

Appendix 5

Officer responses to consultation comments received

Proposed Coldean Neighbourhood Area Application Consultation Comments

Respondent Number	Individual / Organisation	Are the boundaries of the proposed area appropriate?	Do you recognise the proposed area as a distinct neighbourhood ?	Comments on area	Officer Comments
1	Individual	Yes	Yes	I feel in the past consultations with those in the proposed neighbourhood have been lacking. Hopefully this will go some way to remediate this issue. Will appropriate funding be given to improve the area? How can I get involved?	If approved the neighbourhood forum will be expected to engage with people living and working in neighbourhood area. The Neighbourhood Forum will be able to apply for funding from central government to prepare their neighbourhood plan for the area.
2	Individual	Yes	Yes	Not Answered	n/a
3	Individual	Yes	Yes	Coldean is the perfect area for this scheme due to its geographical layout.	Comments noted
4	Individual	Yes	Yes	Not Answered	n/a
5	Individual	Yes	Yes	Not Answered	n/a
6	Individual	Yes	Yes	Not Answered	n/a
7	Individual	Yes	Yes	Not Answered	n/a
8	Trust for Developing Communities	Don't Know / Not Sure	Yes	Does the area include all of Coldean Woods - I think it should.	Comments noted. The proposed area includes Coldean Woods to the south but not the wooded area of Stanmer Park which lies east of Coldean Lane.
9	Individual	Yes	Yes	Not Answered	n/a
10	Individual	Don't Know / Not Sure	Yes	It should include Stanmer Park.	Comments noted. The area proposed by the Coldean Community does not include Stanmer Park
11	Rottingdean Parish Council	Yes	Yes	Coldean and the surrounding countryside make for a very distinctive area.	Comments noted

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12	Possability People	Not Answered	Not Answered	Not Answered	n/a
13	Railway Heritage Trust	Not Answered	Yes	Not Answered	n/a
14	Historic England	Not Answered	Not Answered	<p>Thank you for consulting Historic England on the proposed designation of a neighbourhood forum and area for a Coldean Neighbourhood plan. Historic England is a statutory consultee for neighbourhood plans where they have effects within our areas of interest. In practice we are consulted on nearly all neighbourhood plans that are prepared and in the South East alone have now advised on in excess of 230 'made' plans. Our advice is designed to support communities in achieving their plan ambitions whilst ensuring appropriate consideration is given to the protection of heritage assets and the wider historic environment. Where we identify that a plan area contains nationally important heritage assets that could be harmed by plan proposals, or where the unintended consequences of a plan might prevent measures to address enhance assets or address the risks identified as affecting them we will seek to avert these through our advice to the steering group and independent examiner.</p> <p>The proposed Coldean Neighbourhood Plan area</p>	<p>Comments and concern regarding Stanmer Park noted. BHCC officers will ensure that the Coldean Forum are fully aware of your concerns and that they start early and continued engagement with Historic England from the start of the neighbourhood plan preparation.</p>

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				<p>overlaps with the extent of the designated Registered Park and Garden of Stanmer (Grade II). The Park and Gardens and the Stanmer Conservation Area (just to the north of the proposed neighbourhood plan area) are recorded on the national Heritage at Risk register for reasons that include the fragmentation of the parkland by the A27, the damaged to woodland resulting from the Great Storm of 1987, as well as the deterioration of the historic buildings within the estate and the impacts of development, amenity management and fragmented governance. Historic England prioritises heritage assets recorded on the Heritage at Risk register for our engagement and provide an annual report on heritage at risk to the government as an official statistic. We consider the part of the registered park within the neighbourhood plan area to be highly vulnerable to further fragmentation and loss of historic interest due to its position south of the A27 and pressure for development at Brighton’s urban edge.</p> <p>Historic England, the National Lottery Heritage Fund and Brighton and Hove City Council (and latterly the South Downs National Park Authority) have had a long collaboration over the management, and enhancement of the registered park, the conservation area and the listed buildings that lie</p>	

