



COLDEAN

NEIGHBOURHOOD PLAN

Draft
June 2024

Coldean Neighbourhood Area

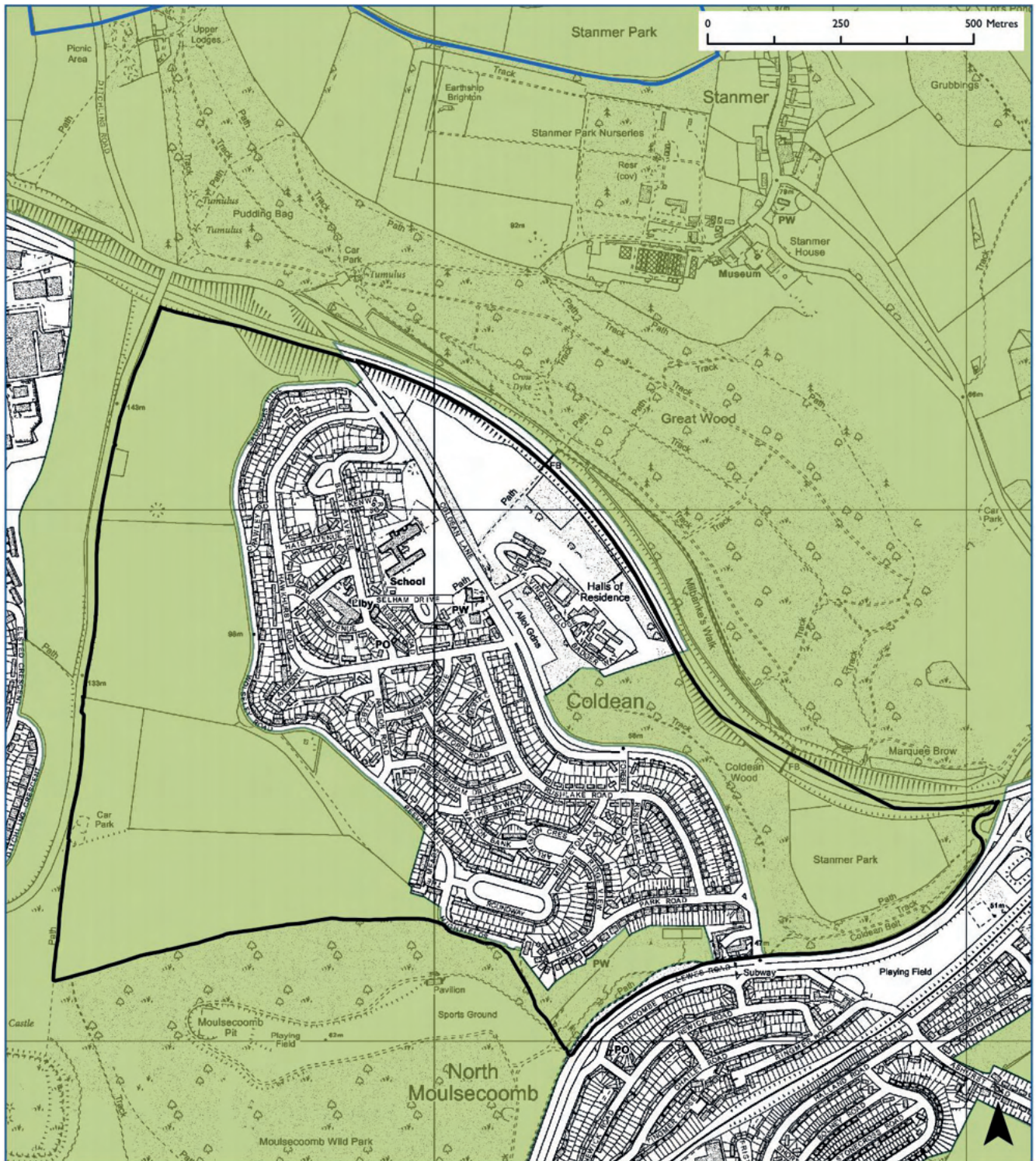


Figure 1: Map of Coldean Neighbourhood Plan Area

FOREWORD

The Coldean Neighbourhood Planning Forum has brought residents together to develop this Neighbourhood Plan to protect what we have legally and embolden inspiring planning designs to move us forward into becoming a more attractive village.

In the Plan we have Design Codes that reflect what should be in a village, a Master Planning Framework that suggests improvements covering our shopping areas: the Plan protects our open green spaces and sets out many more policies that local residents asked us to address.

Thank you to all who participated and contributed, the committee, our advisers and thanks to our positive partnership working with our key stakeholders. A lot of hard work has been put into this Plan which we hope you will support in order to have a better, protected and brighter future for the lovely area where we live.

by Patrick Lowe
Chairman of Coldean Neighborhood Planning Forum



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TIMELINE

This shows the public involvement, consultations and processes involved in preparing this Plan. All evidence, including minutes of meetings including monthly Forum Committee meetings can be found on the website at www.cnpf.co.uk, and, in the Consultation Statement.

2021

July 1st meeting of the Forum - 25 Members agree to set up the Forum. Draft Constitution approved.

November 1st Open Forum meeting agrees Green Open Spaces and HMOs are key matters needing Planning policies.

November Council agree the Coldean Neighbourhood Area boundary.

December The Council and the South Downs National Park Authority formally approve the setup of the Coldean Neighbourhood Planning Forum.

