAC.
6117	Preston Park Hotel, 216 Preston Road, Brighton, BN1 6UU	22 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6148	29-31 New Church Road, Hove, BN3 4AD	40 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC,	No HRA implications. Due to the distances involved, there are no

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	impact pathways present.
6158	Whitehawk Clinic, Whitehawk Road, Brighton	38 residential units	3.9km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
869	87 Preston Road, Brighton, BN1 4QG	25 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
653	Saunders Glassworks, Sussex Place, Brighton, BN2 9QN	49 residential units	5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
6077	Belgrave Centre and ICES, Clarendon Place, Portslade BN41 1DJ	45 residential units	More than 10 km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	HRA implications. In-combination effect of recreational pressure upon Castle Hill SAC.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
677	City College, Pelham Tower (and car-park), Pelham Street, BN1 4FA	100 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
N/A	27-31 Church Street (corner with Portland Street)	10 residential units	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
N/A	Wellington House, Portslade	20 residential units	More than 8km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
N/A	Buckley Close garages, Hangleton, BN3 8EU	15 residential units	More than 8km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
N/A	Former Hollingbury Library	10 residential units	5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
N/A	Former playground, Swanborough Drive, Whitehawk	39 residential units	2.7km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
H2 - Urban Fringe Housing Sites				
50	Land west of Falmer Avenue	32 residential units	2.4km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
48a & 48b	North of Westfield Rise & Westfield Avenue North	Cluster of 65 residential units	2.4km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
48 & 48c	Land at Coombe Farm & Saltdean Boarding Kennels		2.4km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
42	Land adjacent to Ovingdean and Falmer Road	Pending outcome of appeal (planning application reference BH2016/05530 provides for 45 dwellings)	1.7km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
38, 38a & 39	Ovingdean Hall & Bulstrode Farm	50 residential units	1.7m from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
33	Stables & land north of Warren Road	30 residential units	2.5km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

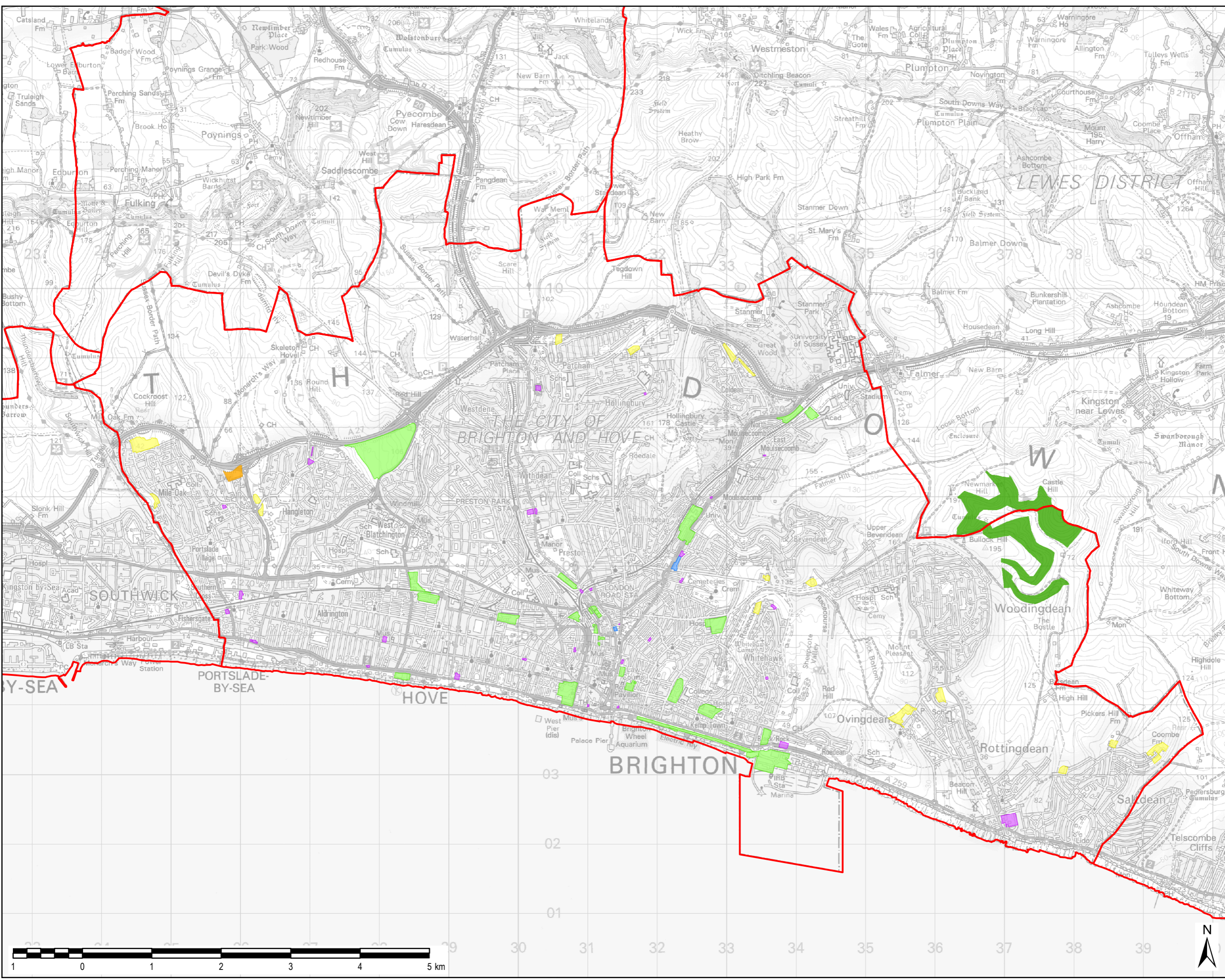
Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
32 & 32a	Land at South Downs Riding School & Reservoir site	15 residential units	2.5km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
30	Land at and adjoining Brighton Racecourse	150 residential units	2.5km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
21a	Land north of Varley Halls	12 residential units	3.8km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
21	Land to north east Coldean Lane	100 residential units	3.8km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
17	Land at Ladies Mile, Carden Avenue	35 residential units	3.8km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
16	Land at and adjoining Horsdean Recreation Ground	25 residential units	c6km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
1 & 2	Land at Oakdene and west of Mile Oak Road	30 residential units	More than 10 km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
4, 4a, 4b, 5, 5a & 6	Land at Mile Oak Road	30 residential units	More than 10 km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
11	Benfield Valley	100 residential units	More than 10 km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
12	Benfield Valley		More than 10 km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
46a	Land at former nursery Saltdean	18 residential units	2.4km from Castle Hill SAC; 7km from Lewes Down SAC; more than 10 km from Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
H3 - Purpose Built Student Accommodation Sites				
N/A	Bus depot, Lewes Road	250 bedspaces	4.1km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	No HRA implications. Due to the distances involved, there are no impact pathways present.
N/A	118 to 132 London Road	150 bedsapces	More than 5km from Castle Hill SAC; more than 10 km from Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley,	No HRA implications. Due to the distances involved, there are no impact pathways present.

