

City Plan Part 2: Green Group Amendment (1)

Policy Number	Page Number	Paragraph number	Part of policy or Line(s)	Amendment proposed (revised text)	Evaluation*	Reason**	
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Topic – Housing, Accommodation and Community – including policies DM1 – DM10

DM6	31	At the end of paragraph 2.49	N/A	INSERT THE TEXT IN BOLD ITALICS: <i>as well as accord with sustainable buildings standards (in accordance with City Plan Part 1 Policy CP8, and City Plan Part Two Policy DM44) and achieve a net gain in biodiversity (in accordance with City Plan Part One Policy CP10 and City Plan Part Two policy DM37).</i>	Sound		
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- Evaluation including Soundness, Legal, Financial implications ** Reason – explanatory text to officer evaluation

City Plan Part 2: Green Group Amendments (1 - 2)

Policy Number	Page Number	Paragraph number	Part of policy or Line(s)	Amendment proposed (revised text)	Evaluation*	Reason**	
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Topic Employment and Retail – including Policies DM11 – DM17							
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DM11	46	2.96	Bullet 8	INSERT THE TEXT IN BOLD ITALICS & DELETE THE STRUCK THROUGH TEXT IN BOLD ITALICS: Charging points and other infrastructure to support the use of low zero exhaust emission vehicles (see DM36)	Sound		
DM13	53	A)	Bullets	ADD TO LIST A) Important Local Parades: • <i>Preston Drove, Preston Park</i>	Sound		

- Evaluation including Soundness, Legal, Financial implications ** Reason – explanatory text to officer evaluation

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City Plan Part 2: Green Group Amendments (1 - 3)

Policy Number	Page Number	Paragraph number	Part of policy or Line(s)	Amendment proposed (revised text)	Evaluation*	Reason**
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Topic Design and Heritage – including policies DM18 – DM32

DM18	64	2.148	N/A	ADD AT THE END OF 2.148 THE TEXT IN BOLD ITALICS: <i>Criteria for assessing proposals for tall buildings, including cumulative impact will be set out in the Urban Design Framework SPD.</i>	Sound	
DM23	77	2 nd paragraph	At the end of the paragraph	ADD THE TEXT IN BOLD ITALICS: <i>Subtle artificial lighting can highlight architectural features but should be low impact and avoid wider light spill.</i>	Sound	
DM23	78	2.187	At the end of the paragraph	ADD THE TEXT IN BOLD ITALICS: <i>Light pollution should be avoided in accordance with policy DM40.</i>	Sound	

- Evaluation including Soundness, Legal, Financial implications ** Reason – explanatory text to officer evaluation

City Plan Part 2: Green Group Amendments (1 - 10)

Policy Number	Page Number	Paragraph number	Part of policy or Line(s)	Amendment proposed (revised text)	Evaluation*	Reason**	
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Topic Traffic and Transport – including policies DM33 – DM36							
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DM33	98	2	b)	<p>INSERT THE TEXT IN BOLD ITALICS:</p> <p>where appropriate, <i>extend</i>, improve or contribute towards the city’s <i>existing</i> network of high quality, convenient and safe cycle routes.</p>	Sound		
DM35	104	1st paragraph	N/A	<p>INSERT THE TEXT IN BOLD ITALICS & DELETE THE STRUCK THROUGH TEXT IN BOLD ITALICS:</p> <p>1) Transport Statements, Transport Assessments, Construction and Environmental Management Plans and Travel Plans <i>should be provided</i> <i>are required</i> 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>	Sound		

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Topic Traffic and Transport – including policies DM33 – DM36

