

Compiled by the Planning Policy, Projects & Heritage Team
at Brighton & Hove City Council

Proposed Submission City Plan Part Two

Statement of Consultation for the City Plan Part Two Draft Plan Consultation

Updated April 2020



Brighton & Hove
City Council

Statement of Consultation – City Plan Part Two Draft Plan Consultation

Statement of Representations Made and Main Issues Raised (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012)

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1. Introduction

1.1 Role of the Document

Brighton & Hove City Council has prepared a Consultation Statement¹ in relation to consultation undertaken on the Draft City Plan Part Two. This statement sets out how the city council notified relevant stakeholders of the consultation on the draft policies in the Draft City Plan Part Two. Consultation was carried out in accordance with the council's adopted Statement of Community Involvement (SCI) and the Town & Country Planning (Local Planning) (England) Regulations 2012. This statement shows that the requirements set out in the adopted SCI and government regulations have been met. The statement also outlines the consultation undertaken and provides a summary of comments from the consultation events and the number of formal representations received and provides a summary of the key issues raised in those representations.

Copies of the original representations made in at the Regulation 18 stage are available electronically from the council's website as a separate document.

This document sets out:

- i) *How the general and specific consultation bodies were notified and invited to make representations (under regulation 18) to the Draft City Plan Part Two;*
- ii) *How and within what period the representations had to be made;*
- iii) *The details of the consultation events that were organised and meetings attended during the consultation; and*
- iv) *The number of representations received and a summary of main issues raised as a result of the representations*

1.2 Compliance with Statement of Community Involvement

The council adopted its revised Statement of Community Involvement in March 2015. The SCI is a statutory document that formally sets out the policy and standards for engaging residents, local groups, stakeholders and statutory consultees in preparing development plans and how the council will consult on planning applications.

For the early stage of plan preparation (Regulation 18), the council recognises the importance of engaging people at the early stages of preparing our local plan documents, at the point in the process when there is the greatest opportunity to influence the shape of strategies and policies. This stage of consultation was the second phase on the Draft City Plan Part Two. The Issues and Options Scoping Consultation took place in July to September 2016 and the purpose of this stage was to set out the council's preferred approach to addressing the policy options. This draft stage of consultation aimed to give people a chance to comment on the detailed policy wording and the proposed site allocations before the plan is finalised.

Consultation was extended to 10 weeks in recognition of the summer holidays to ensure everyone has the opportunity to become involved including those who may be away at these times.

¹ In accordance with Regulation 22 of the Town and Country Planning (Local Planning) England Regulations 2012

2. Draft City Plan Part Two Consultation

2.1 Background

The role of the City Plan Part Two is to support the implementation and delivery of the adopted City Plan Part One; to build on the strategic policy framework; to identify and allocate additional development sites and to set out a detailed development management policy framework to assist in the determination of planning applications. Once adopted, the policies in the City Plan Part Two will replace the remaining 'saved' policies from the 2005 Local Plan.

2.2 Draft City Plan Part Two

i) When the Draft City Plan Part Two was published

Following approval at the 21 June the Tourism Development & Culture Committee 2018, the Draft Plan was published for a ten week period of consultation starting 5th July and ending 13th September 2018.

ii) The Consultation Documents

Alongside the Draft City Plan Part Two Scoping Paper, a quick guide to the City Plan Part 2 was also made available. The following accompanying documents were also made available as part of the consultation;

- **Public Notice** – setting out the details of the consultation, where documents could be viewed and how comments could be made
- **Proposed Changes to the Policies Map** – this map showed the changes to the adopted policies map that would result from the policies in the emerging plan including site allocations and any new or amended designations. Descriptions of the proposed changes were set out in Appendix 6 of the draft City Plan Part 2. The map was presented as a West, Central and East Map as well as an interactive policies map where users could enter a specific address and view any policies or allocations in proximity.
- **Proposed CPP2 Implementation and Monitoring Targets** - Set out the proposed monitoring indicators and targets and identified how the CPP2 will be implemented.
- **Statement of Consultation** - Provided full information on how organisations, groups and individuals were consulted at the earlier CPP2 Scoping stage (June - September 2016) and how the consultation responses at that stage helped shape the draft CPP2. The Statement of Consultation was set out in the following sections:
 - Statement of Consultation & Appendices 1 to 6
 - Appendix 7 to Consultation Statement
- **Sustainability Appraisal (SA)** - The role of the SA is to consider all the likely significant effects that the draft City Plan Part 2 may have on various environmental, economic and social factors. The process incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive. Information on the reasonable alternative options that have been considered and discounted in favour of the draft City Plan Part Two policies are set in the full SA Report. There was also a non-technical summary of the Sustainability Appraisal available.
- **Health & Equalities Impact Assessment (HEQIA)** - was undertaken to ensure the draft policies are coordinated to address equalities, health and well-being outcomes throughout the city. Some draft policies have been refined through recommendations arising from the HEQIA.

- **Habitats Regulation Assessment** - was carried out to establish if the CPP2 might have any Likely Significant Effects on any European sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be avoided.

Supporting Evidence

Approval was also agreed at the 21 June Tourism Development & Culture Committee for a number of Background Studies as supporting evidence for the City Plan and other planning documents. A number of topic papers were also prepared. These were made available as part of the consultation on the draft CPP2.

- Energy Study
- Housing and Employment Land Availability Study
- Local Wildlife Study
- Visitor Accommodation Update Study
- Gypsy and Traveller Site Assessment 2017
- Gypsy and Traveller Detailed Site Assessment
- Lyon Close Masterplan Principles
- SHLAA Update 2017
- Further Urban Fringe Assessment 2015: Archaeological Desk-Based Assessment
- UFFA landscape and ecology
- Housing Provision Paper
- Shopping Frontage Review
- Gypsy & Traveller Paper
- Housing Site Allocations Technical Paper

iii) Where the consultation documents were made available

The Draft City Plan Part 2 including proposed changes to the Policies Map, Monitoring and Implementation Targets and supporting documents, including; the Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment, Habitats Regulation Assessment (HRA), Health & Equalities Impact Assessment, Statement of Consultation as well as background evidence documents were made available on the council's website: www.brighton-hove.gov.uk/cityplan-part2. Hardcopies of the CPP2 and supporting documents could also be viewed during normal opening hours at:

- Brighton Customer Service Centre, Bartholomew House, Bartholomew Square Brighton BN1 1JE
- Hove Customer Service Centre, Hove Town Hall, Norton Road BN3 3BQ;
- Jubilee Library, BN1 1GE
- Hove Library, BN3 2EG
- Portslade Library, BN41 1XR.



Display at Jubilee Library

- Hardcopies of the draft City Plan Part 2 including the draft policies map, implementation and monitoring targets and non-technical SA summary were also available to view at all other city libraries during normal opening hours
 - [Carden Library](#)
 - [Coldean Library](#)
 - [Hangleton Library](#)
 - [Hollingbury Library](#)
 - [Mile Oak Library](#)
 - [Moulsecoomb Library](#)
 - [Patcham Library](#)
 - [Rottingdean Library](#)
 - [Saltdean Library](#)
 - [Westdene Library](#)
 - [Whitehawk Library](#)
 - [Woodingdean Library](#)

iv) Notification of Consultation

A press release was published on the council's website on 5th July 2018 – see Appendix 2.

Emails or letters were used to notify organisations and individuals who were logged as relevant consultees on the council's City Plan database. The database includes statutory and general consultees bodies and also the organisations and individuals in accordance with Regulation 18.

The City Plan database is continuously updated with new consultees that engage during or between consultation periods being added to the database. In May 2018 all existing non statutory consultees were contacted to ask if they would like to stay on the mailing list for planning policy, heritage and project team updates in line with new GDPR guidelines to ensure that explicit consent was gained. This resulted in a number of consultees not re-registering on the mailing list.

Around 400 database consultees were notified by email or letter of the start of the preparation of the City Plan Part Two and the opportunity to comment on the Draft City Plan Part Two. A follow up email was then also sent on 22nd August 2018, reminding consultees to comment if they had not yet done so. A consultation email was also sent out from a selection of other council teams where appropriate, these included VisitBrighton Partners, Living Coast and The Communities Team.

The notification email included a website link to the council's website where the documents could be read or downloaded and the consultation portal. Letters were sent if there was no recorded email address. The letter advised of the availability of consultation documents online and at the public deposit points. Copies of the letter and email are included in Appendix 2.

Consultees received full details of the duration of the representation period, where documents could be viewed and how to make comments. Respondents were able to respond:

- Electronically via the council's Consultation Portal (<http://consult.brightonhove.gov.uk/portal>). This is directly linked to the consultation section on the council's website and gave respondents an opportunity to respond to the response form online and gave the option to provide more detailed written responses.
- By downloading the response form and sending this to the council by email or by post or by hand
- Written representations (not using form) were also accepted via post and by hand.
- In addition to consulting those on the consultee database, stakeholders were made aware of the Draft CPP2 and the opportunity to comment through a series of presentation and workshop events which are detailed in section vii).
- Wide-ranging media publicity was also undertaken which is detailed in section v).

v) Media

The council issued a press release on its web page. Appendix 2 of this document details the city council media press release. This was followed up by notifications uploaded onto the council's Twitter and Facebook pages. Reminders of the consultation were uploaded onto the council's Twitter page. The council's Twitter page has 59.3 thousand followers and the Facebook page has 8,319 followers.