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				<p>within them. This has sought to restore elements of the designed landscape of the park that was laid out around the country house in the 18th century, as well as restoring the park's highly characteristic designed woodlands. We have advised on the development of a package of investment totalling £3.75m so far to improve parking and access, invest in the home farm and core buildings and convert the walled garden. This has been informed by a Conservation Area Appraisal (adopted in 2010), a Conservation Management Plan for the Registered Park and Conservation Area (agreed in 2016) and a Woodland Management Plan (agreed in 2018), which are all currently being implemented. These documents provide a long-term plan for protecting the historic parkland landscape of the park in all its diversity of character and richness of features, which we are keen to see is appropriately implemented, and, when necessary updated and supplemented to ensure they remain relevant and viable. The conservation area appraisal, for example is now reaching the point where review is necessary, whilst the conservation management plan will require review when the grant aided works are completed.</p> <p>The documents prepared to support management of these assets should be taken into consideration in</p>	

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				<p>the preparation of the Neighbourhood Plan. We expect the City Council to make the neighbourhood forum aware of them and their importance in managing designated heritage assets, including the evidence they provide of the significance of these features of the historic environment and both opportunities and need to enhance them.</p> <p>We have some concern that creating several separate regimes for management of different parts of the registered park and garden could re-create divergent strategies for its future development and management of the integrity of the pattern of parkland features which remain in poor condition, partially intact or highly fragmented. This could undo work to re-establish elements such as a conservation management plan. We are also concerned that opportunities presented through neighbourhood planning to provide a strong policy basis for management and regeneration of the historic environment are not missed as part of our continuing work with the managers of the various parkland features within the historic landscape of the Stanmer Estate. As such we would wish to maintain an engagement as a stakeholder in the neighbourhood plan to seek a joined-up approach across the historic landscape. We would seek to support the</p>	

Proposed Coldean Neighbourhood Area Application Consultation Comments

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				community, including the forum and steering group by providing our expertise to guide them in assessing the impact of options on the historic environment as well as the potential to deliver benefits from its positive management. This is a more engaged role than we would normally seek to provide in most neighbourhood plans but reflects our past and present engagement with the Stanmer estate and landscape and our concern to ensure its future protection and rehabilitation. As such we would welcome early engagement with the steering group.	
15	Highways England	Not Answered	Not Answered	We have no comments on the applications to establish a Neighbourhood Area and Forum for the Coldean area. However we do wish to be consulted on any future Coldean Neighbourhood Plan.	Points noted
16	Sport England	Not Answered	Not Answered	Thank you for consulting Sport England on the above neighbourhood plan. (No specific comment son forum or area designation. Sport England sent standard Neighbourhood Planning Info)	Points noted and advice will be forwarded to the Coldean NF
17	Gatwick Airport	Not Answered	Not Answered	I have read through the applications for the neighbourhood area and forum and I am satisfied that there will be no aerodrome safeguarding issues for Gatwick Airport. Thank you for giving us the opportunity to comment on this application.	Comments noted

Proposed Coldean Neighbourhood Area Application Consultation Comments

Respondent Number	Individual / Organisation	Are the boundaries of the proposed area appropriate?	Do you recognise the proposed area as a distinct neighbourhood ?	Comments on area	Officer Comments
18	The Coal Authority	Not Answered	Not Answered	<p>Thank you for your email below regarding the Proposed Coldean Neighbourhood Area and Forum.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Brighton & Hove City Council is outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	Points noted
19	Natural England	Not Answered	Not Answered	<p>Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.</p>	Points noted and advice will be forwarded to the Coldean NF
20	Individual	Don't Know / Not Sure	Don't know / not sure	Not answered.	n/a
21	Environment Agency	Not Answered	Not Answered	Just to let you know that we do not need to see applications relating to the designation of a Neighbourhood Area and Neighbourhood Forum.	Points noted.