2022

January HMO report published. Consultants appointed as advisors.

February 2nd Open Forum meeting - BHCC Planning Officer does a presentation on Neighbourhood Planning.

April Cash grant application is made for 22/23.

May Lobbying of councillors to exclude ancient chalk downland from City Plan Part Two

June CNPF stall at Queens Jubilee celebration in Coldean.

September Special General Meeting held to amend constitution to allow a Limited company as an agent for Forum banking matters.

November Two Forum Visions meetings held.

December 1st AGM of the Forum held, and Forum Committee formally elected.

2023

January Consultation Statement started.

February Bespoke 'Our Population' report for Coldean prepared with ONS team. Two Technical Support grants for the Forum approved.

April	Mapping of Green Open Spaces report, with Council cartographer assistance.
May	Letter received from Sir David Attenborough. Site visit by AECOM Technical Team for Design Code Guide fieldwork. Environmental working group formed.
June	Traffic survey questionnaire issued online. Working group on traffic management set up, including a representative from Coldean Residents Assn.
July	3rd Forum meeting formally approves Vision and Objectives for the Forum and the Open Spaces categorization of green areas. Disabled access statement tabled.
September	AECOM issue draft Coldean Design Codes Guide. AECOM site visit to start Master Planning report on neighbourhood improvements. Portal opened for 23/24 cash grant applications.
October	The ICO confirms the Forum does not need to register as a 'data handler'. Cash grant for 23/ 24 received. 1st draft of the Neighbourhood Plan started. PMR Architecture appointed as advisors.
November	The 'Have your say' 4th Open Forum meeting launches consultations on Design Codes policies, HMO policies and Traffic Management findings and policies.
December	5th Open Forum meeting launches Housing Needs Assessment/ Development findings and Policies, the Master Planning/neighbourhood improvement suggestions by AECOM and the Environmental findings and Policies consultations. 2nd AGM with further constitutional changes agreed. Change of Forum accounting reference date and membership provisions.

2024

January	6th Open Forum meeting addresses comments on the 6 Consultations issued in November and December 2023.
February	Strategic Environmental Assessment of draft Plan- screened by Council officers as unnecessary.
June/July	'Regulation 14' Consultation- 6 weeks -with Forum members and all Statutory Consultees

Thereafter the Plan will go through another Public 6 week Consultation organised by the Council, a Regulation 16 Consultation. In due course a Referendum (a simple Yes or No vote) by registered Coldean voters on the Electoral Roll is expected later in 2024. Polling cards will be issued to all voters; or postal votes can be requested instead.

01. INTRODUCTION

1 This document provides one part of the development plan for the Coldean Neighbourhood Area to 2030. It sits alongside Brighton City Plan Part Two (and other documents such as City Plan Part One which is to be revised in 2024) and is to be used to guide development and determine planning applications within the Plan Area. The Coldean Neighbourhood Plan ('the Plan') has been prepared in accordance with the Town & Country Planning Act 1990 (TCPA), the Planning & Compulsory Purchase Act 2004, (CPPA) the Localism Act 2011 (2011) and the Neighbourhood Planning Regulations (NPR) 2012.

2 The Plan covers the Plan Area (hereafter referred to as the 'Plan Area' (see Figure 1) as formally designated by Brighton & Hove City Council ('BHCC' or 'the Council') in December 2021. Since then, a Committee of the Coldean Neighbourhood Planning Forum ('CNPF') have worked to deliver a Plan that actively responds to the Coldean Communities' stated aspirations. As the Coldean Neighbourhood Plan should be approved before Brighton City Plan Part One will be revised, it should influence the review of City Plan Part One on any future developments in the Plan Area. This Plan can have effect for up to 15 years, as needed, after it is approved by Referendum in Coldean; this may occur if there is a delay in reviewing Brighton CityPlan Part One.

1.1 EVOLUTION OF THIS DOCUMENT

3 In December 2021 Brighton & Hove

City Council and South Downs National Park Authority approved the creation of the Coldean Neighbourhood Planning Forum for the agreed Plan Area. The work on this Neighbourhood Plan has been undertaken by a committee comprised of local Forum members and volunteers with advice from Town Planning and Architectural consultants, and technical support and cash grants from Locality the umbrella body supporting and funding Neighbourhood Planning Forums nationwide in England. Details of all other neighbourhood plans in the Brighton & Hove area can be found online at <https://www.brighton-hove.gov.uk/planning-building/neighbourhood-plans/>. The closest are in the Shoreham Harbour, West Saldean, Rottingdean, Brighton Marina and Hove Station neighbourhoods.

1.2 HOW THIS DOCUMENT SHOULD BE USED

4 This plan should be used by all Coldean residents, local authorities and developers and other stakeholders alongside other documents in the Development Plan to understand how future development in the Plan Area should occur. For applications that require planning permission, whether proposing a scheme or assessing the acceptability of a scheme, the policies contained within this document are a key material consideration. For a planning application to be considered favourably, all relevant policies contained within this plan should be considered and complied with. Where development does

not require planning permission the community would still like development proposals to adhere to the aspirations and objectives set out within this document. It is however noted that this document only controls development that requires planning permission, and not 'permitted developments.'. Although the aim is for those to follow these policies.