There were also press articles related to the City Plan Part Two published in the local media including the Brighton & Hove Independent News, Brighton & Hove News, and the Brighton & Hove Argus. These are included in Appendix 2. Some local organisations/ groups chose to put details of the consultation on their webpages, emailed to their members or re-tweeted the news feed. This allowed details of the CPP2 consultation to reach a wider audience. The consultation information also was delivered in the city council's newsletter twice to 1,600 residents.

vi) Publicity

As well as the press releases, a poster publicising the Draft City Plan Part Two consultation was also produced and sent to the public deposit points as well as large supermarkets, community centres and GP surgeries as an additional way to ensure that residents were aware of the consultation. A copy of the poster is included at Appendix 2. Large upright exhibition banners were also placed at consultation events and then later at the Bartholmew House Customer Service Centre later on in the consultation period to draw attention to the consultation.

vii) Attendance at Existing/Planned Meetings

A comprehensive schedule of stakeholder events were held during the consultation period. The details are set out in the table below. The table illustrates that there were a range of specific consultation events including a stakeholder event (with representatives from amenity and resident groups), a Planning Agents Forum event (with representatives from developers, architects planning and commercial agents); and a bespoke event organised by the Brighton & Hove Economic Partnership. The City Plan was also discussed at a number of existing planned meetings for example the Conservation Advisory Group and the Strategic Housing Partnership. Over xxx people attended these events.



Economic Partnership event 4/9/2018

Workshops and Attendance at Existing/ Planned Meetings		
Date	Meeting/ Event	Purpose/Attendance
19 th June	Safe in the City Partnership	<ul style="list-style-type: none"> Agencies working together to tackle crime and anti-social behaviour. Include Brighton & Hove City Council, the local probation, fire & rescue, police and health services and partners in the community and voluntary sector and local residents through Local Action Teams and community forums. Chairs Communication notified of forthcoming consultation on draft CPP2
25 th June 10-12 Hove Town Hall	Healthy Weight Programme	<ul style="list-style-type: none"> Chairs Communication notified of forthcoming consultation on draft CPP2 Approx 15 members
3 rd July 4-6 Jury's Inn Brighton	Brighton & Hove Connected (LSP)	<ul style="list-style-type: none"> Attendees from a cross section of the business; public, arts and community sectors Chairs Communication and email sent to members of Brighton & Hove Connected
4 th July	Growing our Living City Visioning Event	<ul style="list-style-type: none"> Attendees alerted to CPP2 consultation during event 45 attendees
10 th July 10.45-11.45 Hove Town Hall	Conservation Advisory Group	<ul style="list-style-type: none"> Presentation Q&A 11 attendees
10 th July 10-12 Hove Town Hall	B&H Affordable Housing Delivery Partnership	<ul style="list-style-type: none"> An established group of Council affordable housing providers (RSLs) and Council housing & planning officers Short presentation given which raised awareness of draft CPP2 and housing policies

Workshops and Attendance at Existing/ Planned Meetings		
Date	Meeting/ Event	Purpose/Attendance
		<ul style="list-style-type: none"> • 8 attendees
10 th July	Construction Voice Lunch Event	<ul style="list-style-type: none"> • Draft City Plan Part 2 consultation was raised under chairs communication • Attendees emailed details of consultation
10 th July Jubilee Library	City Management Board	<ul style="list-style-type: none"> • Members provided with briefing report • Presentation and Q&A • Approx. 20 attendees
10 th July 4pm Council Chamber	Health and Wellbeing Board	<ul style="list-style-type: none"> • The purpose of the Board is to provide system leadership to the health and local authority functions relating to health & wellbeing in Brighton & Hove. It promotes the health and wellbeing of the people in its area through the development of improved and integrated health and social care services. • Details of the draft CPP2 consultation was given by way of chairs communication which highlighted areas of relevance to board • 18 members • 11 attendees
11 th July 4.30 – 6pm Brighthelm Centre	Planning Agents Forum AGM	<ul style="list-style-type: none"> • an established group of planning agents, consultants and architects in the city; • Presentation and Q&A • copies of quick guide handed out • 22 attendees
17 th July 10 -12 Meeting Room, Friends Meeting House, Ship Street, Brighton	Equality and Inclusion Partnership	<ul style="list-style-type: none"> • The Partnership is jointly chaired by: Brighton & Hove City Council Lead Member for Communities & Equality Third Sector Representative • The partnership comprises representatives from the city's community and voluntary sector, from public services – Brighton & Hove City Council, Brighton & Sussex University Hospital, Sussex Police, Clinical Commissioning Group, East Sussex Fire & Rescue, Surrey, Kent and Sussex Probation - councillors and businesses. • Details of the draft CPP2 consultation was given by way of chairs communication • 14 attendees, 16 invited

Workshops and Attendance at Existing/ Planned Meetings		
Date	Meeting/ Event	Purpose/Attendance
17 th July 4.30 – 6 Brighthelm Centre	Stakeholder Meeting	<ul style="list-style-type: none"> • Bespoke with representatives from resident, amenity and environmental groups • Presentation and Q&A, • Quick Guide exhibition panels • 56 attendees
18 th July 3-5 Hove Town Hall	LAT Forum	<ul style="list-style-type: none"> • Presentation and Q&A • 20 attendees
24 th July 2-4pm Hyde Housing Office	Strategic Housing Partnership	<ul style="list-style-type: none"> • Members of the SHP include representatives from Brighton & Hove City Council, YMCAs, Brighton and Hove Economic Partnership, Brighton & Hove Clinical Commissioning Group, University of Sussex, University of Brighton, Kent, Surrey and Sussex Community Rehabilitation Company, Brighton and Hove Estate Agents Association, Brighton & Hove Affordable Housing Partnership, Community Works, Southern Landlords Association, National Landlords Association, Planning Professionals Forum • Presentation and Q&A • c15 attendees
31 st July 4-6pm Jubilee Library	Transport Partnership	<ul style="list-style-type: none"> • Presentation and Q&A • 25 attendees
8 th August, 2-4pm, St. George's Hall, Moulsecoomb	Moulsecoomb and Bevendean Community Meeting	<ul style="list-style-type: none"> • Attended a public meeting set up to promote the M&B Neighbourhood Action Plan. Presentation on CPP2 with a focus on issues most relevant to this area – HMOs, site allocations, community facilities • Q&A afterwards • Approximately 30 attendees
28 th August, 7 – 8.30pm	Patcham Local Action Team	<ul style="list-style-type: none"> • Attended a public meeting arranged by Patcham LAT • Presentation and Q&A • C.150- 200 attendees
4 th September Council Chamber HTH	Economic Partnership meeting	<ul style="list-style-type: none"> • It is a strategic body made up from the private, public and voluntary arenas. Members are CEO / Director level and come together voluntarily to support the economic development of the city and wider city region. • There are currently over 50 members and the membership is updated on a regular

Workshops and Attendance at Existing/ Planned Meetings		
Date	Meeting/ Event	Purpose/Attendance
		<p>basis to ensure a full range of sectors are represented.</p> <ul style="list-style-type: none"> • Bespoke event arranged by the Brighton & Hove Economic Partnership for their members. • Presentation and Q&A • 30 attendees
6th September Council Chamber HTH	Planning Agents Forum	<ul style="list-style-type: none"> • Bespoke Event with the Professional Forum, an established group of planning agents, consultants and architects in the city • Q&A by topic areas • 19 attendees
<i>Email alerter</i>	<i>HMO Forum</i>	<i>Forum is made up of c.12 residents associations in the five Lewes Road wards included in the Article 4 Direction area plus ward councillors</i>

3. The Number of Formal Representations Received

A total of 349 respondents formally commented on the Draft City Plan part Two. A summary of the number by type of respondent is summarised in the table below;

Type of Respondent	Number of respondents
Individual	262
Public Sector / Local Authority	4
Councillor/Political Group	4
Environment	8
Civic & Amenity	17
Business	8
Government Agency	7
Neighbourhood Forum	2
landowner / developer	30
Community & Voluntary	1
Planning agent / architect	3
Utilities	1
LAT	1
Total	348

Of the 348 respondents, 13 were classified as 'specific' consultees.

A high proportion of representations were received by individual consultees making representations in reference to specific sites in the Patcham area of Brighton.

The 348 respondents, who formally commented on the Draft Plan Document either by letter, email or via the consultation portal made a total of 1303 representations against policies. There were also 50 general comments received as well comments on the Sustainability Appraisal and equalities matters. The table below indicates the number of representations by policy.

