

Policies in the Core Strategy and changes made since June 2008

The policies that were subject to major changes went out to consultation in summer 2009 for 6 weeks in a Proposed Amendments Proposed Amendments Paper. These are shown in italics and bold type and changes since the summer are included. The remaining policies have been subject to minor changes only since the Revised Preferred Options Stage of consultation in the summer of 2008.

Policy	Changes	Reason(s) for changes
DA1 Brighton Centre and Churchill Square Area Secure a redeveloped conference centre, extension of Churchill Square shopping centre, improved townscape, public realm and appropriate transport measures.	Policy re-structured and reformatted post Revised Preferred Options June 2008 in line with Planning Inspector's guidance for all Development Areas. Addition of one strategic allocation (Brighton Centre).	To respond to Planning Inspector's advice on format and presentation of Development Area policies and in response to PPS12.
DA2 Brighton Marina, Gas Works and Black Rock Area <i>Creation of Brighton Marina as a high quality sustainable mixed use district of city, high quality marina environment, leisure facility at Black Rock. 1650 residential units in total</i>	<i>Policy reformatted post Revised Preferred Options stage June 2008 in line with the Planning Inspector's guidance. One strategic allocation proposed at Proposed Amendments Paper July 2009 stage for the Inner Harbour. The total number of residential units for the Development Area has been reduced from 2000 to 1650 (with a total of 650 units at the</i>	<i>To respond to Planning Inspector's advice on format and presentation of Development Area policies and in response to PPS12. Reduction in housing numbers reflects: application decision for Explore Living scheme; re-consideration of development capacity given range of planning considerations and the existing</i>

<p><i>(650 at Inner Harbour) supported by necessary social infrastructure.</i></p>	<p><i>inner harbour). No development above the cliff height.</i></p>	<p><i>residential dwelling densities within the Marina area; and in response to representations received at Revised Preferred Options June 2008 stage.</i></p>
<p>DA3 Lewes Road Enhance area's role as academic corridor. Improve secondary, further and higher education provision. Support proposals at Preston Barracks and the Community Stadium. Improvements to townscape, public realm and support district shopping centre.</p>	<p>Policy reformatted post Revised Preferred Options stage June 2008 in line with Planning Inspector's guidance. Addition of two 'strategic allocations' (Preston Barracks and Community Stadium). Housing figures updated in line with revised 2008 Strategic Housing Land Availability Assessment.</p>	<p>To respond to Planning Inspector's advice on format and presentation of Development Area policies and in response to PPS12.</p>
<p>DA4 New England Quarter and London Road Area <i>Plan for a new business quarter to accommodate 20,000sqm additional office space; revitalise London Road town centre; strengthen creative industries cluster in the area; improvements to open space and social infrastructure; strategic allocation of Preston Road office blocks for mixed use.</i></p>	<p><i>Reformatted post Revised Preferred Options stage June 2008. Strategic allocation proposed post Proposed Amendments Paper July 2009 for the Preston Road office sites (mixed use office/residential). Inclusion of additional local priorities post Proposed Amendments Paper stage to reflect the need for provision of social and environmental infrastructure and community/health facilities.</i></p>	<p><i>To respond to Planning Inspector's advice on format and presentation of Development Area policies and in response to PPS12. Strategic allocation proposed to secure future investment in the Preston Road office sites and help meet strategic housing targets for the city. To respond to representations received at Proposed Amendments Paper stage.</i></p>