1.3 PLANNING POLICY CONTEXT

5 The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing Neighbourhood Plans. A Neighbourhood Plan establishes planning policies for the development and use of land, for example where new homes should be built and what they should look like. Neighbourhood Plans allow local people to influence the type of development for their area while contributing to the wider needs of the area. The Government published the revised National Planning Policy Framework (NPPF) in February 2019. The NPPF was amended by the new Department for Levelling Up, Housing and Communities ('DLUHC') in December 2023, which continues to respect 'Green Belt' designations of land or equivalents from development. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The NPPF confirms neighbourhood plans must be in general conformity with the strategic policies.

6 The current documents in the Council Development Plan can be found on the Brighton & Hove City Council website

at <https://www.brighton-hove.gov.uk/planning-building/> containing any development plan that covers their area and states that: Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

7 Once a neighbourhood plan has been approved by Referendum, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently. The Development Plan for the Plan area comprises a number of documents, the principal one being Brighton City Plan Part Two which sets out the strategic and other planning policies intended to guide development until 2030.



Figure 2: Park Road looking uphill

02. VISION AND OBJECTIVES

2.1 COLDEAN IN 2030

8 From the Inaugural Forum Meeting in November 2021 and then specifically the Visions Meetings in November 2022, the Forum prepared their Vision for the Neighbourhood Plan which is:

VISION

‘To remain a residential suburb of Brighton as a family friendly community with uninterrupted connection to Stanmer Park, the Wild Park and Highfields’

2.2 NEIGHBOURHOOD PLAN OBJECTIVES

9 The November 2022 Visions Meetings also agreed the Forum’s objectives which are:

OBJECTIVES

- (a)** To preserve from development the existing green spaces in, and surrounding, the Neighbourhood Area.
- (b)** To preserve and encourage a variety of wildlife habitats in those areas.
- (c)** To encourage families to live in Coldean by reducing the number of HMOs.
- (d)** To improve the appearance of Coldean and thereby increase community identity.
- (e)** To work with other agencies to reduce crime and other anti-social behaviour.
- (f)** To encourage retail diversity by improving the appearance of Coldean.
- (g)** To increase accessibility to Green Open Spaces by traffic management and improve access to green spaces.



03. ABOUT PLAN AREA



Figure 3: Aerial view of Coldean

3.1 THE AREA

10 Coldean is an area of North Brighton. It is bounded to the east by a trunk road, now designated the A270, the Lewes Road.

11 The northern boundary was formerly marked by Coldean Lane, but the most recent developments have “jumped” this and are now located to the north of the original settlement. The northern Boundary is in effect the A27 trunk road, known as ‘the Bypass’.

12 The area is bounded to the west by the ridge line of a hill, along which runs Ditchling Road. Development of Coldean stops short of this boundary partly because the topography precludes development on the upper slopes. And partly because the boundary forms part

of a country side gap between Coldean and the immediate neighbouring area of Patcham.

13 The South Down National Park runs down the field from Ditchling Road to the perimeter Road, Saunders Hill and Reeves Hill, which has housing on the Coldean side only.

14 To the south, there is another country side gap, separating Coldean from the rest of Brighton. This comprises an area of open ground and Parkland, known as Wild Park. These perimeters give Coldean a distinct area and identity, which this plan aims to preserve and enhance.

15 The area is essentially a chalk valley which runs on a slightly northwest/southeast alignment, at the southern edge of the South Downs National Park.

3.2 HERITAGE

16 Coldean has been inhabited for thousands of years. For example, post holes for neolithic Round Houses were excavated in Ingham Drive and near the Varley Halls area. The neolithic Hill Fort at Hollingbury is close by the Plan Area. The majority of house building has, however, taken place postwar, from the 1940s onward.

17 A full history of Coldean can be found on the following website: http://www.bevendeanhistory.org.uk/beyond/coldean_in_ancient_times.html

18 Much of Coldean's current character derives from its topography and the rising contours of the residential estate which affords wider views on all sides. The maximum elevation is 135m Above Ordinance Datum (AOD) in the northwest of the Plan Area.



Figure 4: Reconstruction of a structure found in Coldean, from circa BC 900. These would be covered in rain resistant materials, and would be found near Round Houses, which are larger and sturdier structures.

3.3 SOUTH DOWNS NATIONAL AUTHORITY

19 The South Downs National Park Authority (SDNPA) is responsible for the management and conservation of the South Downs National Park in southern England.

20 Coldean lies partly within the Southern boundary of the South Downs National Park. While the majority of Coldean itself is not within the South Downs National Park, the park authority plays a role in the broader management and planning for the surrounding area to ensure the conservation and enhancement of the natural and cultural heritage of the park and its vicinity. This includes considerations for land use, development, and environmental conservation in the broader region, which may directly or indirectly affect areas like Coldean.

3.4 POPULATION

21 Between 2011 and 2021, Office for National Statistics('ONS') Population Census data reveal that Coldean experienced an 8% population increase, primarily driven by a rise in the number of children in the village.

22 Notably, there was a more substantial increase in the male population than the female population during this period. Please see the more detailed and bespoke Population report on the Coldean Area from the ONS at Appendix 1.

23 Demographically, Coldean stands out with a higher number of children at primary school age compared to a broader sample of age data in Brighton. However, there appears to be a shortage of people in the 25 to 30 age range, possibly

indicating a decline in young couples or families.