Policy	Support	Object	Total
DM1	35	10	45
DM2	21	7	28
DM3	18	3	21
DM4	20	5	25
DM5	15	2	17
DM6	18	7	25
DM7	22	15	37
DM8	16	14	30
DM9	16	6	22
DM10	19	4	23
DM11	12	2	14
DM12	9	6	15
DM13	10	4	14
DM14	8	4	12

Policy	Support	Object	Total
DM15	8	2	10
DM16	8	0	8
DM17	7	11	18
DM18	23	2	25
DM19	14	4	18
DM20	11	3	14
DM21	8	1	9
DM22	15	2	17
DM23	11	1	12
DM24	13	3	16
DM25	11	1	12
DM26	11	8	19
DM27	8	5	13
DM28	10	2	12
DM29	10	2	12
DM30	10	3	13
DM31	10	0	10
DM32	12	2	14
DM33	19	6	25
DM34	11	6	17
DM35	17	3	20
DM36	11	7	18
DM37	20	9	29
DM38	17	38	55
DM39	13	2	15
DM40	14	5	19
DM41	9	1	10
DM42	17	1	18
DM43	12	1	13
DM44	11	5	16
DM45	7	4	11
DM46	13	2	15
	630	231	861

	SUPPORT	OBJECT	NEITHER	TOTAL
H1	25	169	3	197
H2	18	55	2	75
H3	18	10	0	28
E1	9	3	0	12
SA7	11	6	0	17
SSA1	9	7	0	16
SSA2	8	1	0	9
SSA3	9	1	0	10
SSA4	10	1	0	11

	SUPPORT	OBJECT	NEITHER	TOTAL
SSA5	9	28	0	37
SSA6	11	7	0	18
SSA7	8	4	0	12
	145	292	5	442

Total Representations	1303
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4. Petitions

During the consultation on the Draft City Plan Part Two the following petition was submitted to the council for consideration:

- **Land at and adjoining Horsdean Recreation Ground** -proposed allocation for Housing (Policy H2). Petition was signed by 518 residents objecting to its proposed allocation (the front page of this can be found in Appendix 3)

5. How the responses and representations have been taken into account

In preparing the draft City Plan Part 2, the local planning authority must take into account any representation made to them in response to invitations under Regulation 18 (1).

All responses have been collated and analysed. A summary of key issues raised in the written responses by policy are set out in Appendix 4 and include officer responses stating how the representations were taken into account in the final (or publication) version of the City Plan Part 2 as considered by 23 April 2020 Full Council. The officer comments at Appendix 4 relate to the version of the Plan that was considered by Full Council on the 23 April 2020.

Please note that at the 23 April 2020 Full Council meeting, amendments to the Proposed Submission City Plan Part 2 were proposed by the Conservative Group and the Green Group. Details of the amendments can be found on the council webpage: <https://present.brighton-hove.gov.uk/ieListDocuments.aspx?CId=117&MIId=10157&Ver=4> these were debated and voted upon at the council meeting. The approved amendments have been incorporated in the latest version of the April Proposed Submission City Plan Part 2 published on the council website. The timetable for the preparation of the City Plan Part 2 is published on the City Plan webpages on the council's website and will be kept updated.

6. How to search for your representation

Due to GDPR requirements, the council has redacted personal information from the original representations in Appendix 5 and in the summary of representations (Appendix 4). **If you wish to know the respondent number that we have assigned to you (DP###) please email planningpolicy@brighton-hove.gov.uk**

Appendix 1 List of Consultees

Specific Consultees

Local Authorities

All Ward Councillors B&HCC
Adur & Worthing Council
Arun District Council
Chichester District Council
Crawley Borough Council
Ditchling Parish Council
Eastbourne Borough Council
East Sussex County Council
Falmer Parish Council
Fulking Parish Council
Hastings Borough Council
Horsham District Council
Lewes District Council
Mid Sussex District Council
Newtimber Parish Council
Poynings Parish Council
Pyecombe Parish Council
Rodmell Parish Council
Rother District Council
Rottingdean Parish Council
South Down National Park Authority
Sussex Police Authority
Telscombe Town Council
Upper Beeding Parish Council
Wealden District Council
West Sussex County Council

Gov Organisations

Brighton & Sussex University Hospitals
NHS Trust
Brighton & Hove Clinical
Commissioning Group
B&H Integrated Care Service
Brighton & Hove Public Health
County Archaeology
County Ecologist
Civil Aviation Authority
East Sussex Fire and Rescue Service
English Heritage - SE Region
Environment Agency (Solent & South
Downs)
Homes and Community Agency

Highways England
Historic England
Homes & Communities Agency
Marine Management Organisation
Natural England
Network Rail
NHS Brighton & Hove
NHS England
NHS Property Services
SEEDA
South Downs Health NHS Trust
South East Coast Ambulance Service
Sport England
Sussex Partnership NHS Trust
Sussex Community NHS Foundation
Trust
Sussex Police Authority
Southeast Region Design Panel
South Downs National Park Authority
Sport England
The Secretary of State for Transport

Utilities

EDF Energy
Mobile Phone Operators Association
Southern Water
The Coal Authority
UK Power Networks (Infrastructure
Planning South)

Landowners

University of Brighton
University of Sussex
South East Coast Ambulance Service NHS Foundation Trust
Shoreham Port Authority

Consultees General

Individuals

Names have been removed from this document in light of the new GDPR data protection law.

Business

Magnetic Ideals
Brighton & Hove Chamber of Commerce
Wired Sussex
BHEP
Brighton Dome & Brighton Festival
Oastwood Ltd
Roedean Café

Best practice consulting ltd
RTH
The Grange
Yellowwave Ltd
Arcus Consultancy Services Ltd
Hove Business Association
Brighton & Hove Hotels Association

Sussex Chamber of Commerce
L & N Consultancy Ltd.
Sussex County FA
VisitBrighton

Clive Lambert & Partners
Pavilion Gardens Cafe
Churchill Square Shopping Centre
Brighton Marina

Civic & Amenity

Regency Society of Brighton & Hove
Campaign for Real Ale
Theatres Trust
Kingscliffe Society
West Pier Trust
Georgian Group
Kemp Town Society
Regency Society
Kingsway and West Hove Residents Association
kemp town enclosures
Regency Society
Keep The Ridge Green
Hove Civic Society
SAFE
Save Toads Hole Valley
Regency Square Area Society
West Hill Community Association
Southdown Rise Residents Association
Hampshire Court Resident Ass
North Portslade Residents Association
Friends of Bedford Square
Craven Vale Community Association
Kingsway & West Hove Residents' Association
saveHOVE
Kingsway & West Hove Residents' Association
West Hove Forum
Brighton Society
Goldstone Valley Residents Association

woods house t/a
Brighton Society; Montpelier & Clifton Hill Association
Residents association
Friends of Preston park
NLCA
The Round Hill Society
Keep Our Downs Public
Hove Civic Society
NLCA
Hove Civic Society
Montpelier and Clifton Hill Association
Brighton Society
Brighton Marina Residents' Association
North Laine Community Association (Editor of North Laine Run)
Saltdean Residents' Association
KAWHRA
Friends of Palmeira & Adelaide
Goldstone Valley Residents' Association (GVRA), Hove
NLCA
Friends of Hove Lagoon
Joint Committee of National Amenity Societies
Ingram Crescent Residents' Association
CBB
Montpelier and Clifton Hill Association
Conservation Advisory Group
Lansdowne Area Residents' Association
Brunsw
University of Sussex Student Union

Community & Voluntary Sector

Amaze
Brighton & Hove Food Partnership
B&H Local Access Fourm
Gscene Magazine
Cornerstone Community Centre
Youthforce
The Hangleton and Knoll Project

Horsdean Community Sports Association
rYico (Rwandan youth information community organisation)
Portslade Forum
Local Access Forum
T.D.C
Community works Rep. Joint organiser Working50plus
The Carers Centre for Brighton and Hove

The Hangleton and Knoll project
Ditch the Label
St Richard's Community Centre
Portslade Community Forum
Hangleton & Knoll Project
Fabrica

Hangleton Community Association
Brighton and Hove Speak Out
Bluebird Society for the Disabled
Older People's Council
Brighton & Hove Community Land Trust
Brighton & Hove Integrated Care Service

Developers\, Landowners & Consultants

Savills
Montagu Evans LLP
DMH Stallard LLP
thakeham homes
R H Partnership Architects Ltd
NTR Planning
Morgan Carn Partnership
Enplan UK Ltd
Cushman and Wakefield
Montagu Evans
Collins Planning Services Ltd
SSA Planning
Obsidian Strategic
Lewis & Co Planning
Hove Civic Society
Brighton Pier Group PLC
Crickmay Chartered Surveyors
Shoreham Port Authority
Claire Haigh Associates Ltd
Brighton & Hove Seaside Community Homes

Brighton & Hove Albion Football Club
Home Builders Federation
prospective planning
Plainview Planning Ltd
GL Hearn
GVA
Richborough Estates
Planware
HOP Consulting Limited