Site allocation Reference	Site Allocation Name	Capacity	Distance from Internationally Designated Sites	Pathways of Impact Requiring Investigation
			SAC/SPA/Ramsar.	
Opportunity site for new industrial, business and warehouse uses				
N/A	Hangleton Bottom, Hangleton Link Road, North Portslade	<ul style="list-style-type: none"> Industrial, business and warehouse premises (Use Classes B1, B2 and B8). 	More than 10 km from Castle Hill SAC, Lewes Down SAC, Pevensey Levels SAC/Ramsar, Ashdown Forest SAC/SPA, Arun Valley, SAC/SPA/Ramsar.	<p>No HRA implications.</p> <p>Due to the distances involved, there are no impact pathways present.</p>

B.3 Locations of Site Allocations (Figure B1)



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- LEGEND**
- District Boundary
 - Housing Sites
 - Opportunity Site - Business and Warehouse
 - Purpose Built Student Accomodation
 - Urban Fringe Site Potential draft CPP2
 - Strategic Allocations CPP1 and CPP2
 - Castle Hill Special Area of Conservation (SAC)

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Purpose of Issue
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Client
BRIGHTON AND HOVE CITY COUNCIL

Project Title
BRIGHTON AND HOVE CITY PLAN PART 2 HRA

Drawing Title
SITE ALLOCATIONS OVERVIEW

Drawn CN	Checked JW	Approved IHH	Date 09/05/2018
AECOM Internal Project No. 60571090		Scale @ A3 1:50,000	

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FIGURE B1

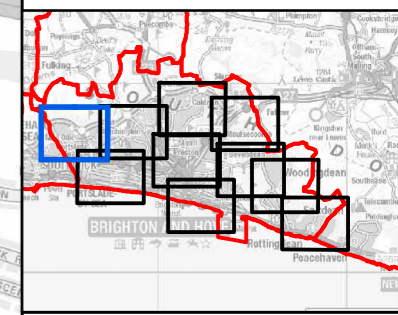
Rev
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- LEGEND**
- District Boundary
 - Housing Sites
 - Opportunity Site - Business and Warehouse
 - Urban Fringe Site Potential draft CPP2



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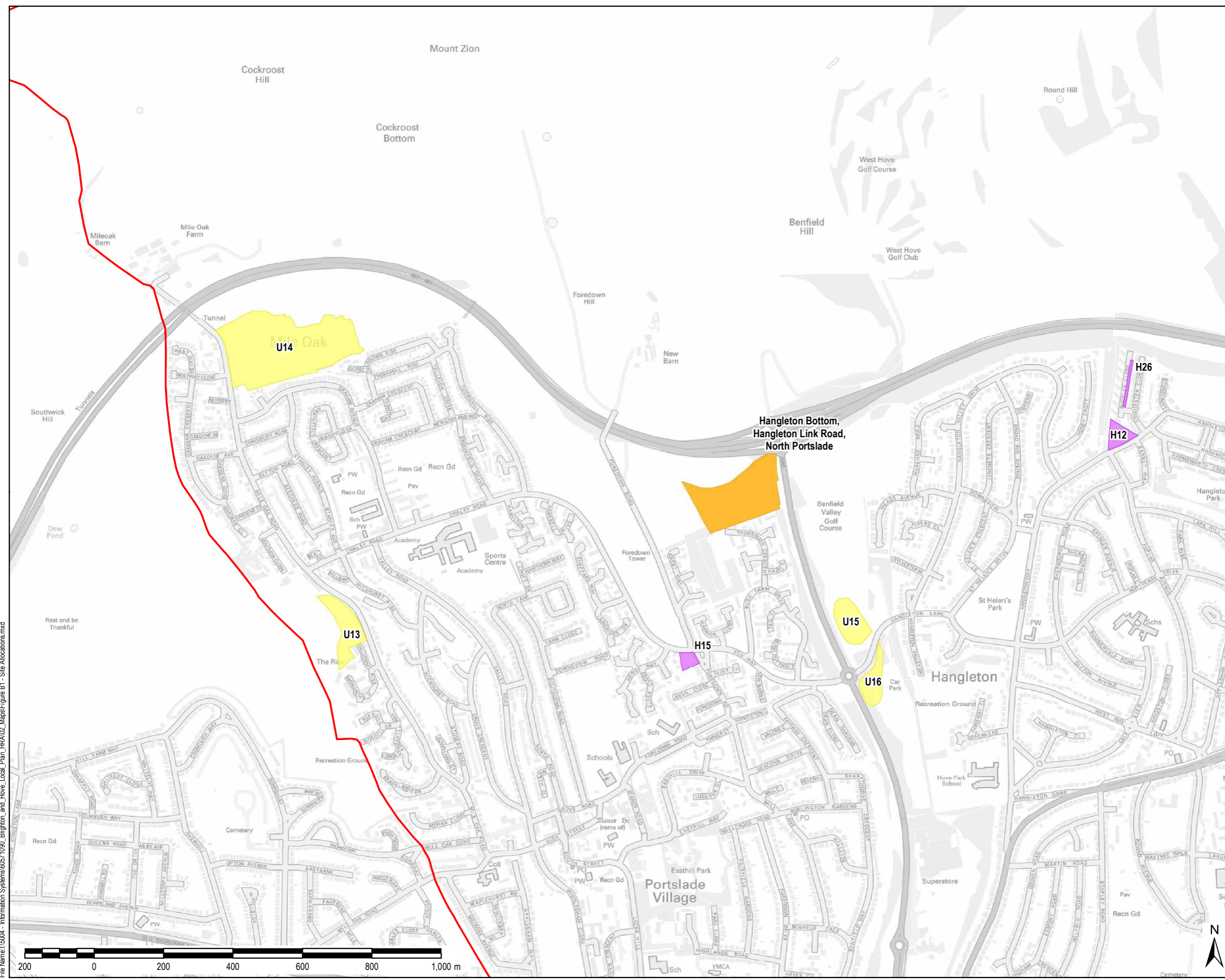
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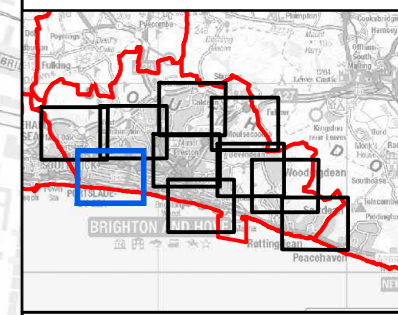
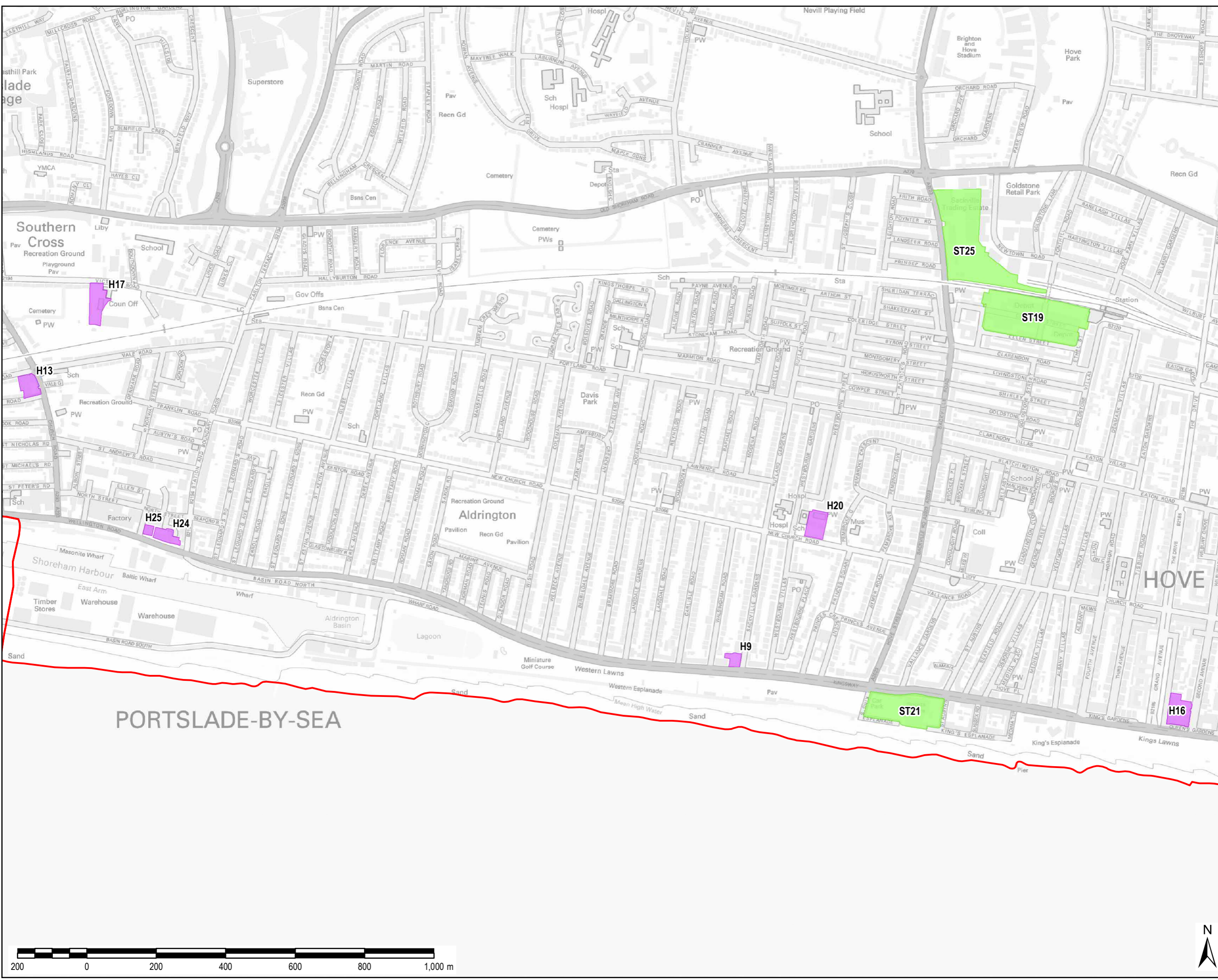
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- LEGEND**
- District Boundary
 - Housing Sites
 - Strategic Allocations CPP1 and CPP2