24 Marital trends in Coldean have mirrored the national pattern of fewer people getting married. The number of single individuals increased significantly by 87%, while the number of married individuals decreased by 7%. The village also saw a small rise in the number of individuals in registered same-sex civil partnerships.

25 Coldean is a culturally diverse community, with a notable presence of individuals from continental Europe. The most significant percentage increase in ethnic groups was observed in White and Black Caribbean (336%) and Other ethnic groups (322%). However, the Mixed or Multiple ethnic groups showed a 21% decrease in population.

26 Household sizes in Coldean vary, with 2-person households being the majority at 29.7%, closely followed by 1-person households at 28.9%. This aligns with the national average of 2.4 people per dwelling. The total number of households in the village increased by 12% between 2011 and 2021.

27 Coldean is not a densely populated area, having an average of 18 dwellings per hectare; which gives rise to a nice and spacious environment for residents. However, this was before the creation of the Bluebell Heights Development; which added an additional 242 medium-rise dwellings, occupied from late 2023. Notably, during 2011-2021, detached households and purpose-built smaller blocks of flats or tenements saw substantial growth, while flats and apartments in shared houses decreased.

28 Property ownership saw minimal growth, with a 17% increase in outright ownership but a 13% decrease in properties owned with a mortgage or loan. The number of privately rented properties

surged by 54%, and rent-free living arrangements increased from 6 to 13.

29 Despite the population increase, the number of economically active individuals declined by 18%, while economically inactive individuals increased by 68%. This could be attributed to a 125% increase in retirees and a 52% rise in students. The higher student population can be attributed to new developments in Varley Park, which added 764 student bedrooms between the 2011-2021 ONS Census data.

30 In terms of industries, wholesale and retail trade, along with vehicle repair, dominated at 20.5%. Other industries accounted for 38.7%, followed by human health and social work activities at 13.1% and construction at 12.6%. Agriculture and forestry were minimal contributors, as were electricity, gas, and water supply sectors.

31 Most residents aged 16 and above worked in professional occupations, showing a 96% increase from 2011 to 2021. Associated professional and technical occupations also saw growth, while administrative and secretarial roles and skilled trade occupations declined.

32 In conclusion, Coldean's population has seen shifts in demographics, household structures, and economic activity over the past decade. This summary provides a snapshot of the key trends and changes that have characterized the village during this period,

3.5 DEVELOPMENTS

33 The population figures above do not reflect the occupation of 242 new dwellings in the Bluebell Heights development, from November 2023. This development will substantially increase

the number of dwellings in the area by 18.7%. The number of residents in Coldean excluding students and Bluebell Heights residents was 2,993. The detailed Population analyses can be found at Appendix 1. This also reveals an increase in dwellings of only 12 between the 2011 and 2022 Population Censuses (See Appendix 1).

34 It almost goes without saying that Coldean cannot sustain further developments like Varley Halls or Bluebell Heights without the Village nature adversely being affected.

3.6 FUTURE

35 Population growth can be expected to be driven by older people. Households including residents aged 65 and over are projected to increase by 2030. Households with residents aged 55 to 64 are also projected to increase, with all other categories relatively stagnant.



Figure 5: 1946 Image of Coldean Area - Courtesy of RAF106 Squadron



Figure 6: 2023 Google Maps Image of Coldean Area

04. HOUSING AND DEVELOPMENT POLICIES

4.1 GENERAL DEVELOPMENT

36 Coldean was primarily built as a planned post-war development, during the 1940s. There is a mix of two storied terraced and semi-detached dwellings. There is relatively little scope for more building on a large scale within the Village curtilage, as is confirmed by the relatively small increase in dwellings of 12 % between the 2011 and 2021, that is 178 more regular residents. See ONS dwelling data/table below, which has been extracted from Appendix 1 to the Plan (Our Population). The ONS provided a bespoke population calculation excluding areas outside of the Coldean Area. They calculated that the population of Coldean in the 2021 Census was: “total household population of 2,933 and a communal ie including Varley Halls, establishment population of 3,562”. In 2011 the total household population was 2,759, so there was an 8% increase. In recent years, the largest developments have been on the north side of Coldean Lane. These have been the Varley Halls Student residential buildings, and the Bluebell Heights development by the Council in conjunction with Hyde Housing, which has recently been completed and occupied from late 2023.

37 The Council has recently confirmed (end of 2023) that there will be a greater focus on developers seeking to carry out large scale developments to evidence public consultation and ensure they carry out a ‘Planning Performance Agreement’.

38 The Brighton Council Housing Needs Assessment 2015 is being updated (previously 13,000 homes were identified as needed) and they will seek to provide a new one during 2024. Their overall focus will be on providing affordable housing, refurbishing existing housing stock and providing homes for the ageing population. This Plan aims to fit in with this overall Council strategy, whilst recognising that Coldean has recently acquired 242 new dwellings at the Bluebell Heights Development not included in the table below, and which have not yet been occupied or integrated into the Coldean community.



Figure 7: Coldean Primary School and Bluebell Heights Development

The table below illustrates dwelling types with Coldean, and the changes in ONS Census Data statistics between 2011 and 2021.