DM35	104	Criterion 2)	N/A	<p>INSERT THE TEXT IN BOLD ITALICS & DELETE THE STRUCK THROUGH TEXT IN BOLD ITALICS:</p> <p><i>3) 2) Major developments within AQMAs should be supported by a</i> Transport Statement or Transport Assessment (as appropriate) <i>is also required for all major developments within AQMAs</i> so that the potential impact of traffic on air quality can be adequately considered within a separate Air Quality Assessment (AQA). <i>Where</i> Transport Statements or Transport Assessments <i>are required</i> for developments elsewhere, <i>as set out in criterion (1),-should consider</i> traffic impacts within AQMAs <i>should be considered</i> to inform decisions about whether an AQA is required.</p>	Sound		
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Topic Traffic and Transport – including policies DM33 – DM36

DM36	107	Criterion 1	N/A	<p>INSERT THE TEXT IN BOLD ITALICS & DELETE THE STRUCK THROUGH TEXT IN BOLD ITALICS:</p> <p>1) Where a development is likely to result in overspill car parking on-street, applicants will be required to submit information, including parking surveys, 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, in whole or in part, to be 'permit free'.</p>	Sound		
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Topic Traffic and Transport – including policies DM33 – DM36

DM36	107	New criterion after 2)	N/A	INSERT NEW CRITERION AFTER 2) AS SHOWN BELOW IN BOLD ITALICS: <i>Car-free residential developments will be supported and encouraged subject to consideration of relevant factors as set out in SPD14 ‘Parking Standards for New Development’ (and any subsequent revisions).</i>	Sound		
DM36	108	After 2.267	New paragraph	INSERT THE TEXT IN BOLD ITALICS AS A NEW PARAGRAPH AFTER 2.267: <i>Car-free residential developments where no provision is made for general parking on site will generally be supported and encouraged, however regard should be had to the considerations set out in SPD14. These include the scale and type of development, accessibility to sustainable transport modes and capacity for on-street parking in the immediate vicinity of the site and in the surrounding area.</i>	Sound		

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Topic Traffic and Transport – including policies DM33 – DM36

DM36	108	2.268	Whole section	<p>INSERT THE TEXT IN BOLD ITALICS & DELETE THE STRUCK THROUGH TEXT IN BOLD ITALICS:</p> <p>2.268 The council will also support the provision of infrastructure to support low and ultra low-emission vehicles (ULEVs – motor vehicles that emit extremely low levels of motor vehicle emissions compared to other vehicles) and plug-in vehicles (motor vehicles that can be recharged from an external source of electricity) zero exhaust emission vehicles including, for example, electric vehicle charging points. ULEVs-Zero exhaust emission vehicles are expected to make an increasingly important contribution in significantly reducing greenhouse gas emissions and assisting the UK to comply with legal obligations regarding air quality.</p>	Sound		
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Topic Traffic and Transport – including policies DM33 – DM36

DM36	108	2.269	Whole section	<p>INSERT THE TEXT IN BOLD ITALICS & DELETE THE STRUCK THROUGH TEXT IN BOLD ITALICS:</p> <p>2.269 A shift to <i>ULEVs zero exhaust emission</i> vehicles offers the potential to <i>improve air quality and</i> decarbonise road transport locally, thereby making a contribution towards reducing the UK’s greenhouse emissions, whilst still enabling mobility. These benefits will be maximised if the source of the power is also part of a grid-decarbonisation programme, or generated more sustainably. <i>Plug-in andULEV Electric vehicle charging</i> infrastructure should be considered by both commercial and residential developers, looking at provision as part of the development and forward planning for future demand. Where appropriate, developments should also include passive provision to allow conversion at a later date.</p>	Sound		
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Topic Traffic and Transport – including policies DM33 – DM36

DM36 (Appendix 1 – Glossary of Terms)	195	Sustainable Transport Modes	Line 3	<p>INSERT THE TEXT IN BOLD ITALICS:</p> <p>Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, zero exhaust emission vehicles, car sharing and public transport.</p>	Sound		
DM36 (Appendix 1 – Glossary of Terms)	196	Add a new entry to the glossary	N/A	<p>ADD THE TEXT IN BOLD ITALICS AS A NEW TERM TO THE GLOSSARY:</p> <p>Zero exhaust emission vehicle: A vehicle with no harmful tailpipe emissions such as an electric or hydrogen-powered car.</p>	Sound		