Carter Jonas
Reside Developments Ltd
architect
ABIR Architects
ASP
RHPC
ARCH-angels Architects
WYG
Chartplan
Oxalis Planning
Wood Plc
Mike Stimpson Properties
BHT
Moat Homes Limited
Wyevale Garden Centre Limited
GVA
Lightwood Strategic
DevPlan
Brunswick Developments Group PLC
ECE Planning
MacConvilles Surveying
Absolute Planning
DPDS Consulting Group
Rapleys LLP
Fredrick Adam Ltd
Troy Planning and Design
Sirius Planning
Brand Vaughn

Environment Transport & Wildlife

Sussex Wildlife Trust
South Downs Society

Sussex Wildlife Trust
Gatwick Airport Ltd

Brighton and Hove Archaeological Society
Bricycles
community transport
Brighton & Hove Bus Company
Clear Skysustainable Homes Ltd
Low Carbon Trust
The National Trust
Railway Heritage Trust
Network Rail

The Gardens Trust
Brighton Peace and Environment Centre
Brighton & Hove City in Bloom
Brighton Area Buswatch
Biosphere programme
sp energy networks
Brighton & Hove Green Spaces Forum
Community Works (Transport rep)
Brighton & Hove Friends of the Earth

Gov / Local Authority

GBMet
Homes England
Brighton & Hove City Council Parks
East Sussex County Council
BHCC Education
BHCC Housing Strategy
Mid Sussex District Council
Secondary School
ESFA (Education and Skills Funding Agency)
brighton and hove city council Transport
Mid Sussex
Communities Team BHCC

Brighton & Hove City Council - Parks Projects
Historic England
University of Kent
Hastings Borough Council
Planning Projects
Ministry of Defence
East Sussex Strategic Partnership
Aldridge Foundation
Member of Parliament Caroline Lucas
Member of Parliament Lloyd Russell-Moyle
Member of Parliament Peter Kyle
Marine Management Organisation

LATs

Portslade LAT
BOTLAT
London Road Area Action Team
Brighton Old Town Local Action Team

Neighbourhood Forums

Hove Station Neighbourhood Forum
Brighton Marina Neighbourhood Forum
Hove Park Neighbourhood Forum
Hangleton & Knoll Neighbourhood Forum
(Rottingdean Parish Council as above)

Appendix 2 Copies of Publicity

Council Press Release 5th July 2018

Have your say on City Plan Part 2

Release date:

Thursday, 5 July 2018

Communities across Brighton & Hove now have a further opportunity to comment on the second part of the city's local development plan. City Plan Part 2 will sit alongside the adopted City Plan Part 1 to support the provision of more new low-cost homes, local jobs and transport, and health facilities over the next decade.

[Take part in the consultation.](#)



City Plan Part 2 focuses on good management of development and ensuring good design, high quality and sustainable development; and through site allocations will help implement the strategy for future growth of the city as set out in the City Plan Part 1. The draft City Plan Part 2 builds on earlier consultation and stakeholder engagement undertaken in Summer 2016.

Councillor Julie Cattell, lead member for planning policy, said: "Our draft City Plan Part 2 is still in the early stages of its preparation so we encourage everyone to share their views on the council's preferred approach to make sure it reflects the needs of local people.

"City Plan Part 2 is focused on ensuring communities reap the benefits from well-designed development. Crucially it will help new developments provide a variety of housing that offers a choice of good quality and affordable homes to buy or rent.

"Having a complete and up to date local plan is important because it will enable Brighton & Hove to have local policies that will carry weight when making planning decisions."

Policies bringing in minimum internal space standards and usable outdoor space for new housing together with a range of housing types, from self-build homes to homes for older people and wheelchair-friendly properties will greatly improve the range, affordability, quality and choice for city residents.

The housing policies in City Plan Part 2 propose tougher controls on houses of multiple occupation (HMOs), further restricting their concentration by looking at impacts on the immediate vicinity and also wider community. The Plan ensures well designed, purpose-build student accommodation and identifies two further sites where it can be built.

A total of 85% of housing sites will come forward on brownfield sites and some urban fringe sites have been identified to provide a positive opportunity to build family and affordable homes, as well as create improved and publicly accessible open space.

Most (more than 90%) of the urban fringe is however protected as green space in the City Plan Part 2 and there will be four new local green spaces to further protect open space and habitats next to urban areas.

Encouraging new and safeguarding community facilities is also at the heart of City Plan Part 2. A new policy will help protect public houses as community benefit. Important shopping parades that provide people with access to facilities like newsagents and pharmacies within walking distance of home are recognised and developers will be encouraged to seek community energy partners or install heat networks to provide low carbon and low cost energy for residents.

The number of planning policies has been reduced to make it simpler for people to use the City Plan when making and reviewing planning proposals.

City Plan Part 2 contains 46 development management policies and 59 housing sites (14 clusters in the urban fringe). It allocates seven additional strategic development sites and two new purpose built student housing sites. City Plan Part 2 identifies sites for 3,611 new homes to help meet the city's housing target. City Plan Part 1, adopted in March 2016, set out the city's strategic housing target of 13,200 homes to 2030. This will be achieved through site allocations from both parts of the City Plan, sites already delivered, those under construction and contributions from smaller and windfall sites.

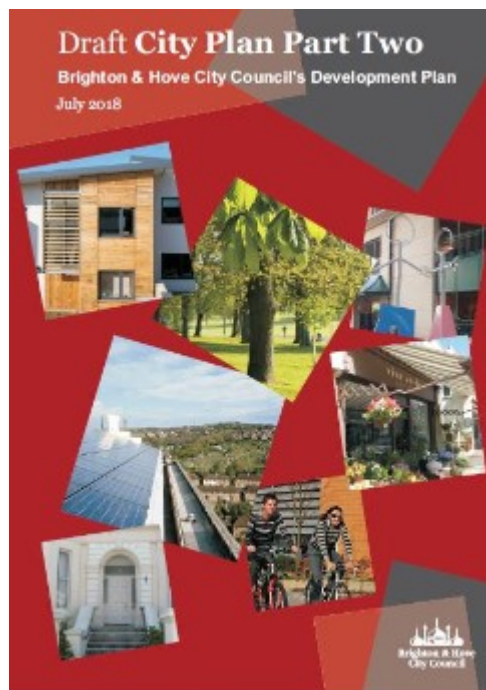
When adopted, the City Plan Part 2 will become part of the formal decision-making process of deciding planning applications, replacing the 2005 Brighton & Hove Local Plan policies. City Plan Parts 1 and 2 will run to 2030.

The consultation is open until **13 September**. **More information at** www.brighton-hove.gov.uk/cityplan-part2

Original Email sent 5th July 2018



Consultation on the Draft City Plan Part Two 5th July - 13th September 2018



What is the Draft City Plan Part Two?

City Plan Part 2 will support the implementation and delivery of the adopted City Plan Part 1 and builds on previous consultation and stakeholder engagement on City Plan Part Two undertaken in 2016.

THE PLAN INCLUDES:

- site allocations for new housing, student housing and employment sites
- tougher controls on houses of multiple occupation (HMOs),
- policies for minimum internal space standards, usable outdoor space, self-build housing, homes for older people and wheelchair-friendly properties
- a new policy to help protect public houses as community benefit.
- recognition of important shopping parades in neighbourhoods
- policies for the protection of town centres, business space, and leisure development
- a policy for encouraging new and safeguarding community facilities
- transport, design, heritage, and environmental themed policies

Your comments at this stage are important in helping to inform the final version of the City Plan Part Two.

How do I submit my comments?

In order for us to handle your comments efficiently we recommend that you make your comments using the council's online consultation portal <https://www.brighton-hove.gov.uk/cityplan-part2consultation>

Responses can also be submitted using our MS Word representation form:

- By email to planningpolicy@brighton-hove.gov.uk
- By post to Draft CPP2 Policy Projects & Heritage Team, Brighton & Hove City Council, First Floor Hove Town Hall, Norton Road, Grand Avenue, Hove BN3 3BQ

All comments must be received by the Council **no later than 5pm on Thursday 13 September 2018**. Please kindly note that we cannot accept responses received after this time/date.

Where can I view the Draft City Plan Part Two and its supporting documents?

Electronically via: www.brighton-hove.gov.uk/cityplan-part2

Main Deposit Points

Hardcopies of Draft City Plan Part Two and its supporting documents can also be viewed during normal opening hours at:

- Brighton Customer Service Centre, Bartholomew House, Bartholomew Square
Brighton BN1 1JE
- Hove Customer Service Centre, Hove Town Hall, Norton Road BN3 3BQ;
- Jubilee Library, BN1 1GE
- Hove Library, BN3 2EG
- Portslade Library, BN41 1XR.