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Project Title **BRIGHTON AND HOVE CITY PLAN PART 2 HRA**

Drawing Title **SITE ALLOCATIONS**

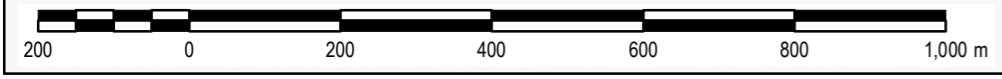
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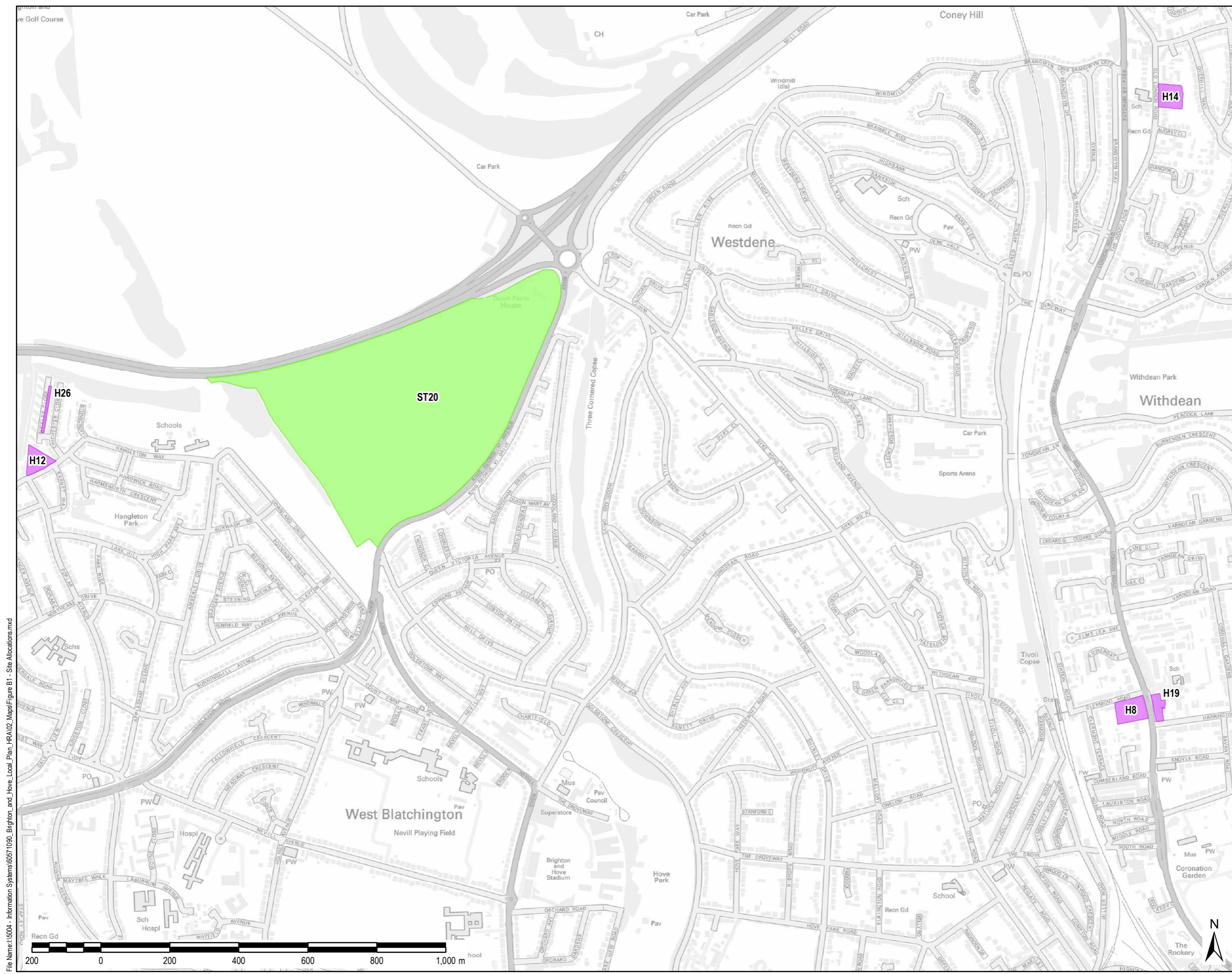
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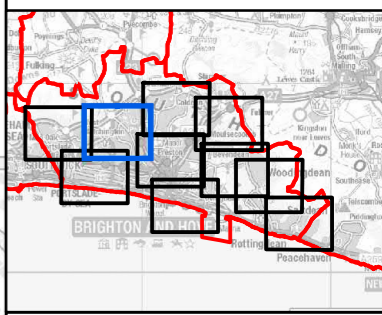
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- LEGEND**
- District Boundary
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 - Strategic Allocations CPP1 and CPP2