<p>DA5 Eastern Road and Edward Street Secure significant improvements to public realm and townscape; deliver additional employment floorspace and hospital expansion. Strategic allocations for Edward Street Quarter and Royal Sussex County Hospital.</p>	<p>Policy reformatted post Revised Preferred Options stage June 2008 in line with Planning Inspector's guidance. Addition of two strategic allocations (Edward Street Quarter and Royal Sussex County Hospital).</p>	<p>To respond to Planning Inspector's advice on format and presentation of Development Area policies and in response to PPS12. Transport changes made to be consistent with amended citywide policy CP8.</p>
<p>DA6 Hove Station Area Long term regeneration opportunities around Hove Station for employment led mixed use area; improvements to public realm and townscape.</p>	<p>Policy reformatted post Revised Preferred Options stage June 2008 in line with Planning Inspector's guidance. Increased housing figures for area in line with revised 2008 Strategic Housing Land Availability Assessment (SHLAA)</p>	<p>To respond to Planning Inspector's advice on format and presentation of Development Area policies and in response to PPS12. To reflect final SHLAA findings.</p>
<p>DA7 Shoreham Harbour and South Portslade <i>Major regeneration of the area to include new high quality jobs, homes, retail, leisure and community facilities, improvements to transport infrastructure.</i></p>	<p><i>Policy re-drafted post Revised Preferred Options Stage June 2008 to take on board advice from the Planning Inspector – envisages 3 scenarios:</i> <i>A: comprehensive scheme including land reclamation.</i> <i>B: comprehensive scheme not including land reclamation.</i> <i>C: A smaller scale regeneration</i></p>	<p><i>To respond to Planning Inspector's advice for taking forward a policy on Shoreham Harbour reflecting and reflect current position for Shoreham Harbour.</i> <i>To respond to representations received at Proposed Amendments Paper stage.</i></p>

	scheme.	
<p>SA1 The Seafront Work with partners to secure ongoing regeneration and improvement of the seafront in an integrated and coordinated manner. Support for year round leisure role and recognition of historic setting and natural landscape value.</p>	<p>Clarification of overall objectives for the seafront post Revised Preferred Options June 2008. More emphasis on historic buildings on the seafront. More emphasis on need to improve cycle routes.</p>	<p>To clarify priorities for the seafront. To reflect council priorities and to respond to representations received at Revised Preferred Options stage June 2008.</p>
<p>SA2 Central Brighton Coordination of strategies, reinforce role as regional shopping centre, tourism, cultural quarter etc.</p>	<p>Minor editorial changes and clarification of 'cultural quarter'.</p>	<p>To provide clarification and to respond to representations received at Revised Preferred Options stage June 2008.</p>
<p>SA3 Valley Gardens Enhance and regenerate in an integrated manner to emphasise historic and cultural character.</p>	<p>Change of emphasis towards coordinated regeneration of the area including improvements to the built environment and public realm.</p>	<p>To reflect council priorities; responding to representations received at Revised Preferred Options June 2008 stage.</p>
<p>SA4 Urban Fringe <i>Clear set of objectives to secure improvements to the urban fringe and better management. Wider landscape role emphasised. Framework to guide approach</i></p>	<p><i>Continued protection in the context of good management and improvement. Urban fringe will remain a contingency to meet housing targets after 2020 as a last resort. (CP11). If housing targets are reviewed the priority will be to protect the urban fringe.</i></p>	<p><i>To accord with 'soundness' tests, provide for flexibility and the need to plan for unforeseen circumstances.</i></p>

<i>to any future development required.</i>		
SA5 National Park Work with National Park Authority and adjoining authorities to protect and enhance natural beauty of South Downs.	References to the National Park are updated.	To reflect confirmation of South Downs National Park designation.
SA6 Sustainable Neighbourhoods (formerly SN1 and SN2) Sets a framework for creating sustainable neighbourhoods and reducing inequalities.	Former policies SN1 Sustainable Neighbourhoods and SN2 Residential Renewal Areas have been combined into a single policy. No significant change to thrust of policies. Addition of mention of managing areas with high concentrations of student housing.	To reflect guidance from the Planning Inspector. Minor changes to reflect representations
CP1 Sustainable Buildings Sets minimum standards for sustainable buildings to avoid expansion of city's ecological footprint and to mitigate against climate change.	Updated post Revised Preferred Options June 2008 so that targets are set within the policy. Editorial and minor changes	Minor changes to reflect representations.
CP2 Urban Design Sets out general strategic design criteria for all development. Identifies areas which have potential for taller developments.	Editorial changes only.	