- Evaluation including Soundness, Legal, Financial implications ** Reason – explanatory text to officer evaluation

City Plan Part 2: Green Group Amendments (1 - 9)

Policy Number	Page Number	Paragraph number	Part of policy or Line(s)	Amendment proposed (revised text)	Evaluation*	Reason**	
Topic Environment and Energy – including policies DM37- DM46							
DM37	113	Footnote 70		ADD THE TEXT IN BOLD ITALICS: <i>The “mitigation hierarchy” is set out in the Biodiversity – code of practice for Planning and Development and the British standard for Biodiversity management (BS42020) 2013. In essence it seeks avoidance of harm; then mitigation; then compensation alongside new benefits for wildlife.</i>	Sound		
DM37	115	2.280	After 3 rd sentence	ADD THE TEXT IN BOLD ITALICS: <i>Mitigation should be provided on site whenever possible. The LPA will only consider off-site compensation as a last resort where all on-site options have been fully explored. Avoidance, mitigation, compensatory and enhancement measures will be secured through planning conditions or planning obligations.</i>	Sound		

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Topic Environment and Energy – including policies DM37- DM46

DM40	124	2.306	Lines 1 - 3	<p>INSERT THE TEXT IN BOLD ITALICS:</p> <p>This policy complements the AQAP by ensuring that <i>all</i> new developments <i>adhere to the NPPF guidance that developments should contribute towards national objectives for pollutants (paragraph 181 of the NPPF) including</i> in or near AQMAs or near sensitive receptors like the Royal Sussex County Hospital, assists in achieving its aim of improving air quality.</p>	Sound		
DM44	134	First Paragraph	At the beginning of the paragraph	<p>INSERT THE TEXT IN BOLD ITALICS:</p> <p><i>The council will encourage all development to improve energy efficiency and achieve greater reductions in CO2 emissions in order to contribute towards Brighton & Hove’s ambition to become a carbon neutral city by 2030.</i> 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>	Sound		

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Topic Environment and Energy – including policies DM37- DM46

DM44	134	Final paragraph (or alternatively, add at the end of 2.344 on page 137)	Line 4	<p>INSERT THE TEXT IN BOLD ITALICS:</p> <p><i>Through preparation of the technical guidance the LPA will review and clarify what developers provide in the Energy Statement to ensure their robustness. For example, ensuring the statement will clearly set out how each element of the design will help to achieve carbon reductions.</i></p>	Sound		
DM44	137	2.344	Line 8	<p>INSERT THE TEXT IN BOLD ITALICS:</p> <p>The council will consider setting up a carbon offset scheme in the future which could then be applied to the residual CO2 emissions to enable the development to achieve compliance, and to use any funds acquired through this mechanism for carbon saving projects and explore innovative retrofit options such as Energiesprong [footnote].</p>	Sound		

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Topic Environment and Energy – including policies DM37- DM46

DM44	137	New footnote	N/A	<p>INSERT THE TEXT IN BOLD ITALICS:</p> <p><i>[footnote] Energiesprong is a model developed in the Netherlands to provide state-of-the-art whole-house retrofits, initially in the social housing sector. These combine industrialised retrofit techniques, designed to obtain net zero energy consumption, with novel contractual structures for delivery and cost recovery.</i></p>	Sound		
DM44	138	2.350	At the beginning of the paragraph	<p>INSERT THE TEXT IN BOLD ITALICS:</p> <p><i>Given the council’s ambition to become a carbon neutral city by 2030, 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 across the city.</i></p>	Sound		

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Topic Environment and Energy – including policies DM37- DM46