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Project Title **BRIGHTON AND HOVE CITY PLAN PART 2 HRA**

Drawing Title **SITE ALLOCATIONS**

Drawn CN	Checked JW	Approved IHH	Date 09/05/2018
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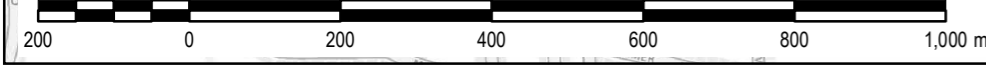
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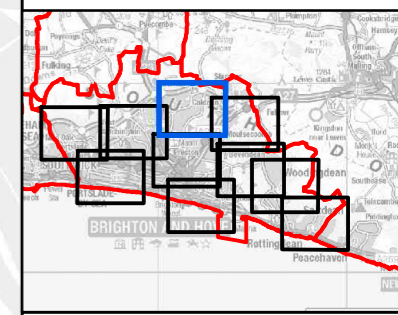
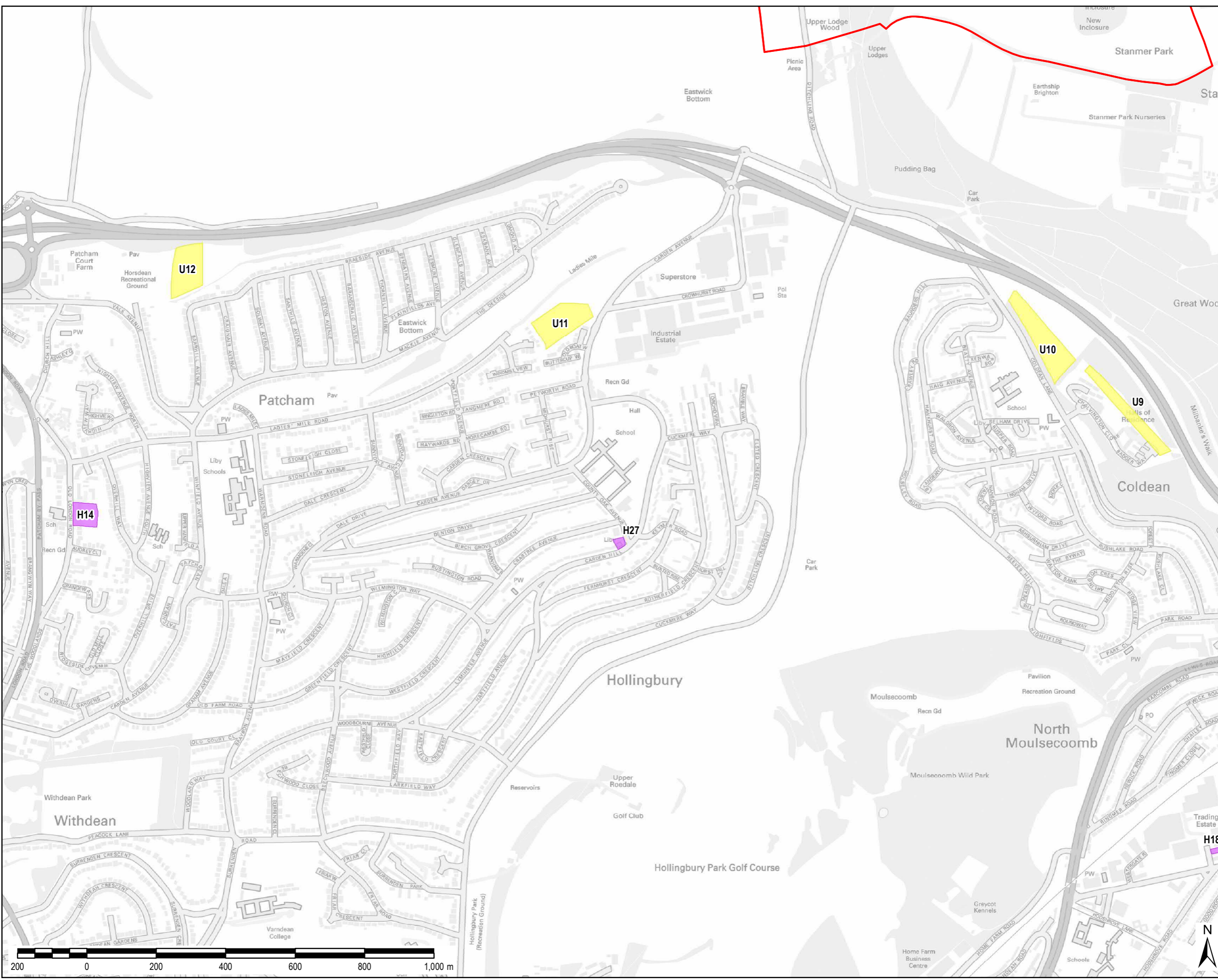
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- LEGEND**
- District Boundary
 - Housing Sites
 - Urban Fringe Site Potential draft CPP2