Dwelling Type	2011		2021		Change (%)
	Total	Percent	Total	Percent	
Total: All households	933	100%	1,046	100%	+12%
Unshared dwelling	933	100%			
Shared dwelling: Two household spaces	0	0%			
Shared dwelling: Three or more household spaces	0	0%			
All categories: Household spaces	933	100%			
Household spaces with at least one usual resident	923	99%			
Household spaces with no usual residents	10	1%			
Whole house or bungalow: Detached	51	5%	63	6.0%	+24%
Whole house or bungalow: Semi-detached	507	54%	532	50.9%	+5%
Whole house or bungalow: Terraced (including end-terrace)	214	23%	247	23.6%	+15%
Flat, maisonette or apartment: Purpose-built block of flats or tenement	125	13%	173	16.5%	+38%
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	31	3%	24	2.3%	-23%
Flat, maisonette or apartment: In a commercial building	5	1%	3	0.3%	-40%

Dwelling Type	2011		2021		Change (%)
	Total	Percent	Total	Percent	
Part of another converted building, for example, former school, church or warehouse			4	0.4%	
Caravan or other mobile or temporary structure	0	0%	0	0.0%	

Figure 8: Extract from ONS dwellings data in Coldean

39 The type of statistics and data sets somewhat vary between 2011 and 2021, however some comparisons can be made.

40 The number of total households has increased from 933 to 1,046 which signifies a 12% increase.

41 The most notable changes are that detached houses or bungalows have increased by 24%.

42 Most dwellings in Coldean are semi-detached and the number of these types of dwelling have increased from 507 to 532, although this is a decrease from 54% to 50.9% of the total housing stock.

43 The greatest percentage increase is in purpose-built blocks of flats or tenement which increased by 38%.

44 There has been a decrease in the number of flats, maisonettes or apartment which are part of a converted or shared house (including bed sites) from 31 to 24 (23% decrease) and a decrease in the number of flats, maisonettes or apartments in a commercial building from 5 to 3 (40% decrease).

45 It is clear that there were 113 extra dwellings in Coldean between 2011 and 2021, housing 178 extra people, based on the ONS data. The trend is less than 2 people per dwelling but it does depend on age and mix of the Coldean population. The average number of occupants per Coldean household in 2011 were 2.95 per dwelling, and in 2021, this decreased to 2.8.

4.2 HOUSING NEEDS ASSESSMENT

46 As part of our Neighbourhood Plan the Committee consulted with AECOM on Housing Needs in Coldean and also with our Planning Consultant, in conjunction with the Locality Housing Needs Toolkit. The AECOM approach, and indeed the Toolkit approach were both considered quite complex and the Forum adopted a simpler methodology for assessing Housing and Development Needs. This was based on our bespoke ONS data set, it would alternatively be possible to consider Council Tax information on



Figure 9: Rushlake Road

households, although this was much less detailed and not computerised in 2011, and the comparisons data less reliable. Essentially, Housing Needs in an area are based on a projection of numbers of residents expected in the Planning period, their ageing and demographic and any special housing needs, as compared with number and types of dwellings, and the space available. In general, this Plan does not envisage a significant ordinary resident population growth, after integrating residents on the Bluebell Heights Development.

47 All Policies for Section 4 of this Plan (apart from the Policies at Section 4.3 on HMO's which were the subject of a separate Consultation) were posted on the website and publicly consulted on in January 2024. Whilst there was no adverse feedback from the Consultation we do know that nearly 150 visits to the www.cnpf.co.uk website occurred on the day after the Consultation was launched.

48 The Council has recently confirmed end of 2023) that there will be a greater focus on developers seeking to carry out large scale developments to evidence public consultation and ensure they carry out a 'Planning Performance Agreement'. This Plan endorses a full consultation approach by the Council before there is any future large scale development in the Area.

POLICY H1 - DESIGN GUIDE

All developments within the Coldean 'settlement boundary' (See Figure 11) are expected to reflect the guidance outlined in the 'Coldean - Design Guidance & Codes' document, created as part of this Plan (see section 8).

4.3 HOUSES OF MULTIPLE OCCUPATION (HMOS)

49 HMO's are defined by the Use Classes Order as: 'Houses in multiple occupation - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.' The number and use of HMOs in Brighton is affected by the student population. This is particularly significant for the Plan Area because of the proximity of two universities, Sussex and Brighton Universities, and specifically the 764 bedrooms in the student accommodation of Varley Hall for Brighton University, which is classified as a Class 2 building or 'Residential Institution'.

50 The potential negative impacts of high concentrations of HMOs, include noise, anti-social behaviour, the impact on the streetscape, pressure on services, change in the traditional neighbourhood of the Plan Area and reduced community cohesion.

51 There are also concerns over remote landlords not maintaining properties and additional pressures on families being unable to afford properties in the area with the increased student demand. In the Plan Area HMOs ranked the highest amongst residents' concerns in the Inaugural and Visions meetings in November 2022, particularly regarding anti-social behaviour and social cohesion.

52 The Brighton & Hove Local Plan includes policies for managing HMOs, such as restrictions on new HMO locations and the conversion of HMOs back into family homes. It also outlines criteria for granting planning permission for new HMOs and conversions, and licensing arrangements with landlords. There are alternative approaches to student living in Brighton & Hove for example through

the SEASALT Housing Co-operative, which aims to address issues related to student accommodation.

53 Using data from the 2021 Census we assess the student population of Coldean to be over 44%. This is based on the number of bedrooms at Varley Park student accommodation a PBSA (Purpose-Built Student Accommodation) and the number of HMOs on academic year tenancies as a proportion of the 'usual residents' population of Coldean. Using the Council Tax List and excluding Varley Park, HMO's account for around 7% of dwellings in Coldean, namely 94 HMOs.