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				As such, we have no comments to make.	
22	ESCC County Ecologist	Not Answered	Not Answered	Thank you for notifying us of this proposal. We have no formal comments to make at this stage other than to point out that should the proposals be approved the newly formed Coldean Neighbourhood Planning Forum should contact the Historic Environment Record (county.HER@eastssussex.gov.uk) for advice on how to obtain the correct level of Historic Environment Record data in the preparation of their draft Neighbourhood Plan.	Points noted and advice will be forwarded to the Coldean NF

Proposed Coldean Forum Application Consultation Comments

Respondent Number	Individual / Organisation	Do you think the "Coldean Neighbourhood Forum" should be approved (designated) ?	Is the Forum representative of people who live and work in the area?	Comments on forum	Officer Comments
1	Individual	Yes	Yes	Not Answered	n/a
2	Individual	Yes	Yes	Not Answered	n/a
3	Individual	Yes	Yes	Local communities throughout Brighton and Hove must be encouraged and assisted to become more involved in decision making within the area where they live or work.	Comments noted. If designated, the Forum should help facilitate improved community engagement in the Coldean area.
4	Individual	Yes	Yes	Not Answered	n/a
5	Individual	Yes	Don't Know / Not Sure	Not Answered	n/a
6	Individual	Yes	Yes	Not Answered	n/a
7	Individual	Yes	Yes	Not Answered	n/a
8	Trust for Developing Communities	Yes	Yes	Are the members of Coldean Neighbourhood Forum named anywhere? How can people get in touch with them? Are open meetings held? How are they publicised?	The forum members are named on the application form for the Forum which accompanied the consultation. You should contact the forum directly if you wish to become involved in meetings. They can advise around how they will plan to publicise the forum meeting and neighbourhood plan preparation when they are designated.
9	Individual	Yes	Yes	Not Answered	n/a
10	Individual	Yes	Yes	None.	n/a
11	Rottingdean Parish Council	Yes	Yes	It is good to see that there is so much interest across the community.	Comments noted.

Proposed Coldean Forum Application Consultation Comments

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12	Possability People	Not Answered	Not Answered	How will disabled and other and seldom heard groups be encouraged to be involved?	Comments noted. If designated, the responsibility for engagement with hard-to-reach groups will be the responsibility of the Neighbourhood Forum. They will have to set out at various stages of the Neighbourhood Plan process how they have engaged with these hard-to-reach groups and will be encouraged to complete an Equalities Impact Assessment before submission of the Neighbourhood Plan.
13	Railway Heritage Trust	Not Answered	Not Answered	As the proposed Neighbourhood area does not involve any part of the Network Rail system, which is what our vires limit our operations to, we have no comment to make.	Points noted.
14	Historic England	Not Answered	Not Answered	Thank you for consulting Historic England on the proposed designation of a neighbourhood forum and area for a Coldean Neighbourhood plan. Historic England is a statutory consultee for neighbourhood plans where they have effects within our areas of interest. In practice we are consulted on nearly all neighbourhood plans that are prepared and in the South East alone have now advised on in excess of 230 'made' plans. Our advice is designed to support communities in achieving their plan ambitions whilst ensuring appropriate consideration is	Comments and concern regarding Stanmer Park noted. BHCC officers will ensure that the Coldean Forum are fully aware of your concerns and that they start early and continued engagement with Historic England from the start of the neighbourhood plan preparation.

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				<p>given to the protection of heritage assets and the wider historic environment. Where we identify that a plan area contains nationally important heritage assets that could be harmed by plan proposals, or where the unintended consequences of a plan might prevent measures to address enhance assets or address the risks identified as affecting them we will seek to avert these through our advice to the steering group and independent examiner.</p> <p>The proposed Coldean Neighbourhood Plan area overlaps with the extent of the designated Registered Park and Garden of Stanmer (Grade II). The Park and Gardens and the Stanmer Conservation Area (just to the north of the proposed neighbourhood plan area) are recorded on the national Heritage at Risk register for reasons that include the fragmentation of the parkland by the A27, the damaged to woodland resulting from the Great Storm of 1987, as well as the deterioration of the historic buildings within the estate and the impacts of development, amenity management and fragmented governance. Historic England</p>	