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Purpose of Issue **DRAFT**

Client **BRIGHTON AND HOVE CITY COUNCIL**

Project Title **BRIGHTON AND HOVE CITY PLAN PART 2 HRA**

Drawing Title **SITE ALLOCATIONS**

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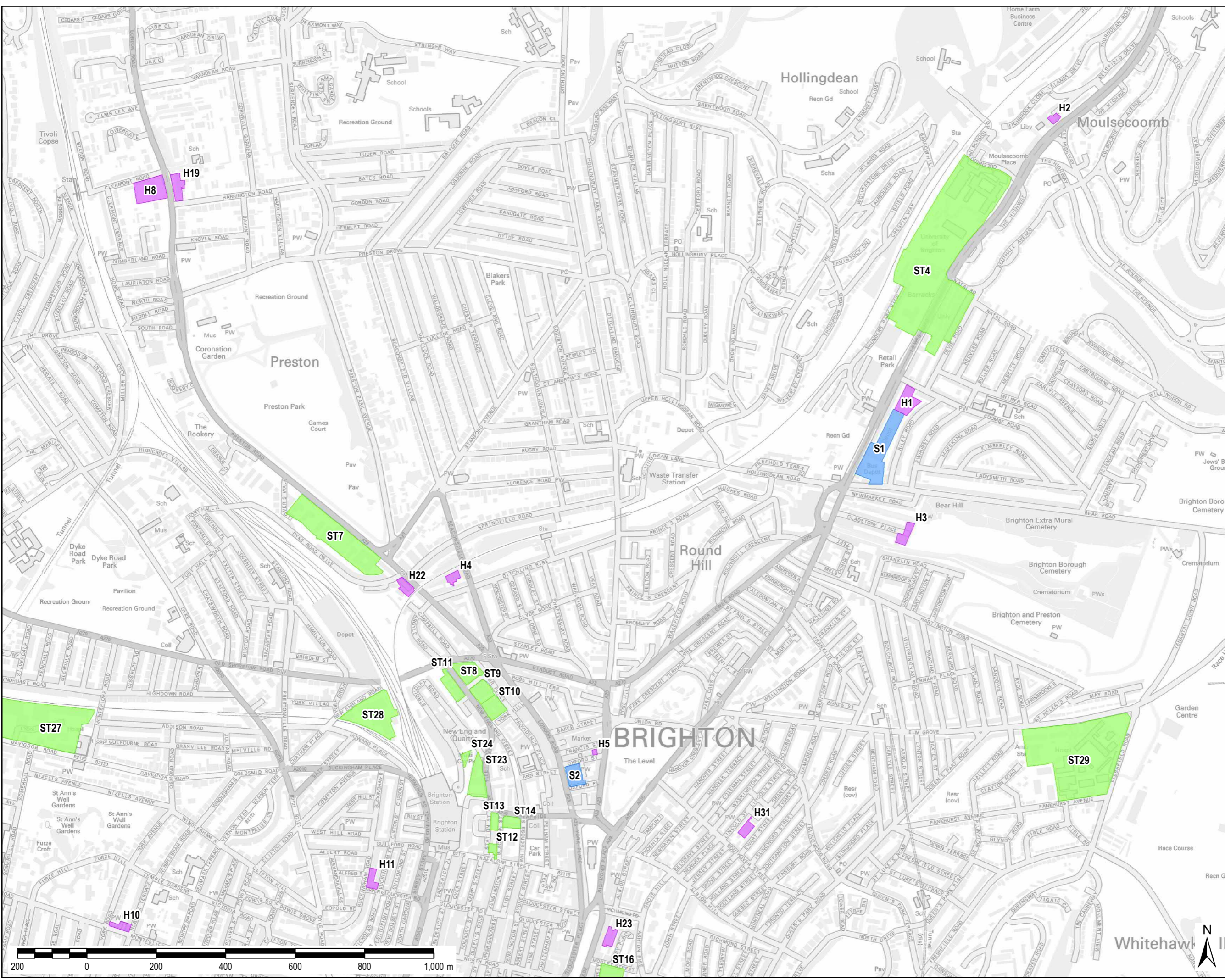
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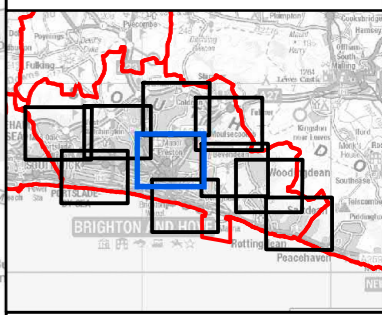
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- District Boundary
- Housing Sites
- Purpose Built Student Accommodation
- Strategic Allocations CPP1 and CPP2



