

Urban Design Framework Supplementary Planning Document (UDF SPD)

Draft UDF SPD response to early stakeholder consultation

Appendix to 24 September 2020 TECC report

What consultees said at Issues & Options consultation stage	How the council responded in the context of the Draft SPD
<i>General</i>	
Provides enough detail without being too prescriptive	<p>The UDF has been prepared in the form of a Supplementary Planning Document (SPD). A SPD is one of a series of documents used by the council to provide guidance and information to planning applicants and landowners about how to successfully implement adopted and emerging policies in the City Plan Parts One and Two. It cannot make new or change existing policies but it can assist the council in delivering the amounts and types of development being proposed by City Plan Part One and Two in more innovative ways and through better quality design, illustrating good practice.</p> <p>The document builds on the National Design Guide, identifying local planning policy priorities and setting out broad design recommendations and principles that applicants can consider when preparing planning applications in Brighton & Hove.</p>
Ties in with other planning policy, strategies, studies and guidance Signposts good practice examples in the city and elsewhere	<p>Some design decisions can address multiple policy objectives. Links to policies where good design decisions can lead to addressing other policies are provided along with considerations that may be relevant to all high density development in the city. Hyperlinks to supporting documents/guidance that are particularly relevant to the Brighton & Hove context and good practice examples are signposted throughout the document, in particular in Section A Local priorities.</p>
Promotes engagement with local professionals and communities	<p>The SPD looks at opportunities to support constructive, multi-disciplinary design discussions between applicants, designers, planning officers, councillors and communities by outlining potentially appropriate solutions and illustrating best practice in the city and elsewhere.</p>
Creates places that are accessible to all	<p>In Section A, in particular in regard to Spaces between buildings, identifies ease of access for all as a design consideration that should be prioritised in the preparation of proposals. The Draft SPD shows how this is particularly important in Brighton & Hove given that accessible open space is limited and there is a need for proposals to consider how design proposals can deliver, for example, level, step-free and easy to navigate routes and links to public transport networks and provide building facilities that are accessible to those that will use them.</p>
<i>Priority areas for enhancement and design guidance</i>	
Identify opportunities to optimise density, set density thresholds and identify facilities to meet the need of different	<p>Section A Section 3.2 focuses more specifically on priorities for designing high quality, high density development indicating that the greater the density and height of a development, the greater the council's expectation for the benefits that can compensate for any perceived</p>

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areas/neighbourhoods	inconveniences of living in smaller spaces, in particular when it comes to residential development. Throughout Section A Local priorities and Section B Tall buildings further considerations and opportunities that may be relevant to high density development in the city are signposted.
Identify areas/neighbourhoods based on Urban Characterisation Study character areas and/or identified in the City Plan (for example, Seafont, Conservation Areas, City Centre, Urban Fringe, Development Areas)	Section 1.2 Neighbourhood Character signposts the importance for designers to consider the character and identity of the city's neighbourhoods identified in the Urban Characterisation Study. Building on the UCS, this section sets out each neighbourhood in terms of sensitivity to change and likelihood to largely be conserved; be suitable for localised, incremental development and enhancement; and those which require major enhancement.
Identify areas/sites in need of proactive masterplanning	These are set out in sections 1.5 Opportunities for masterplanning and 2.7 Phasing of development.
Prioritise and provide more detailed information for Development Areas and Strategic Allocations in the City Plan	Indicative design principles for these in whole or in part are set out in more detail in Section B Tall buildings for each of the tall building areas identified.
<i>Accommodating taller development</i>	
Provide clarity about definitions, locations, facilities needed, guidelines/impact assessment criteria Density/height thresholds and/or locations Use 3D modelling to support guidance, aid assessment and ensure accuracy	Section A sets out local priorities that apply to all development. Section B Tall buildings provides additional guidance on issues that are particularly relevant to the assessment of any building of 18 metres or more in height and/or significantly taller than surrounding buildings. The Draft SPD includes indicative boundaries, height ranges and general design principles for identified tall building areas that are new to the guidance on tall buildings in the city having previously been considered as part of the 2003 Tall Buildings Study that were not incorporated into SPGBH15 Tall buildings. A streamlined and updated version of the impact assessment criteria set out in SPGBH15 Tall buildings is provided in 13 Tall Building Statement guidelines (Section D Appendices). Techniques that can be used to communicate design ideas well at various stages of the design process, including 3D modelling, are signposted in Section C Planning Process.
<i>Building design</i>	
Identify minimum standards including for internal spaces, sustainability, balcony treatment, acoustics and light pollution.	Making the best use of environmental conditions of a development site to deliver more sustainable buildings and the spaces between them is set out as a local priority in section 1.1. Opportunities to improve building performance, design to minimum space standards and provide adequate private amenity, in particular in high density development, are set out throughout Sections 2 Spaced between building and 3 Buildings.
Assess impact and promote design that supports public health objectives (improving air quality and health facilities).	
More scope for contemporary, innovative design that takes account of context but adds to the area, including 'out of	Sections 1.2 Neighbourhood character and 1.3 Composition of the street scene illustrate how further innovation in design is vital to the delivery of inclusive, sustainable and climate-resilient development that uses contemporary architecture

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character' options.	can positively contribute to enhancing neighbourhoods and streets. Advice regarding justification in instances where a scheme promotes a departure from the prevailing instances urban form/character is also provided in these as well as Section C Planning Process.
Include checklist	Questions that applicants can use as a checklist to inform the preparation of design proposals and engage with the council's design advice service, preferably at the pre-application stage are signposted in Section C Planning Process.
<i>Public realm design</i>	
Ensure the design of routes enables greater walking, cycling and public transport connectivity and better integration of transport services (improvements to road safety, level surfaces, de-cluttered pavements and guidance on shared space).	Section A Local priorities includes a section on active and inclusive travel providing links to relevant strategies and additional guidance available as well as good practice examples that address issues raised by respondents.
Design in green infrastructure/nature-based solutions that enhance biodiversity, mitigate against heat island effect (water fountains, community gardening, tree replacement) and incorporates public art and incidental play whilst deterring graffiti/tagging.	Sections 2 Spaces between buildings and 3 Buildings highlight the importance of taking an integrated approach to infrastructure design as a way of optimise the use of land and improve the city's resilience to climate change. Good practice examples that combine green and water management infrastructure and public art are provided.
Ensures streetscape improvements are delivered and good quality new spaces are created.	Section 2 Spaces between buildings identifies priorities for streetscape and public realm design and improvements including in regards to safety, accessibility, materials and management.
Design out crime and anti-social behaviour creating safe and secure spaces by using, for example, visually-impaired and heritage-appropriated lighting.	Sections 1.1 Environmental conditions and 2.2 Outdoor amenity highlight the importance of the location and orientation of internal and external spaces in ensuring these receive appropriate levels of sunlight and outlook and optimise well-being and comfort of users.
Proactive regarding streetscape and public amenity improvements and good quality new spaces/placemaking in the area (maintenance in particular of private outside spaces, temporary/meanwhile uses and standards including sunlight, public health -water fountains for breastfeeding)	The need to maintain adequate levels of natural surveillance and overlooking and providing facilities and provide outdoor amenity and furniture that can be used by people with difference needs is highlighted as a priority.
<i>Views and Vistas</i>	
Revisit and/or identify strategic and local views to be protected	Up to date information about and map setting out identified strategic and steps applicants can take to identify new



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and consider impact criteria including in regard to tall buildings	strategic and local views are set out into section 1.4. More detail about strategic viewpoints and landmarks are provided in Section 12.
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