Other Deposit Points

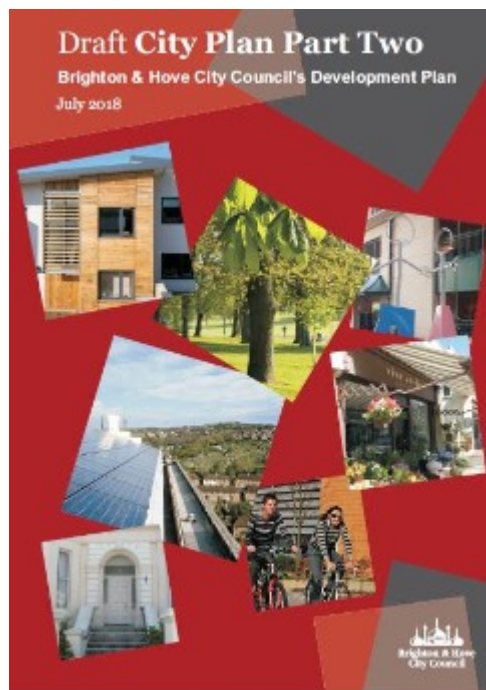
The Draft City Plan Part 2 and a small selection of its supporting documents will also be available to be viewed at all other city libraries (during normal opening hours <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/libraries/library-opening-times-and-contact-details>)

Reminder email sent out 22/08/18



**Reminder to submit
your comments on
the Draft City Plan Part
Two**

Deadline 5pm
13th September 2018



What is the Draft City Plan Part Two?

City Plan Part 2 will support the implementation and delivery of the adopted City Plan

Part Two undertaken in 2016.

The Plan includes:

- site allocations for new housing, student housing and employment sites
- tougher controls on houses of multiple occupation (HMOs),
- policies for minimum internal space standards, usable outdoor space, self-build housing, homes for older people and wheelchair-friendly properties
- a new policy to help protect public houses as community benefit.
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Letter sent out to Postal Consultee(s)

Dear City Plan Consultee,

Draft City Plan Part Two – Consultation

Brighton & Hove City Council has published the draft City Plan Part Two for a 10 week period of consultation starting 5th July 2018. This follows on from the scoping consultation undertaken July - September 2016.

The draft City Plan Part Two sets out the preferred approach and includes proposed site allocations for housing and other uses such as employment and community facilities and contains a suite of development management policies which will be used to assess planning applications. The City Plan Part Two will support the implementation and delivery of the City Plan Part One.

The council is seeking your views on the draft Plan and supporting documents. Your comments will help inform the final version of the City Plan Part Two. So if you have any comments about the approaches in the plan then we would urge you to submit those comments during this consultation so that they can be fully taken into account.

The Draft City Plan Part 2 and supporting documents including a quick guide to the City Plan Part Two as well as background evidence documents are available to view and download from the Council's website at: www.brighton-hove.gov.uk/cityplan-part2.

Hardcopies of City Plan Part Two and supporting documents can also be viewed during normal opening hours at:

- Brighton Customer Service Centre, Bartholomew House, Bartholomew Square Brighton BN1 1JE
- Hove Customer Service Centre, Hove Town Hall, Norton Road BN3 3BQ;
- Jubilee Library, BN1 1GE
- Hove Library, BN3 2EG
- Portslade Library, BN41 1XR.

Hardcopies of the draft City Plan Part 2 including the draft policies map and non-technical SA summary can also be viewed at all other city libraries during normal opening hours.

(<https://www.brighton-hove.gov.uk/content/leisure-and-libraries/libraries/library-opening-times-and-contact-details>)

We recommend that you make your comments using the council's online consultation portal: <http://consult.brighton-hove.gov.uk/portal>.

This will help us handle your comments quickly and efficiently.

Responses can also be submitted:

- By email to planningpolicy@brighton-hove.gov.uk
- By post to **Draft CPP2 Policy Projects & Heritage Team, Brighton & Hove City Council, First Floor Hove Town Hall, Norton Road, Grand Avenue, Hove BN3 3BQ**

All comments must be received by the Council no later than 5pm on Thursday 13 September. Please note that we cannot accept responses received after that date. Planning Policy Team

PLANNING AGENTS' FORUM

Planning Dept. Workshop

Draft City Plan Part 2 and draft Urban Design Framework SPD Consultation Event

Council Chamber, Hove Town Hall,
Norton Rd, Hove BN3 3BQ

Thursday 6th September 2018 from 8.30 to 10.00am

*Themed Tables

A range of themed tables are available at the event where participants can self-select a table for each session:

- Table 1** - Housing Policies
- Table 2** - Design and Heritage Policies and Urban Design Framework
- Table 3** - Environment and Energy Policies
- Table 4** - HMOs, Student Housing, Transport and Travel and Community Facilities
- Table 5** - Employment and Retail policies

Agenda

- | | |
|-------------|---|
| 8.30-8.40 | Welcome & Refreshments |
| 8.40-8.50 | Overview of Agenda and format for event |
| 8.50 – 9.20 | Questions and answers by themed tables* |
| 9.20 – 9.50 | Questions and answers by themed tables* |
| 10.00am | Close |

Please book places at info@planningagentsforum.co.uk by 31st August 2018

From: Brighton & Hove Economic Partnership
<gavin.stewart=bhep.co.uk@mail214.atl171.mcdlv.net> on behalf of Brighton & Hove
Economic Partnership <gavin.stewart@bhep.co.uk>
Sent: 09 July 2018 07:01
To: Carly Dockerill
Subject: The Latest Brighton Business News - 07/09/2018

[View this email in your browser](#)



Welcome to the new BHEP newsletter

Welcome to the new newsletter from the Brighton & Hove Economic Partnership. You are receiving this because you signed up to the Brighton & Business Forum / Economic Partnership via www.brightonbusiness.com.

That site is no longer with us (RIP) but you can still keep up to date with Brighton business news at www.bhep.co.uk or follow us on Twitter [@BHEPnews](https://twitter.com/BHEPnews).

If you no longer wish to receive these updates, please unsubscribe below.

The Latest Brighton and Hove Business News

- [Rail chaos not good enough, say Greater Brighton chiefs](#)
- [Draft City Plan Part Two Consultation Now Open](#)
- [Brighton & Hove Economic Partnership Launches Twitter News Feed](#)



[\(http://bhhc.uk.com/\)](http://bhhc.uk.com/)

**BRIGHTON AND HOVE
HERITAGE COMMISSION**

(HTTP://BHHC.UK.COM/)

Because heritage matters...

Menu

[Home \(http://bhhc.uk.com/\)](http://bhhc.uk.com/) > [Have Your Say on Brighton and Hove City Plan Part 2](#)

Have Your Say on Brighton and Hove City Plan Part 2

© July 9, 2018 (<http://bhhc.uk.com/2018/07/09/have-your-say-on-city-plan-part-2/>).  [heritagematters1](#) (<http://bhhc.uk.com/author/heritagematters1/>).  [Uncategorized](#) (<http://bhhc.uk.com/category/uncategorized/>).  [Brighton and Hove](#) (<http://bhhc.uk.com/tag/brighton-and-hove/>), [City Plan](#) (<http://bhhc.uk.com/tag/city-plan/>), [Consultation](#) (<http://bhhc.uk.com/tag/consultation/>), [have your say](#) (<http://bhhc.uk.com/tag/have-your-say/>), [heritage](#) (<http://bhhc.uk.com/tag/heritage/>), [part 2](#) (<http://bhhc.uk.com/tag/part-2/>)



[2/cityplan-picture/#main](http://bhhc.uk.com/2018/07/09/have-your-say-on-city-plan-part-2/cityplan-picture/#main)

Not secure | www.rottingdean-pc.gov.uk/Planning_Information

ROTTINGDEAN PARISH COUNCIL

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Planning Information

[Draft CITY PLAN PART TWO -PUBLIC CONSULTATION: 6 July to 13 September 2018](#)

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protectpatcham.co.uk/ Home - www.protectpatcham.co.uk

Latest news 5 July 2018 - Council proposes redevelopment of Old London Road

Over the past 15 years there have been 3 unsuccessful attempts by the developer, McCarthy and Stone, to get permission to build a block of retirement flats on the land at 46 to 54 Old London Road. The last application was rejected by the Government's Planning Inspector in August 2017.

On 5 July 2018 the Council started consultation on their draft development plan for the City (called the City Plan Part Two). This includes listing sites that the Council is happy to see developed to meet its target of 13,200 new homes by 2030. One of the sites is 46 to 54 Old London Road, where the Council would expect to see 30 residential units built to replace the 5 family homes that would be demolished (so there would be a net gain of 25 residential units). 'Residential units' (Class C3) includes houses (eg detached, semi, terrace, news) and flats. It could include accommodation for the elderly depending on the self-containment of the homes, level of care and whether overnight care is available. (McCarthy and Stone's application last year was classed as a Class C2 development due to the high level of support provided to residents).

By allocating 46 to 54 Old London Road for a development of 30 units, the Council is indicating that they are happy in principle to see this land intensively developed. They also say that 'The indicated numbers of residential units may be exceeded if this can be justified through detailed examination of site specific considerations'. Any planning application put forward would need to comply with the Council's normal planning policies and will be open to public consultation.