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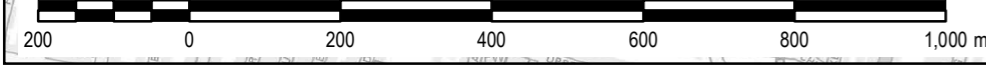
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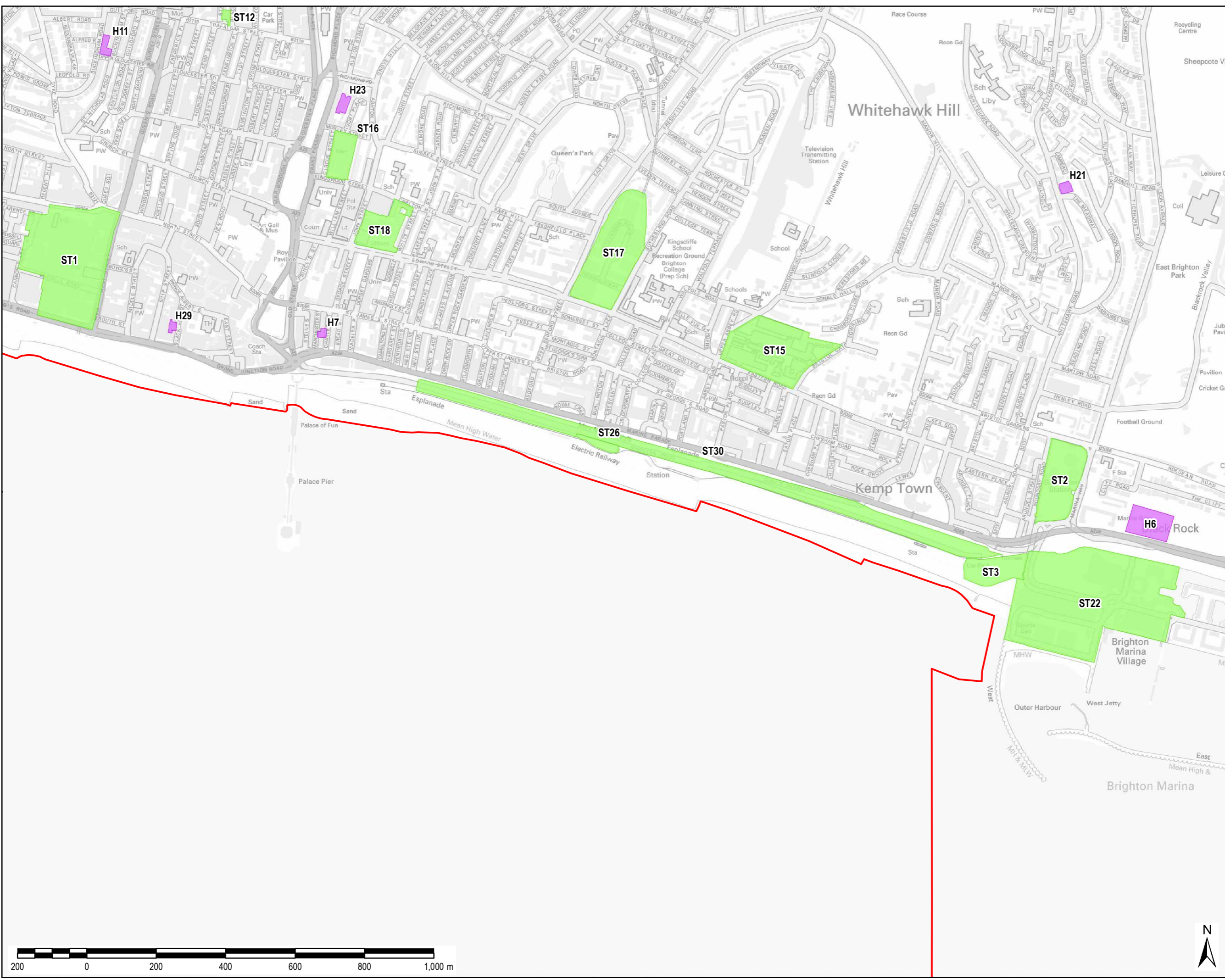
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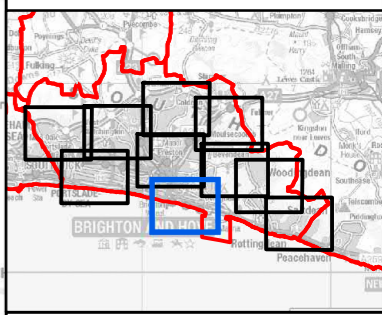
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LEGEND

- District Boundary
- Housing Sites
- Strategic Allocations CPP1 and CPP2



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BRIGHTON AND HOVE CITY PLAN PART 2 HRA

Drawing Title
SITE ALLOCATIONS

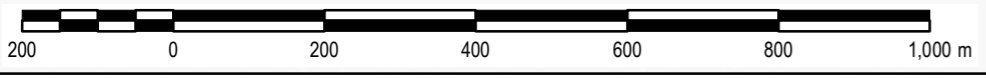
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FIGURE B1.F

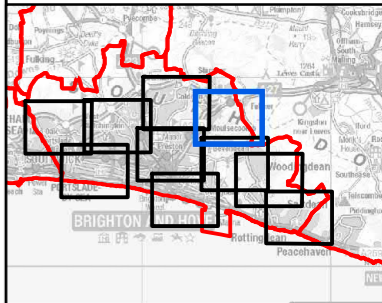
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- District Boundary
- Housing Sites
- Strategic Allocations CPP1 and CPP2
- Urban Fringe Site Potential draft CPP2
- Castle Hill Special Area of Conservation (SAC)



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Project Title **BRIGHTON AND HOVE CITY PLAN PART 2 HRA**