DM44	138	New footnote	N/A	<p>INSERT THE TEXT IN BOLD ITALICS AS A NEW FOOTNOTE:</p> <p><i>[footnote] The Brighton & Hove Energy Study includes maps identifying opportunities for renewables and priority areas with enhanced potential for district heat networks. Nationally recognised certification for other building standards such as Passivhaus or AECB standards will be considered.</i></p>	Sound		
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- Evaluation including Soundness, Legal, Financial implications ** Reason – explanatory text to officer evaluation

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City Plan Part 2: Green Group Amendments (1 - 8)

Policy Number	Page Number	Paragraph number	Part of policy or Line(s)	Amendment proposed (revised text)	Evaluation*	Reason**	
Section 3 Site Allocations – including policies SA7, SSA1 – SSA7, H1 – H3 and E1							
SA7	151	3.10	After 1 st sentence	ADD THE TEXT IN BOLD ITALICS: <i>Development proposals should protect and where possible enhance existing public rights of way and access in accordance with national policy and guidance [footnote]</i>	Sound		
SA7	151	Footnote	Add new footnote	ADD THE TEXT IN BOLD ITALICS: <i>[footnote] National Planning Policy Framework and Rights of Way Circular (1/09) subject to any updated policy guidance.</i>	Sound		
SSA1	152	a)	Line 2 - 3	ADD THE TEXT IN BOLD ITALICS: Achieve a high quality of design which preserves and where possible enhances the setting of the Grade II Listed Building and most significant non-designated heritage assets. A comprehensive Heritage Impact Assessment will be required;	Sound		

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Section 3 Site Allocations – including policies SA7, SSA1 – SSA7, H1 – H3 and E1

SSA1	152	c)	Line 1	<p>INSERT THE TEXT IN BOLD ITALICS & DELETE THE STRUCK THROUGH TEXT IN BOLD ITALICS:</p> <p>Maintain and improve <i>upon publicly accessible the existing</i> amenity greenspace through an integrated landscape, open space and public realm network to include the provision of children’s play space and/or a multiuse sports facility;</p>	Sound		
H2	177	New criterion	N/A	<p>INSERT THE FOLLOWING TEXT IN BOLD ITALICS AS A NEW CRITERION:</p> <p><i>Provision is made for sustainable transport infrastructure improvements that provide and promote sustainable transport and improved safe pedestrian and cyclist access to and through the site to support the development.</i></p>	Sound		

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Section 3 Site Allocations – including policies SA7, SSA1 – SSA7, H1 – H3 and E1

H2	177	g)	N/A	<p>DELETE THE TEXT IN g) AND REPLACE IT WITH THE TEXT AS SHOWN BELOW IN BOLD ITALICS:</p> <p>g) Opportunities are considered to achieve high standards of energy efficiency and renewable energy provision <i>Given the council’s ambition to become a carbon neutral city by 2030, development will be encouraged to achieve greater reductions in CO2 emissions through the use of passive design, fabric standards, energy efficiency measures and low and zero carbon technologies,</i> in accordance with Policy DM44.</p>	Sound	
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Section 3 Site Allocations – including policies SA7, SSA1 – SSA7, H1 – H3 and E1

H2	184	New paragraph after 3.76	N/A	<p>INSERT A NEW PARAGRAPH AFTER PARAGRAPH 3.76, STATING THE TEXT IN BOLD ITALICS:</p> <p><i>Development proposals on urban fringe sites will be expected to protect and where possible enhance existing public rights of way, providing for clear and legible pedestrian routes which encourage the active and continuing use of use of public areas and access. All proposals should comply with national policy and guidance on rights of way [footnote].</i></p>	Sound		
H2	184	New footnote	N/A	<p>INSERT A NEW FOOTNOTE STATING THE TEXT IN BOLD ITALICS:</p> <p><i>[footnote] National Planning Policy Framework and Rights of Way Circular (1/09) subject to any updated policy guidance.</i></p>	Sound		

- Evaluation including Soundness, Legal, Financial implications ** Reason – explanatory text to officer evaluation