Given that the Council last year vigorously opposed McCarthy and Stone's planning application on this site for a variety of reasons, including the increased flood risk, it is surprising that they now seem to be supporting intensive development on this site.

Why we object

We believe that the site which currently accommodates 5 family homes is too small for 30 houses or flats. Many of reasons which led 350 people to object to McCarthy and Stone's last application continue to apply. For example:

- **Scale & density** - this density of housing will spoil Village look & feel, and materially impact the character and appearance of the area.
- **Parking** - 30 new homes will intensify parking problems in road
- **Traffic** - increase in congestion volume
- **Trees, mature gardens & wildlife** - replaced by intensive building and parking
- **Privacy** - loss of privacy to surrounding neighbours, plus unsightly outlook
- **Flood risk** - sewage system capacity (sewage overflowed into the road in 2000)

What you can do

If this site is included in the plan, it is a green light to developers. It is vital that we let the Council know why 46 to 54 Old London Road should be removed from the list of sites allocated for development. Our ward councillors have said that everyone should let the Council know their views. If we do nothing, the site will remain in the plan, inviting a planning application from developers.

The 5 existing homes and many of the trees would be demolished

More student developments for Brighton



Last month Brighton and Hove City Council announced 2 new sites that have been earmarked for development of at least 400 student flats. The sites, located on London road and the Bus depot on Lewes Road are part of the

council's plan to alleviate pressure on the residential property market in Brighton and Hove.

The University of Brighton plans to transform their Moulsecoomb campus with a £300M masterplan to include a new academic building housing the business school and teaching spaces, new student's union, fitness facilities and much more. This expansion runs hand in hand with the new student accommodation of a further 800 rooms designed to house the influx of new first years.

Bedspaces, currently assessed to be 12,445 by Brighton and Hove City Council does not meet the number of students who require accommodation. With current student numbers of over 21,000 at The University of Brighton, 16,000 for The University of Sussex and around 50 language schools in the city there is still and will continue to be high demand for private housing. The Draft City Plan Part 2 from Brighton and Hove Council states '...Brighton's two Universities, the University of Brighton and the University of Sussex, are major assets that are vital to the city's economy and make an important contribution to its economic and cultural life and its positive national and international reputation...' which poses no doubt that student enrolment numbers will continue to rise each year.

The city runs out of student accommodation year on year and here at Coapt, we receive enquiries as late as November, after the academic year has begun, from students still desperate to find somewhere to live. With students commuting from much further afield to attend university and even having to defer their course for a year due to lack of accommodation, it is clear these proposed developments will still not meet the deficit to sufficiently release property for standard residential use.

Taking into consideration rising student numbers, the limitations applied by the Article 4 direction and additional selective licencing, it's likely the market value for a property of an existing HMO license will increase. Demand for private rented accommodation will stay high, although, with the high standard of new purpose-built student housing, tenants are expecting more

from HMO's. They no longer want a space purely to sleep and study but a home away from home, with more contemporary kitchens, bathrooms and décor throughout. Landlords that have invested back into their properties have seen tenants are willing to pay a premium rent for a high spec of living space. If you want advice on how to make the most of your investment, or for a valuation please get in touch with one of the team.



Southdown Rise Residents Association

Response to City Plan 2 – your support needed

An 'HMO' is a House In Multiple Occupation, as the name suggests a property where several different individuals or groups live together, often a shifting population such as students or perhaps separate flats which may or may not share facilities. The classification began primarily to ensure that such properties met with basic safety requirements, but as time progressed the licensing of HMOs turned addition to regulating how many could be sited in one area, and what rules applied – for instance clearing away rubbish from the pavements outside. In Brighton the huge expansion of student housing in particular led to a proliferation of privately owned HMOs and sadly some of these are not as well managed as they should be. To its credit the council recognises that where there is a high concentration of HMOs problems can arise, particularly while the City would wish to protect families and the elderly in existing communities from undue change a surge in HMO properties may actually have a 'clearing effect' upon existing communities. This is a hot topic in Planning as well. The council therefore is consulting upon what is a fair approach to HMO's in Brighton. All views are eligible and welcome through its website, whilst one group of residents in East Brighton have specifically asked if we as the SRRA group might consider reading and supporting their proposed response.

From East Brighton Neighbours:-

"Dear Neighbours,

Having got the council to agree to begin the survey process that we hope will lead to an Article 4 Direction to restrict the spread of student HMOs in our area, we're now asking for your support in our response to the council's Draft City Plan Part Two.

The plan has a section dealing with future policies on Houses in Multiple Occupation (HMOs) and the more of us who put forward our views, the more likely we are to influence what goes into the final version of the City Plan.

We have formulated the attached response – **RESPONSE TO CITY PLAN 2**.

Please find the time to read it and, if you feel you want to support it, just reply to eastbrightonneighbours@gmail.com with the following content:

Planning



This section includes details about planning policy, issues and particular applications affecting the Round Hill area. Use the [site directory](#) (scroll down to the heading "Planning") to research [specific properties](#).

Can residents influence the scale of planning?

[Background Stories](#) showing successes & failures (depending on your point of view)

- [History of Carelet applications](#) - including parking pressure as a reason for dismissing three appeals against refusal
- [History of The Dump at Hollingdean Depot](#) - a new front line of residents may soon take up the issue of odour from food waste.
- [How Richmond House escaped demolition](#) remaining a 2-storey panoramic landmark instead of 5-storeys of 138 student units.

You can also follow [Pavilions at Richmond House](#) on Twitter by clicking on [@Pavilions_org](#).

[Draft City Plan Part Two](#)

The Brighton & Hove City Plan Part One was adopted in March 2016.

The draft City Plan Part Two (CPP2) July 2018 is currently out for a 10 week period of consultation from 5th July to 13th September 2018. More information can be found on the [City Plan Part Two webpage](#).

Download the [City Plan Part Two in PDF form](#).

Download the [Old Town Conservation Area Management Plan](#)

[Taking part in the planning process](#)

Argus article published 6th July 2018

Have your say on city's development

- **News**
6th July

Brighton and Hove's development under consultation

[See all 2 photos](#)

COUNCIL chiefs have launched a consultation into its latest development plans for the city.

The City Plan Part 2 will go alongside Part 1, with the aim of providing more low-cost homes, improve transport links and health facilities, and boost jobs over the next decade.

Councillor **Julie Cattell** said is the lead member for planning policy and said the draft for part two is in the early stages of preparation.

She wants residents to get involved with the consultation to make sure the council focuses on high quality and sustainable development.

Cllr Cattell said: "We encourage everyone to share their views on the council's preferred approach to make sure it reflects the needs of local people.

"Part two is focused on ensuring communities reap the benefits from well-designed development. Crucially it will help new developments provide a variety of housing that offers a choice of good quality and affordable homes to buy or rent.

"Having a complete and up to date local plan is important because it will enable Brighton and Hove to have policies that will carry weight when making planning decisions."

To take part visit: www.brighton-hove.gov.uk/cityplan-part2

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Simply enter a name to find death records. Search and see what you can discover! ancestry.co.uk/Death_Records

OPEN

▷ X

Call for crackdown on shared housing in Brighton



HMOs Moulscob and Bevendean map

By
[SARAH BOOKER-LEW](#)
JS

Published: 09:40
Friday 10 August 2018

Share this article



[Were you caught in a timeshare sting?](#)

[Thousands trapped in a Spanish timeshare hell have new hope that unfair contracts may finally be scrapped.](#)

[Promoted by The Claims Bureau](#)

A crackdown on the number of shared houses in Brighton and Hove is taking too long for Moulscob and Bevendean residents.

At a Neighbourhood Action [Plan](#) (NAP) meeting, council planning officers said that proposed new controls on houses in multiple occupation (HMOs) would be the toughest in the country if they go through.



96 Auckland Drive Bevendean, image from Google Street map

But there was an angry [reaction](#) from many at the meeting on Wednesday (August 8) because if the controls are agreed, they will not take effect until 2021.

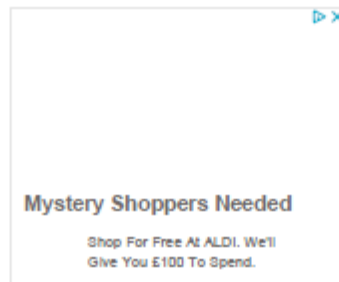
In the meantime more family homes are being turned into student houses in the area.

Moulsecoomb resident Wayne Metcalf said: "The way things are going we will have no community."

Mr Metcalf said that his home was almost surrounded by HMOs.

Residents concerned about their community spoke about two HMOs approved at Brighton and Hove City Council's most recent planning committee meeting last month, at 58 Staplefield Drive and 96 Auckland Drive.

Moulsecoomb and Bevendean's Labour councillors Daniel Yates, Anne Meadows and Mo Marsh all wrote to object, along with people living in the area.



John Marchant, who represents East Central Moulsecoomb on the council's housing panel for the area, said: "Do you listen to people when they put objections in?"