54 Plan policies on HMOs below are informed by criteria set out in Brighton City Plan Part Two, adopted on 24 October 2022. City Plan Part Two sets out conditions for 1 change of use to HMOs and acknowledges the potential negative impacts of high concentrations of HMOs in a residential area. At two Open Forum meetings members were asked to order their concerns. Most responses ranked HMOs as first or second priority. This was reinforced by many email messages received regarding HMOs.

55 We are aware that other Neighbourhood Forums with a concentration of HMOs have policies limiting HMOs unless certain criteria are met. However, we have not found a Neighbourhood Forum with a comparable concentration of HMOs together with Student Halls of residence. We have found that 98 HMOs existed out of the 1,410 households in the 2021 ONS Census date for Coldean (nearly 7% of all households). Since then, we are aware that HMOs numbers have fallen to 94, a downward trend we encourage.

56 The criteria of 20% of dwellings for students in City Plan Part Two does not apply to Coldean, and does not take account of the impact of the sheer

number of students in Varley Park, as a Class 2 building is not counted in the 20% calculation. The residents' experience is of some 1,351 students in addition to their community of normal residents 2,993, before the occupation of Bluebell Heights. Therefore, in consideration of the impact of student HMOs on Coldean, the population of Varley Park is highly significant.

57 The total number of HMOs in the Neighbourhood Area is more than the average number of HMOs in all other City wards.

POLICY H2 - HOUSES OF MULTIPLE OCCUPANCY (HMO)

Development involving the conversion of a building to a house in multiple occupation, will only be permitted provided:

(a) The proposal would not harm the character and appearance of the building;

(b) The use of the building would not have an unacceptable impact on neighbouring properties;

(c) Internal and external amenity space, refuse storage and car and bicycle parking is provided at an appropriate quantity, to a high standard and so as not to harm visual amenity;

(d) The proposal would not cause unacceptable highway problems;

(e) The proposal would not result in an over concentration of HMOs in any one area of Coldean to reflect CPP2 DM7;

(f) If parking spaces would be lost as a result of the development, this may need to be replaced elsewhere within the curtilage of the dwelling.

58 The main potential for additional development within Coldean itself is infill sites, for example those areas currently occupied by lock-up garages, ie Rusper Road and behind the Park Road shops, also in Hawkhurst Road. Developing these areas with additional housing may also be considered to be a way of improving detrimental sites within Coldean. The topography of the area may adversely affect the financial feasibility of constructing buildings in the already built-up area.