Drawing Title **SITE ALLOCATIONS**

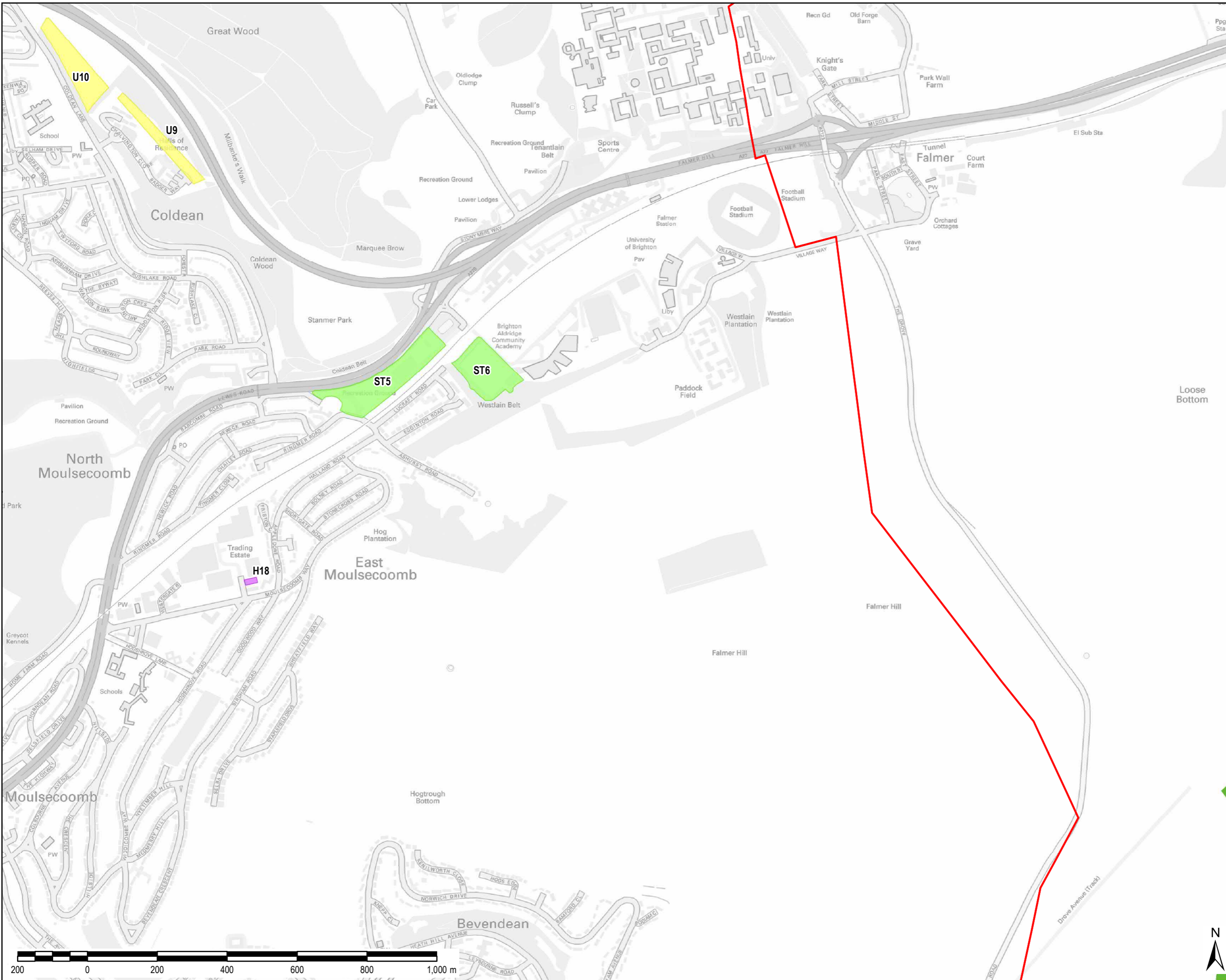
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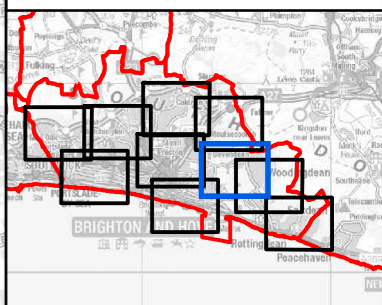
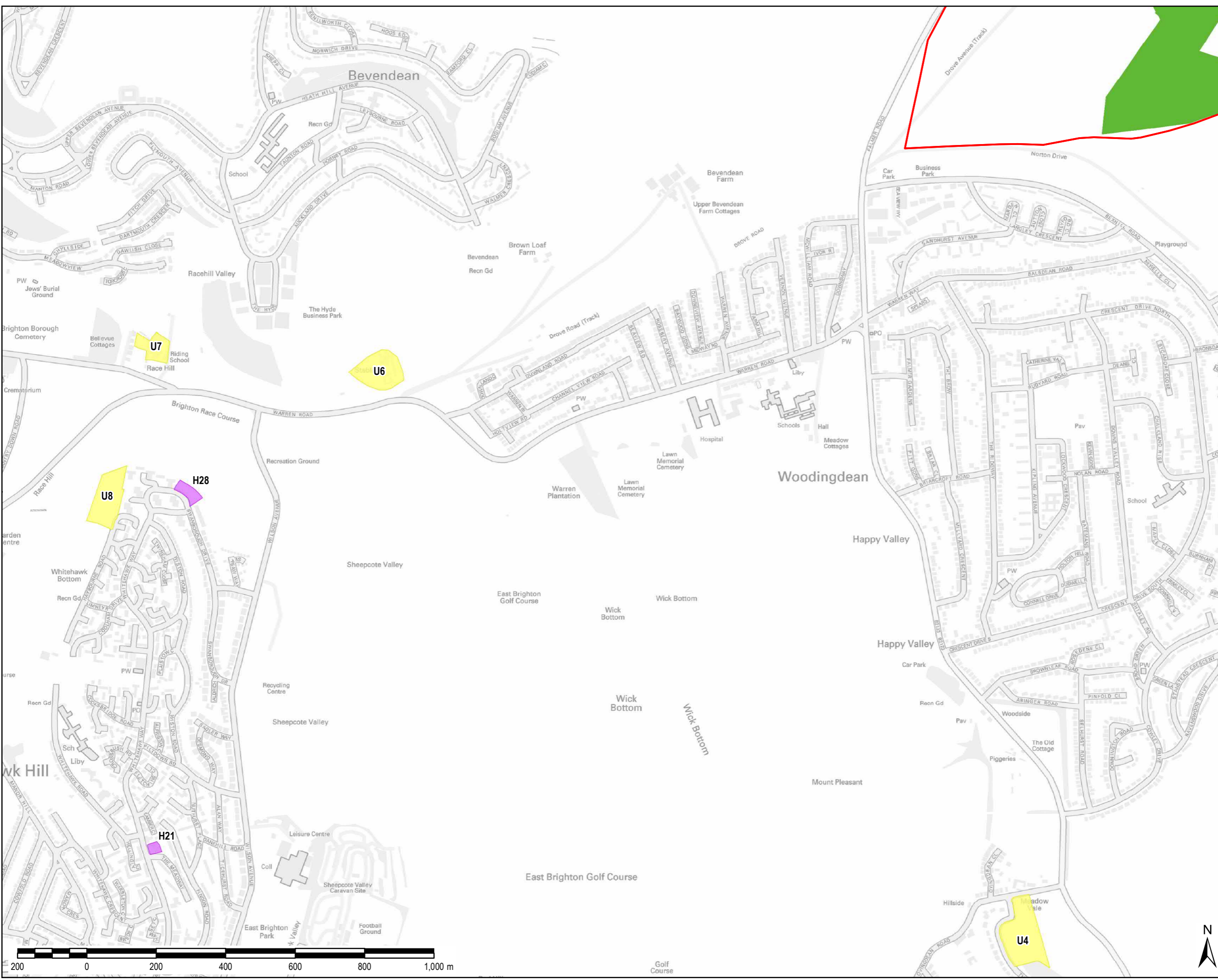


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- District Boundary
- Housing Sites
- Urban Fringe Site Potential draft CPP2
- Castle Hill Special Area of Conservation (SAC)



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Client **BRIGHTON AND HOVE CITY COUNCIL**