"Why, when our [ward](#) councillors objected, do these still get voted through?"

"Our ward councillors represent the people of Moulsecoomb. They listen to use and put forward our views"

Principal planning officer Steve Tremlett said that it was not possible to put a blanket ban on shared houses in the area but, he said, officers would consider wider issues.

City Council Facebook Page Post 5th July



[Brighton & Hove City Council](#)

5 July ·

We're seeking further views and comments on how to provide more low cost homes, jobs, improved transport and health facilities in the second part of the City Plan.

➔ Let us know what you think at www.brighton-hove.gov.uk/cityplan-part2



Post by Councillor Atkinson onb the Portslade & Mile Oak Forum on Facebook



Cllr Peter Atkinson uploaded a file.



8 July at 15:04

Hello all

Consultation began on the draft City Plan Part Two on the 5th July and runs till the 13th September.

The role of the City Plan Part Two is to support the implementation and delivery of City Plan Part One.

The draft Plan contains 46 development management policies, 59 Housing Site Allocations (brownfield and greenfield), 7 Strategic Mixed Use Site allocations, Benfield Valley Special Area Policy, 2 purpose built student accommodation sites and an additional employment site opportunity at Hangleton Bottom alongside its safeguard as a waste site

A Quick Guide to the draft CPP2 has been prepared and I've attached for information.

At this stage in the Plan's preparation the council is inviting people to comment on the draft Plan policies and site allocations and supporting documents. Comments received will help inform the final version of the City Plan Part Two.

All the consultation documents can be found at: www.brighton-hove.gov.uk/cityplan-part2 and we are encouraging responses to be submitted via the council's consultation portal: <http://consult.brighton-hove.gov.uk/portal> but responses can also be sent by email or by letter and a response form can be found on the City Plan Part 2 website or by contacting the team.

The council has organised a number of consultation events with stakeholders and will raise awareness of the consultation at relevant city partnership meetings during the consultation period.

Please direct any enquiries about the City Plan Part Two to the Planning Policy Team by email to planningpolicy@brighton-hove.gov.uk or by phone to 29505 or to my contact details below.

Regards,

Helen Gregory
Principal Planning Officer (I work Wednesday to Friday inclusive)
Policy Projects and Heritage
City Development and Regeneration
Brighton & Hove City Council
Email: helen.gregory@brighton-hove.gov.uk
Tel: 01273 292293



Final Quick Guide City Plan Part 2.pdf

PDF



Council's Twitter Account July 14th 2018

BrightonHoveCouncil Verified account @BrightonHoveCC Jul 14

There's another opportunity to comment on the second part of the city's local development plan.



Take part in the consultation [.ow.ly/XVnk30kOvO2](https://www.brightonhove.gov.uk/consultation)



BrightonHoveCouncil Verified account @BrightonHoveCC Aug 14

City Plan Part 2 includes policies to improve the range, affordability, quality and choice of



homes for **city** residents.

Give your views [.ow.ly/XVnk30kOvO2](https://www.brightonhove.gov.uk/consultation)



September 2018



Brighton & Lewes Downs
UNESCO World Biosphere Region

Sustainable Development? - have your say

The summer holiday season is over - hope you had lots of fun, and remember there's still plenty to enjoy outdoors in The Living Coast (see 'Nature Now' and 'Eco Events' below).

There's lots of attention being given by policy-makers and planners to how we will **live in the future**, to encourage us to be prepared and resilient despite the significant uncertainties that we presently face.

We ran a workshop event recently on how we can conserve and enhance our stock of "natural capital" in the context of the city's continued growth and new development. Have a read of the **Bio Blog** (excerpt below) by one of the event's main speakers to find out more on what was discussed there and his manifesto for sustainable urban regeneration.

Our focus on **Planning** this month includes us being involved in the development of planning policy by the city council to promote its environmental sustainability. You too can **have your say** on planning the future of Brighton & Hove's development up to 2030 by commenting on the [Draft City Plan Part 2](#), as well as on the outline [Urban Design Framework](#) also, by the consultation deadline of 13th September.

Lastly, you can take part in a fun competition by getting on your bike as part of **Cycle September** to have a chance of winning some great prizes - see our [Spotlight article](#) for details.

Hoping you can help us to develop a more sustainable future,

Rich Howorth
Brighton & Lewes Downs Biosphere Partnership

MailChimp x Patcham Neighbourhood x

Secure | https://www.facebook.com/patchamneighbourhoodwatch/?hc_ref=ARTLda8JBn3ygIhGdkJHW0f

Patcham Neighbourhood Watch



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Posts

 **Patcham Neighbourhood Watch** 19 hrs · 🌐

Patcham Local Action Team community meeting tonight

The Draft City Plan pt 2 consultation and the potential for development at Horsdean, Patcham Fawcett playing field site and part of the Old London Road is on the agenda at tonights Local Action Team meeting. We will have a representative from the Councils planning department who will provide an overview of the purpose of the plan and contents and will specifically cover the three Patcham sites.

The aim is to encourage and help you to have your say by making representations or completing the online consultation If you have strong feelings either way about any particular site and would like to speak at the meeting, please let us know. The meeting is at Patcham Community Centre at 7pm in room 1

👍 2 1 Comment

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Oldest ▾

 **John Freeland** Thanks for the update.
Is there a link to any planning information from the council that

Public posts

Lee Wares
17 August at 20:24 · 🌐

The Draft City Plan pt 2 consultation and the potential for development at Horsdean, Patcham Fawcett playing field site and part of the Old London Road is on the agenda at the next Local Action Team meeting on the 28th August. We will have a representative from the Councils planning department who will provide an overview of the purpose of the plan and contents and will specifically cover the three Patcham sites. The aim is to encourage and help you to have your say by making representations or completing the online consultation if you have strong feelings either way about any particular site and would like to speak at the meeting, please let us know.

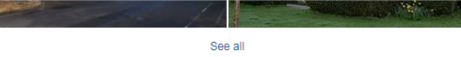


BRIGHTON-HOVE.GOV.UK
City Plan Part Two | Brighton & Hove City Council
Draft City Plan Part Two Consultation

2 Likes 1 Share

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Posts

ProtectPatcham
19 August at 14:26 · 🌐

Members of the Council's Planning Policy Team who wrote the draft City Plan, which includes the development plans for 46 to 54 Old London Road (pictured), will be attending the next Patcham Local Action Team (LAT) meeting. They will talk about the City Plan and answer any questions about the plans for 30 new homes on the site in Old London Road opposite Patcham House School. They will also talk about the two other sites in Patcham which have been allocated for development:

- Land at Ladies Mile/ Carden Avenue (the old Patcham-Fawcett school playing fields) (35 homes are proposed)
- Land beside Horsdean recreation ground in Vale Avenue (25 homes are proposed)

The meeting is at the Patcham Community Centre, Ladies Mile Road, Patcham BN1 8TA at 7pm on Tuesday, 28 August 2018. Everyone welcome.



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protectpatcham.co.uk


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Suggest Edits

Team Members

 Alistair Elliott

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Secure | https://www.facebook.com/bevendeanbulletin/?hc_ref=ARQHY6puHNEoCXAC2IF_ZV

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Bevendean Bulletin
14 August at 12:29 · Public

Jenny Hawke shared her first post.
New member · 4 mins
Access city plan part 2 for moulsecomb & Bevendean here
www.brighton-hove.gov.uk/cityplan-part2
Consultation on from 5th July to 13th september

 BRIGHTON-HOVE.GOV.UK
City Plan Part Two | Brighton & Hove City Council
Draft City Plan Part Two Consultation

2 Shares

Like Comment Share ...

Write a comment...

Bevendean Bulletin shared a post.
13 August at 14:45 · Public

Lee Rolf shared a post to the group: Moulsecomb & Bevendean Brighton Community.

COMMUNITY CONSULTATION ON CITY PLAN PART 2

Communities across Brighton & Hove now have a further opportunity to comment on the second part of the city's local development plan. City Plan Part 2 will sit alongside the adopted City Plan Part 1 to support the provision of more new low-cost homes, local jobs and transport, and health facilities over the next decade.

Take part in the consultation online at www.brighton-hove.gov.uk/cityplan-part2

City Plan Part 2 focuses on good management of development and ensuring good design, high quality and sustainable development. Its housing policies propose tougher controls on houses of multiple occupation (HMOs). The Plan ensures well designed, purpose-built student accommodation and identifies two further sites where it can be built.

A total of 85% of housing sites will come forward on brownfield sites and some urban fringe sites have been identified to provide a positive opportunity to build family and affordable homes, as well as create improved and publicly accessible open space. Most of the urban fringe will however be protected as green space and there will be four new local green spaces.

Encouraging new and safeguarding community facilities is also at the heart of City Plan Part 2. A new policy will help protect public houses as community benefit. Important shopping parades that provide people with access to facilities like newsagents and pharmacies within walking distance of home are recognised.

City Plan Part 2 identifies sites for 3,611 new homes to help meet the city's housing target. When adopted, it will become part of the formal decision-making process of deciding planning applications.