Figure 10: Aerial view of Coldean

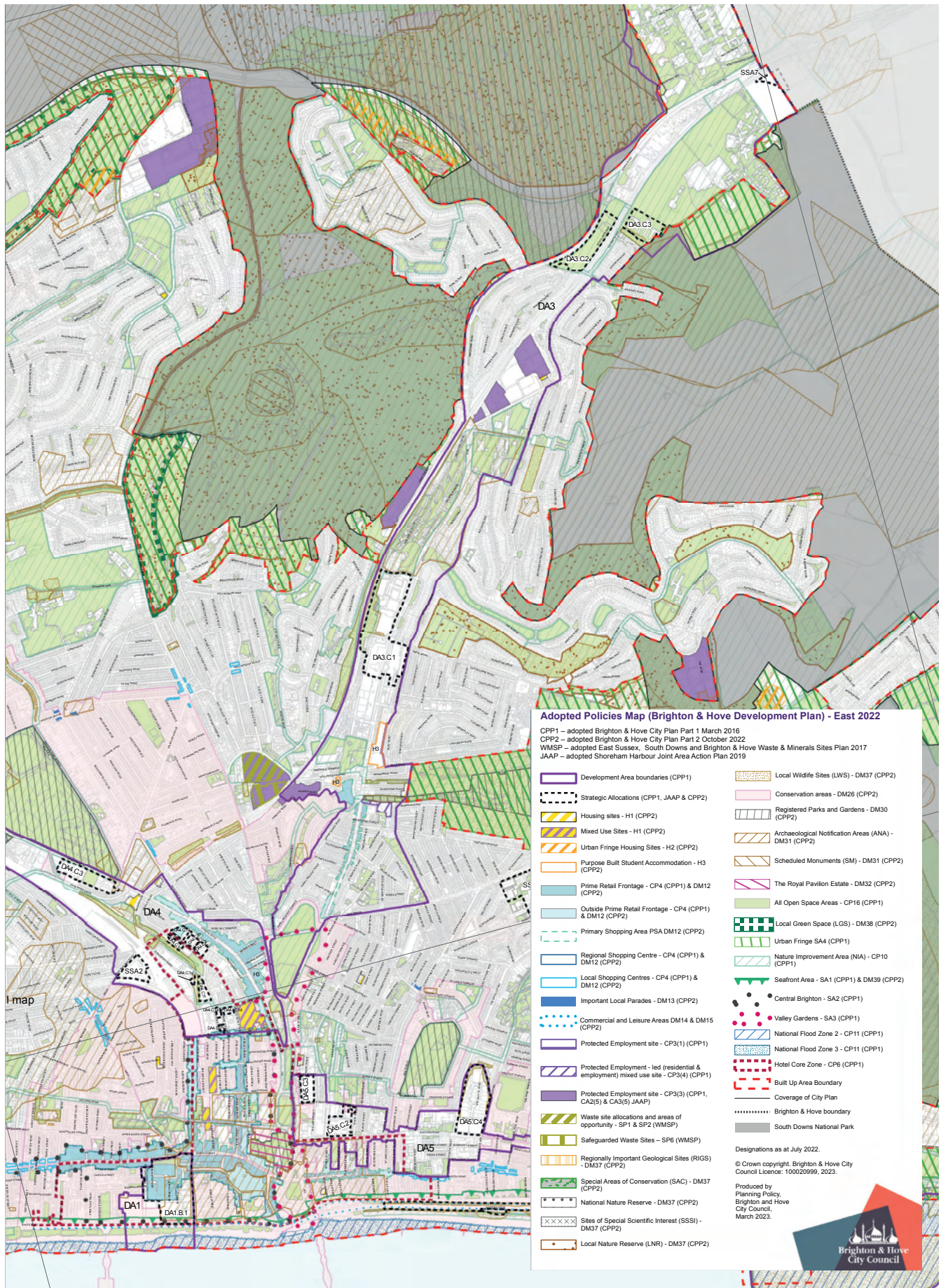


Figure 11: Settlement Area Map for Brighton & Hove, including Coldean Area

59 We attach the Map of the Settlement Area for Brighton & Hove with an inset for the Coldean Area. No planning permissions can be obtained for any new buildings outside the settlement area. We do not expect the Council to amend the Settlement area during the Neighbourhood Plan period. The main Development policy for the Coldean area is to demolish and rebuild, or refurbish and improve, existing dwellings and housing stock.

60 New dwellings will only be built in infill sites or where it improves detrimental sites. We do not forecast much population growth in the area during the Plan period.

POLICY H3 - NEW DEVELOPMENTS WITHIN SETTLEMENT BOUNDARY

Development within the neighbourhood area should have regard to the following design principles:

- (a) Ensure any future applications for major development include a Community Engagement Plan - involving public consultation with key stakeholders and the community to develop a scheme through transparent communication.
- (b) Ensure that the location, layout and built form complement the surroundings;
- (c) Include a robust and long lasting landscape framework

which takes advantage of existing landscape features;

(d) Integrate measures to address climate change in ways which contribute to the character and appearance of the proposals;

(e) Create or maintain a high quality public realm;

(f) Are designed to be inclusive for all groups;

(g) Ensure that the scale, massing and height of buildings and other structures relate well to the site and its surroundings;

(h) Adopt contemporary and innovative design solutions, where appropriate;

(i) Are visually attractive as a result of high quality architectural detailing and landscaping;

(j) Use high quality materials which relate well to materials in the locality;

(k) Are sympathetic to local character and the historic environment;

(l) Retain and protects existing trees of good arboricultural and amenity value;

(m) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

4.5 HOMES FOR OLDER PEOPLE

61 The demographic shift towards an older population (see Our population statistics) prompts the need for specialist housing with additional care for older people. This is a nationwide issue, as well as an issue in Coldean.

62 There are currently 54 units of specialist accommodation for older individuals in the ONS study, in Coldean, with around 90% available for social rent for those in financial need. However, there may be a gap in the market for older people who do not qualify for social rented provision.

63 Estimating the future need for specialist housing involves population projections, disability rates, and the current housing tenure of the 60 + age group. Two estimation methods using a Housing Needs Toolkit result in a range of 11 to 20 specialist accommodation units required by 2030 and 20 to 36 by 2037. These estimates assume that today's older households are adequately accommodated but may need to be exceeded if found otherwise. From the ONS data for Our Population in Coldean, there were 470 people aged 60 or over in 2011 in the Census and 507 in the 2021 Census, an increase of 37 elderly.

64 The breakdown of care and tenure within specialist housing shows the greatest need (67%-70%) for market specialist housing, with extra-care and sheltered housing having a similar demand. Making new housing more accessible and adaptable can help meet some of this need. Location and cost-effectiveness are vital factors for providing specialist housing for older people. Coldean is considered a suitable location, and partnering with specialist developers is recommended to introduce more housing options for older individuals.

Regarding care homes, it is estimated that by 2030, there might be a need for an additional 3 care home beds in Coldean or 5 by 2037 due to the expected increase in the older population. Some of this need could potentially be met by more care-intensive independent housing options.

65 To address the needs of older individuals, focusing on the standards of accessibility and adaptability in new developments is crucial. This Plan therefore sets targets for new housing to meet national standards for accessibility and adaptability, ensuring that 10% of affordable homes and 5% of market homes on sites with 10+ dwellings are suitable for mobility or wheelchair standard units (Category M4(3)).



Figure 12: Aerial View



05. COLDEAN OPEN SPACES

5.1 OPEN SPACES

Introduction

66 In November 2022, the Coldean Neighbourhood Plan Forum conducted a Community Consultation with two events, the Visions meetings, where the community expressed a strong interest in preserving open and green spaces. The natural environment was a top priority, with 26% of participants ranking it highly. In response, the Forum prepared an Open Spaces document to identify and protect Local Green Spaces and Local Community Spaces for the Coldean community, aligning with the Neighbourhood Plan's planning policies. (LGS)

67 The Local Green Space designation, in line with the National Planning Policy Framework (NPPF), is the highest level of protection that can be afforded to special green areas that hold local significance, including beauty, historic value, recreational use, tranquillity, or rich wildlife.