<p>CP3 Public Streets and Spaces Strategy to improve the quality, legibility and accessibility of the city's public urban realm.</p>	<p>Editorial and minor changes.</p>	<p>Minor changes to reflect representations.</p>
<p>CP4 Healthy City Ensures development, programmes and strategies are tested to reduce adverse impacts of health, promotes healthy living for all age groups.</p>	<p>Editorial, updating and minor changes.</p>	<p>Minor changes to reflect representations.</p>
<p>CP5 Biodiversity Conserve and enhance biodiversity and promotes improved access to green spaces. Strategic approach to nature conservation and enhancement.</p>	<p>Editorial and minor changes, updating.</p>	<p>Minor changes to reflect representations.</p>
<p>CP6 Open Space Safeguards, promotes access to and enhancements of city's green and open spaces and beaches. Sets out local open space standards.</p>	<p>Update in relation to completion of Open Space Study. Acknowledges open space needs of Shoreham Harbour Regeneration. Editorial and minor changes to reflect representations.</p>	<p>Minor changes to reflect representations.</p>
<p>CP7 Sports Provision Safeguard, enhance and</p>	<p>Minor changes to clarify intent of policy and update in relation to Open Space,</p>	<p>Minor changes to reflect representations.</p>

promote access to city's sports and recreation facilities. Local standards set out.	Sports and Recreation Study 2009. Editorial and minor changes to reflect representations.	
CP8 Sustainable Transport <i>Sets out council's approach to achieving sustainable transport including provision for park and ride and coastal transport system.</i>	<i>Changes post Revised Preferred Options June 2008 clarifies the council's approach to providing a greater choice of sustainable transport options. Following comments at Proposed Amendments Paper stage, more detail is provided on park and ride and a bus-based coastal transport system.</i>	<i>To reflect council priorities, to respond to Planning Inspector's advice and to respond to representations received at Proposed Amendments Paper stage.</i>
CP9 Infrastructure and Developer Contributions <i>Sets out council's approach to securing appropriate infrastructure to support development.</i>	<i>Includes infrastructure to be provided in the city (linked to an infrastructure delivery plan) as well as developer contributions to support the planned amounts of development in the city.</i>	<i>To accord with guidance in PPS12: Local Spatial Planning. Minor changes to reflect representations.</i>
CP10 Managing Flood Risk <i>Sets out approach to managing flood risk.</i>	Editorial changes and minor changes to reflect representations.	Minor changes to reflect representations.
CP11 Housing Delivery <i>Sets out how city will meet South East Plan housing targets and framework for achieving suitable mix of housing across city.</i>	<i>Policy amended to clarify and demonstrate how the South East Plan regional housing targets can be met that includes having the urban fringe as a contingency post 2020, if needed.</i>	<i>To accord with 'soundness' tests, provide for flexibility and the need to plan for unforeseen circumstances.</i>
CP12 Affordable Housing	Editorial changes only.	

Sets out council's approach to securing more affordable housing by type and size.		
CP13 Housing Densities Criteria for assessing higher density development where appropriate. Sets minimum density of 50dph citywide and 100dph within Development Areas.	Changes to clearly cross reference to other Core Strategy policies. Clarification of 'design-led' approach.	To clarify policy.
CP14 Gypsies and Travellers Sets out planning considerations and criteria to guide future locations of gypsy and traveller sites in accordance with SE Plan targets.	Editorial changes and travelling Show People added to policy in line with national guidance. Updated to reflect progression of Partial Review of South East Plan.	To accord with national planning guidance and Partial Review of South East Plan.
CP15 Retail Provision Strategy to maintain and enhance hierarchy of shopping centres across the city.	Minor changes to reflect potential need for additional retail development at Shoreham Harbour. Editorial changes	To address and cross reference potential retail needs at Shoreham Harbour.
CP16 Planning for Sustainable Economic Development (formerly CP16 and CP17)	<i>Combined into a single policy; allows mixed use on sites to be identified in a future Site Allocations Plan and reformatted (since summer 09) to</i>	<i>Clarification of policy to respond to representations received at Revised Preferred Options stage and Proposed Amendments Paper</i>

<p><i>Sets out approach to safeguarding, promoting and securing new employment floorspace provision and opportunities to 2026.</i></p>	<p><i>improve clarity.</i></p>	<p><i>stage.</i></p>
<p>CP17 Culture Tourism and Heritage (was CP18) Protection and enhancement of the historic built environment. Standards for new visitor, arts and event attractions and supports upgrading and enhancements of existing visitor facilities.</p>	<p>Editorial, updating and minor changes in response to representations.</p>	<p>Minor changes to reflect representations.</p>
<p>CP18 Hotel/Guest Accommodation (was CP19) Framework for assessing proposals for new major hotel facilities and how existing accommodation will be protected. Redefined Hotel Core Zone.</p>	<p>Editorial, updating and minor changes in response to representations.</p>	<p>Minor changes to reflect representations.</p>