The consultation is open until 13 September.

West Hove News (September 2018)



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City Council ✓
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Fostering Teenagers Keeps You Young | Brighton & Hove fostering team

7

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Write a comment...

Brighton & Hove City Council
30 August at 11:06 · 🌐

Have your say! There's just two weeks left to comment on the second part of the city's local development plan which sets out planning policies for homes, jobs and local infrastructure over the next decade.

Find out more and take part in the consultation <https://www.brighton-hove.gov.uk/.../plann.../city-plan-part-two>



2

1 Comment 10 Shares

Planners brief Brighton and Hove business chiefs about blueprint for next decade

Posted On 04 Sep 2018 at 6:52 pm By : Frank le Duc Comments: 2

Planners briefed business chiefs about the blueprint for thousands of homes and other new buildings in Brighton and Hove in the next decade today (Tuesday 4 September).

The briefing took place as a public consultation draws to a close about the latest element of Brighton and Hove City Council's strategic plan, known as the City Plan Part 2.

The Part 2 document will include detailed allocations for housing, offices and shops, health and community facilities and open spaces.

It comes after the council adopted the more broadbrush City Plan Part 1 in March 2016.

Members of the Brighton and Hove Economic Partnership were also told about sites that may be designated for dedicated student housing.

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pensiondrawdowncentre.co.uk/

OPEN

Two sites – in Lewes Road and London Road – are included in the Part 2 document.

The Part 2 policies also look at, for example, the emergence of commercial developers providing large numbers of build to rent homes.

And the document includes sections on local shopping areas, parking, transport and travel as well as how the seafront might be developed, issues such as drainage and even the protection of wildlife sites.

The current 10-week public consultation ends at 5pm on Thursday 13 September. To take part, click [here](#).

To view the draft City Plan Part2, click [here](#).

Monday, 3 September 2018

Residents and visitors have been expressing their affection for Brighton's historic Royal Pavilion Garden and are eager to get involved and see this precious public space enhanced and preserved....

Anyone can overdose

Friday, 31 August 2018

Friday 31 August is International Overdose Awareness Day, a global event to raise awareness of overdose and reduce the stigma of a drug-related death. Last year an average of 65 people each month...

Still time to make your voice heard on City Plan Part 2

Friday, 31 August 2018

There's just two weeks left for people to comment on the second part of the city's local development plan which sets out planning policies for homes, jobs and local infrastructure over the next...

City supports bid to host European Women's Football Championship

Wednesday, 29 August 2018

Brighton & Hove City Council has joined Brighton & Hove Albion F.C. and the Sussex County Football Association to support The FA's bid to be a host city for the UEFA European Women's...

albacor

Council News Website – also emailed as an alerter

BrightonHoveCouncil @BrightonHoveCC · Sep 3
Don't miss this opportunity to comment on the second part of the city's local development plan.
Take part in the consultation
Make sure you have your say on the City Plan Part 2
Take part in the consultation
consult.brighton-hove.gov.uk

BrightonHoveCouncil @BrightonHoveCC · Sep 3
Work starts today on major city centre project Valley Gardens, which aims to improve the public space that runs from St Peter's Church to Edward Street.
Find out more ow.ly/tqFD30lEXpg
Major improvements coming to Valley Gardens

Dear VisitBrighton Partner

Consultation has started on the draft City Plan Part 2

The draft City Plan Part 2 will support the implementation and delivery of the adopted City Plan Part 1 and builds on previous consultation and stakeholder engagement on City Plan Part Two undertaken in 2016.

The Plan includes:

- site allocations for new housing, student housing and employment sites
- policies for the protection of town centres, business space, and leisure development including Madeira Drive and Terrace
- recognition of important shopping parades in neighbourhoods
- a new policy to help protect public houses as community benefit.
- Identification of opportunity search areas for new hotels
- transport, design, heritage, and environmental themed policies
- a policy for encouraging new and safeguarding community facilities
- tougher controls on houses of multiple occupation (HMOs),
- policies for minimum internal space standards, usable outdoor space, self-build housing, homes for older people and wheelchair-friendly properties

Your comments at this stage are important in helping to inform the final version of the City Plan Part Two. All comments must be received by the Council **no later than 5pm on Thursday 13 September 2018.**

The draft City Plan Part Two and details on how to make your comments can be found:
www.brighton-hove.gov.uk/cityplan-part2

Have your say

Draft City Plan Part Two

The draft City Plan Part Two contains policies to manage new development in the city and also allocates sites for the development of housing, mixed uses and student accommodation.

Part Two will be used to support the implementation and delivery of future growth as set out in the adopted City Plan Part One and to assess planning applications.

Tell us what you think about the draft policies and site allocations.

You can view the draft Plan, supporting documents and have your say at:
www.brighton-hove.gov.uk/cityplan-part2

**Consultation runs from
5 July to 13 September 2018**



Richard Pearson

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nHoveCouncil 
iHoveCC

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2 3 3



BrightonHoveCouncil  @BrightonHoveCC · 3h
Share your views on the second part of the city's local development plan.

➔ Take part in the consultation: ow.ly/5amf30IBg5A



2



BrightonHoveCouncil  @BrightonHoveCC · 18h
There's a week left to apply for our youth-led grants programme. £88,000 is available this year to fund projects for young people aged 11-19 (or up to 25 with special educational needs).

➔ Find out more



Appendix 3 Petition Front Page regarding Horsdean Recreation Ground

JUST SAY NO!

As you may or **may not** be aware, the land adjoining the Horsdean Recreation Ground has been sited as a potential housing development for 25 units. In the past we have successfully 'halted' the plans of other 'urban fringe' locations around the Patcham area and our aim is to do the same again.

Please add your support below:

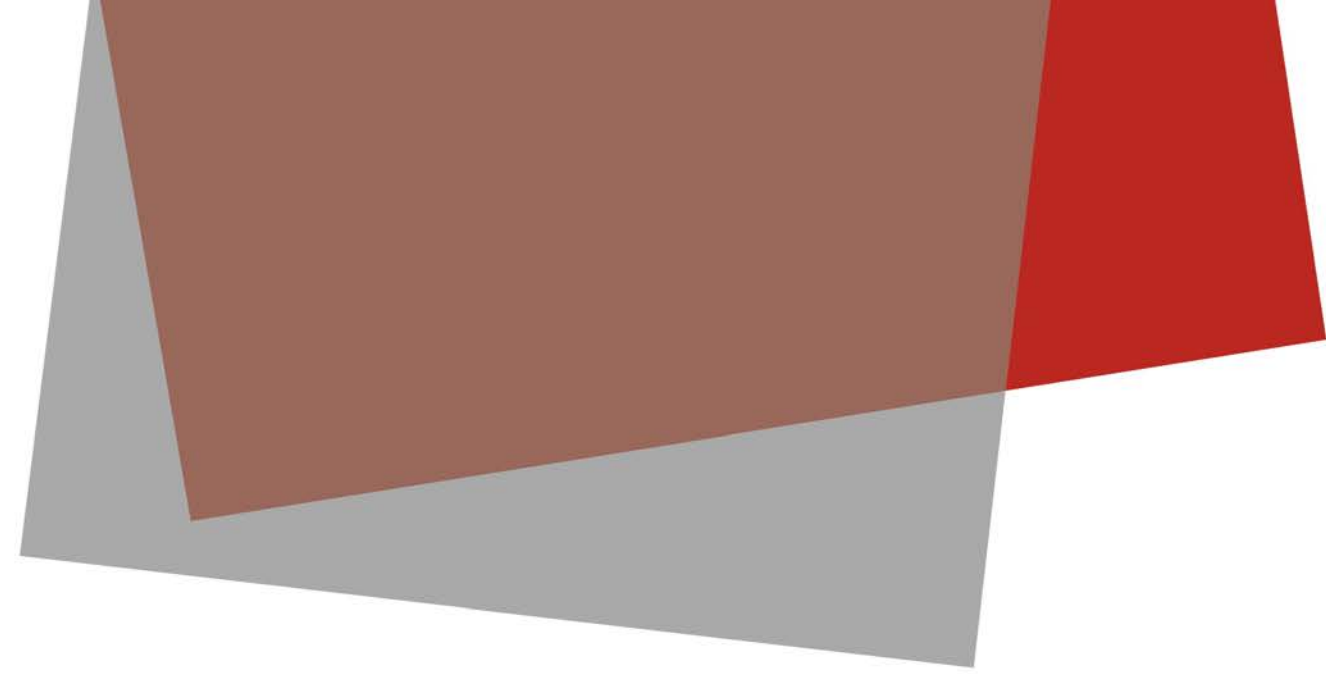
Name	Address	Post Code	Signature
<div style="border: 2px solid red; height: 500px; width: 100%;"></div>			

Appendix 4 – Summary of Key Issues Arising from Representations – listed by policy

See separate document

Appendix 5 – Copies of Original Representations Received

See separate document



Brighton & Hove
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