Project Title **BRIGHTON AND HOVE CITY PLAN PART 2 HRA**

Drawing Title **SITE ALLOCATIONS**

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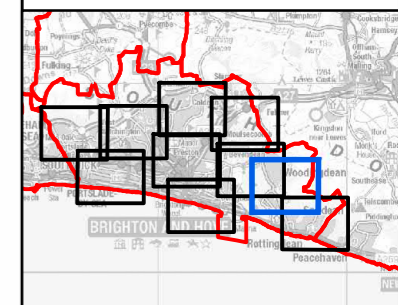
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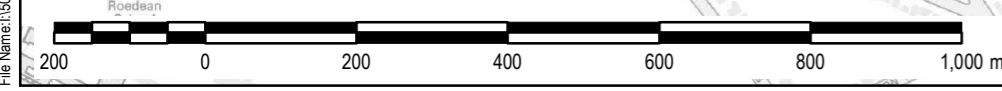
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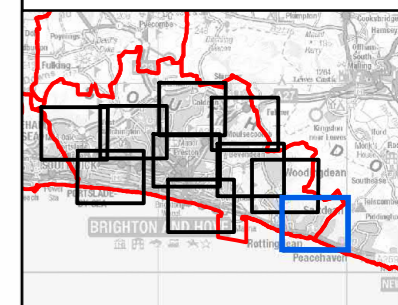
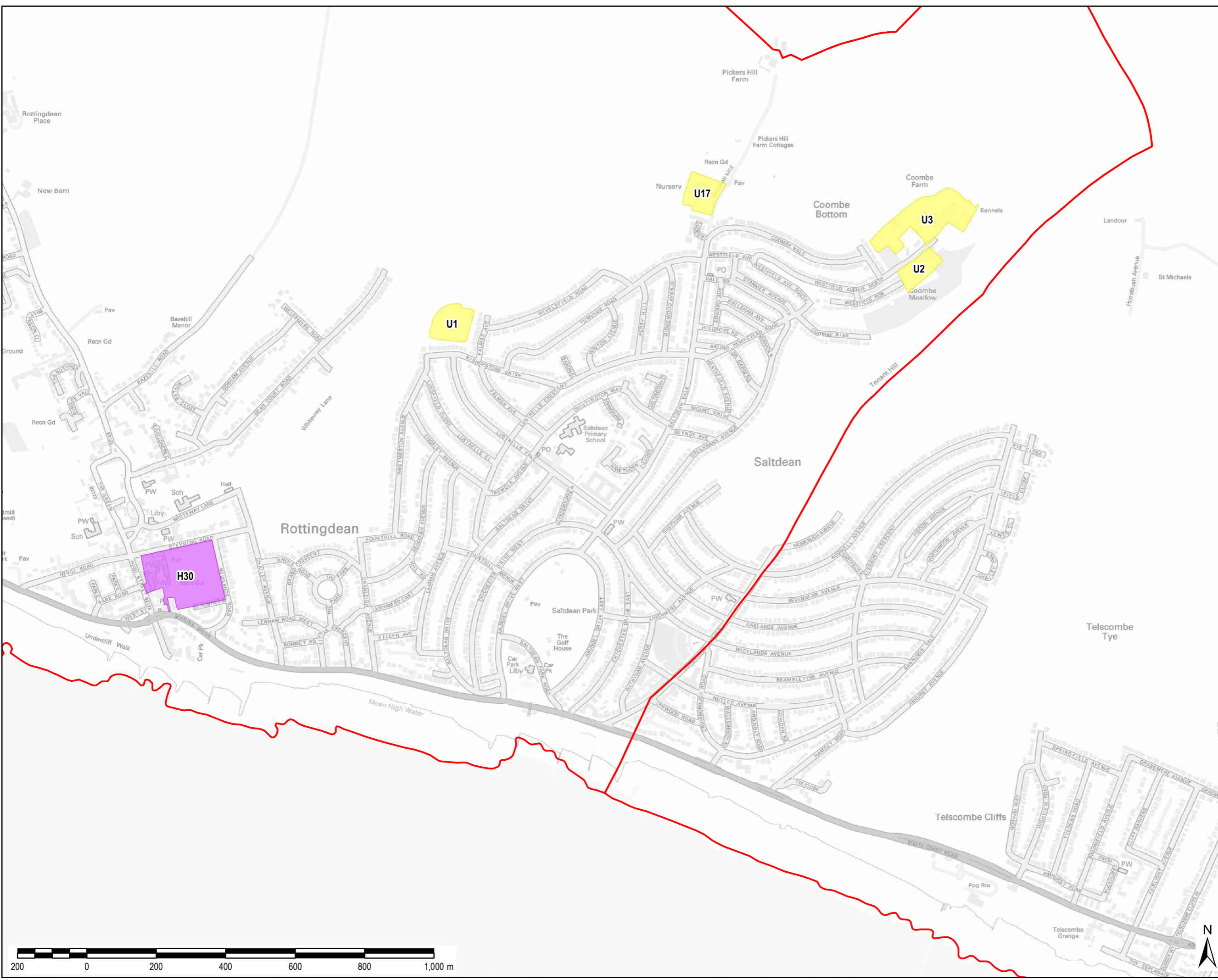


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Drawing Title
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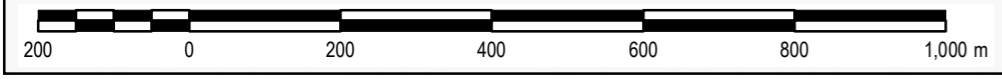
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Appendix C Natural England Consultation

Date: 09 August 2018
Our ref: 253317
Your ref: LU DOC 18 0045749



Isla Hoffmann Heap
AECOM Infrastructure & Environment UK Limited
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Hampshire RG21 7PP
United Kingdom

Customer Services
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Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Isla Hoffmann Heap

Planning consultation: Brighton and Hove local plan part two - Consultation on the HRA
Location: Brighton and Hove City Council

Thank you for your consultation on the above dated 20 July 2018 which was received by Natural England on 20 July 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the documents submitted, Natural England considers that the proposed local plan will not have significant adverse impacts on the following designated sites :

- Ashdown Forest Special area of conservation (SAC) & Special protection area (SPA)
- Castle Hill SAC
- Lewes Downs SAC
- Arun Valley SAC, SPA & Ramsar
- Pevensey Levels SAC & Ramsar

As such Natural England has no objection.

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects.

Ashdown Forest SAC & SPA

Natural England notes that your assessment concludes that it cannot rule out the likelihood of significant effects decreasing air quality would have on Ashdown Forest SAC & SPA as a result of the Brighton and Hove City Plan Part 2.

As such Natural England has also taken the Appropriate Assessment, in the form of the submitted Air Quality assessment, into consideration in order to assess the implications of the proposal for the European site, in view of the site conservation objectives.

Natural England notes that the Air Quality assessment provided with the consultation has screened the proposal to check for the likelihood of significant effects from aerial emissions on Ashdown Forest SAC or SPA.

The assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of information provided, Natural England concurs with the results of the air quality assessment that there will not be an adverse effect on the integrity of Ashdown Forest SAC or SPA from potential air quality impacts.

Castle Hill SAC

Natural England agrees with the conclusion that there are no likely significant effects on Castle Hill SAC resulting from increased recreational pressure or declining air quality caused by the Brighton and Hove City Plan Part 2.

Lewes Downs SAC

Natural England agrees with the conclusion that there are no likely significant effects on Lewes Downs SAC resulting from increased recreational pressure or declining air quality caused by the Brighton and Hove City Plan Part 2.

Arun Valley SAC, SPA & Ramsar

Natural England agrees with the conclusion that there are no likely significant effects on Arun Valley SAC, SPA & Ramsar caused by the Brighton and Hove City Plan Part 2.

Pevensey Levels SAC, SPA & Ramsar

Natural England agrees with the conclusion that there are no likely significant effects on Pevensey Levels SAC, SPA & Ramsar resulting from declining air quality caused by the Brighton and Hove City Plan Part 2.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Nathan Burns on 02080266551. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely
Nathan Burns
Area 14- Kent & Sussex Team