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				<p>prioritises heritage assets recorded on the Heritage at Risk register for our engagement and provide an annual report on heritage at risk to the government as an official statistic. We consider the part of the registered park within the neighbourhood plan area to be highly vulnerable to further fragmentation and loss of historic interest due to its position south of the A27 and pressure for development at Brighton's urban edge.</p> <p>Historic England, the National Lottery Heritage Fund and Brighton and Hove City Council (and latterly the South Downs National Park Authority) have had a long collaboration over the management, and enhancement of the registered park, the conservation area and the listed buildings that lie within them. This has sought to restore elements of the designed landscape of the park that was laid out around the country house in the 18th century, as well as restoring the park's highly characteristic designed woodlands. We have advised on the development of a package of investment totalling £3.75m so far to improve parking and</p>	

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				<p>access, invest in the home farm and core buildings and convert the walled garden. This has been informed by a Conservation Area Appraisal (adopted in 2010), a Conservation Management Plan for the Registered Park and Conservation Area (agreed in 2016) and a Woodland Management Plan (agreed in 2018), which are all currently being implemented. These documents provide a long-term plan for protecting the historic parkland landscape of the park in all its diversity of character and richness of features, which we are keen to see is appropriately implemented, and, when necessary updated and supplemented to ensure they remain relevant and viable. The conservation area appraisal, for example is now reaching the point where review is necessary, whilst the conservation management plan will require review when the grant aided works are completed.</p> <p>The documents prepared to support management of these assets should be taken into consideration in the preparation of the Neighbourhood Plan. We expect the City</p>	

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				<p>Council to make the neighbourhood forum aware of them and their importance in managing designated heritage assets, including the evidence they provide of the significance of these features of the historic environment and both opportunities and need to enhance them.</p> <p>We have some concern that creating several separate regimes for management of different parts of the registered park and garden could re-create divergent strategies for its future development and management of the integrity of the pattern of parkland features which remain in poor condition, partially intact or highly fragmented. This could undo work to re-establish elements such as a conservation management plan. We are also concerned that opportunities presented through neighbourhood planning to provide a strong policy basis for management and regeneration of the historic environment are not missed as part of our continuing work with the managers of the various parkland features within the historic landscape of the Stanmer Estate. As such we would wish to maintain an engagement</p>	

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				as a stakeholder in the neighbourhood plan to seek a joined-up approach across the historic landscape. We would seek to support the community, including the forum and steering group by providing our expertise to guide them in assessing the impact of options on the historic environment as well as the potential to deliver benefits from its positive management. This is a more engaged role than we would normally seek to provide in most neighbourhood plans but reflects our past and present engagement with the Stanmer estate and landscape and our concern to ensure its future protection and rehabilitation. As such we would welcome early engagement with the steering group.	
15	Highways England	Not Answered	Not Answered	We have no comments on the applications to establish a Neighbourhood Area and Forum for the Coldean area. However we do wish to be consulted on any future Coldean Neighbourhood Plan.	Comments noted.
16	Sport England	Not Answered	Not Answered	Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the	Comments noted and further information submitted will be passed to the Coldean Forum.

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				<p>National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and</p>	

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				<p>Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence</p>	

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				<p>for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may</p>	

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				<p>help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy</p>	

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				<p>that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p>	

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				<p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>	
17	Gatwick Airport	Not Answered	Not Answered	I have read through the applications for the neighbourhood area and forum and I am satisfied that there will be no aerodrome safeguarding issues for Gatwick Airport.	Comments noted.

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				Thank you for giving us the opportunity to comment on this application.	
18	The Coal Authority	Not Answered	Not Answered	<p>Thank you for your email below regarding the Proposed Coldean Neighbourhood Area and Forum.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Brighton & Hove City Council is outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	Comments noted.
19	Natural England	Not Answered	Not Answered	Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan and to highlight some of the potential environmental risks and opportunities that	Comments noted and supplementary information will be passed onto the Coldean Forum.

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				neighbourhood plans may present. We have set this out in the annex to this letter.	
20	Individual	Don't Know / Not Sure	Don't Know / Not Sure	Not Answered	n/a
21	Environment Agency	Not Answered	Not Answered	Just to let you know that we do not need to see applications relating to the designation of a Neighbourhood Area and Neighbourhood Forum. As such, we have no comments to make.	Comments noted.
22	ESCC County Ecologist	Not Answered	Not Answered		n/a