68 Local Green Spaces offer protection similar to Green Belt areas, without imposing additional restrictions on landowners. This designation is reserved for the most important green areas within Coldean.

69 For spaces that don't meet all the criteria for Local Green Space designation but are still valued by the community, they can be designated as Local Community Spaces, offering some protection against inappropriate development.

70 The methodology for identifying, assessing, and validating these spaces involves considering proximity to the community, local significance, the character of the area, and current community use. Land ownership is not a deciding factor in this assessment.

71 The assessment process included evaluating the open spaces against the NPPF criteria and conducting a validation check to ensure they conform to NPPF guidelines, including planning permissions, landowner consultation, and existing protections.

72 Several Open spaces were identified through consultation, including the desire to preserve '39 Acres' field, Coldean Woods, and other green spaces within the Coldean plan area. Green Verges, while not assessed under the same criteria, were also identified and mapped.

73 For a comprehensive list of the identified spaces and Green Verges, please refer to the document listed at Appendix 2. These identified spaces play a crucial role in the Neighbourhood Plan. Going forwards as being protected from development if the Plan is approved.

74 This aspect of the Neighbourhood Plan is in conformity with national policy, in general conformity with Brighton City Council's development plan and also meets the aspirations of the community.

5.2 SPACES CATEGORISATION SUMMARY – LOCAL GREEN SPACES AND LOCAL COMMUNITIES SPACES

75 The Open spaces designations that are considered in this section of the Plan are:

Designation

About

LOCAL GREEN SPACE (LGS)

A designation set out in the National Planning Policy Framework and is a way to provide special protection against development for green areas of particular importance to local communities. Can only be designated where the area is demonstrably special to the local community. Once designated as a Local Green Space, an area has protection consistent with that of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

LOCAL COMMUNITY SPACE (LCS)

Whilst not a designation set out in the National Planning Policy Framework, communities are able to designate Local Community Spaces that do not meet the criteria for designation as a Local Green Space, but are still special to the local community and warrant some protection through a neighbourhood plan.

Whilst these spaces are not protected to the same degree as Local Green Space, they may still be protected from inappropriate development that would usually diminish the public benefit that these spaces provide.

76 Open Spaces in the Neighbourhood area have been identified and categorised for preservation as summarised, green, orange or red in the table and map below; the full analyses and recommendations

agreed by the Forum in July 2023 are found at Appendix 2. Subsequently it was accepted (in April 2024) that the OS4 could not be designated as a Green Open Space.

Ref	Name / Location	Reasonably close proximity to the community it serves	Holds particular local and special significance	The area is local in character and not an extensive tract of land	The area is actively used by the community	Does the site proceed to the validation stage?
OS1	A270 Parkland (as referred to as "The Park")	✓	✓	✓	✓	LGS
OS2	Coldean Woods Open Space	✓	✓	✓	✓	LGS
OS3	Coldean Woods (Varley Park south eastwards to highway)	✓	✓	✗	✓	LCS
OS4	Land north of Varley Park (North Glade and Long Glade)	✓	✓	✓	✓	LGS
OS5	47 Hectares (SDNP)	✓	✓	✗	✓	LCS
OS6	Roundway Open Space	✓	✓	✓	✓	LGS
OS7	Roundway / Reeves Hill Open Space	✓	✗	✓	✓	LCS
OS8	The Meadows / Reeves Hill Open Space	✓	✗	✓	✓	LCS
OS9	Highfields Open Space	✓	✗	✓	✓	LCS
OS10	Saunders Hill / Crawley Road Open Space	✓	✗	✓	✗	LCS
OS12	Coldean Lane, South Side (Forest Road to St Mary Magdalen Church Hall)	✓	✓	✓	✓	LGS
OS13	Standean Close Open Space	✓	✗	✓	✗	LCS
OS14	Hawkhurst Place Open Space	✓	✗	✓	✗	LCS
OS15	Hawkhurst Road / Saunders Hill Open Space	✓	✗	✓	✗	LCS
OS16	Beatty Avenue Northern Open Space	✓	✗	✓	✗	LCS
OS17	Wolseley Road Northern Open Space	✓	✗	✓	✗	LCS
OS18	Beatty Avenue Southern Open Space	✓	✗	✓	✓	LCS
OS19	Talbot Crescent Open Space	✓	✗	✓	✗	LCS
OS20	Waldron Avenue / Hawkhurst Road Open Space	✓	✗	✓	✗	LCS
OS21	Arlington Crescent Open Space	✓	✗	✓	✗	LCS
OS22	Haig Avenue Open Space	✓	✓	✓	✓	LGS
OS23	The Charltons Allotment Gardens	✓	✗	✓	✓	LCS
OS24	Selham Close Open Space	✓	✗	✓	✗	LCS
OS25	Wolseley Road Southern Open Space and Play Area	✓	✓	✓	✓	LGS
OS26	Nanson Road / Reeves Hill Open Space	✓	✗	✓	✓	LCS
OS41	Coldean Lane, South Side (No. 29 to Forest Road Junction)	✓	✓	✓	✓	LGS
OS42	Beatty Avenue Shopping Parade	✓	✓	✓	✓	LGS

LGS
LCS

Local Green Open Space
Local Community Space
Does not meet criteria

Figure 14:
Summary of
Open Spaces
analysis grid

MAPS OF LOCAL GREEN SPACES

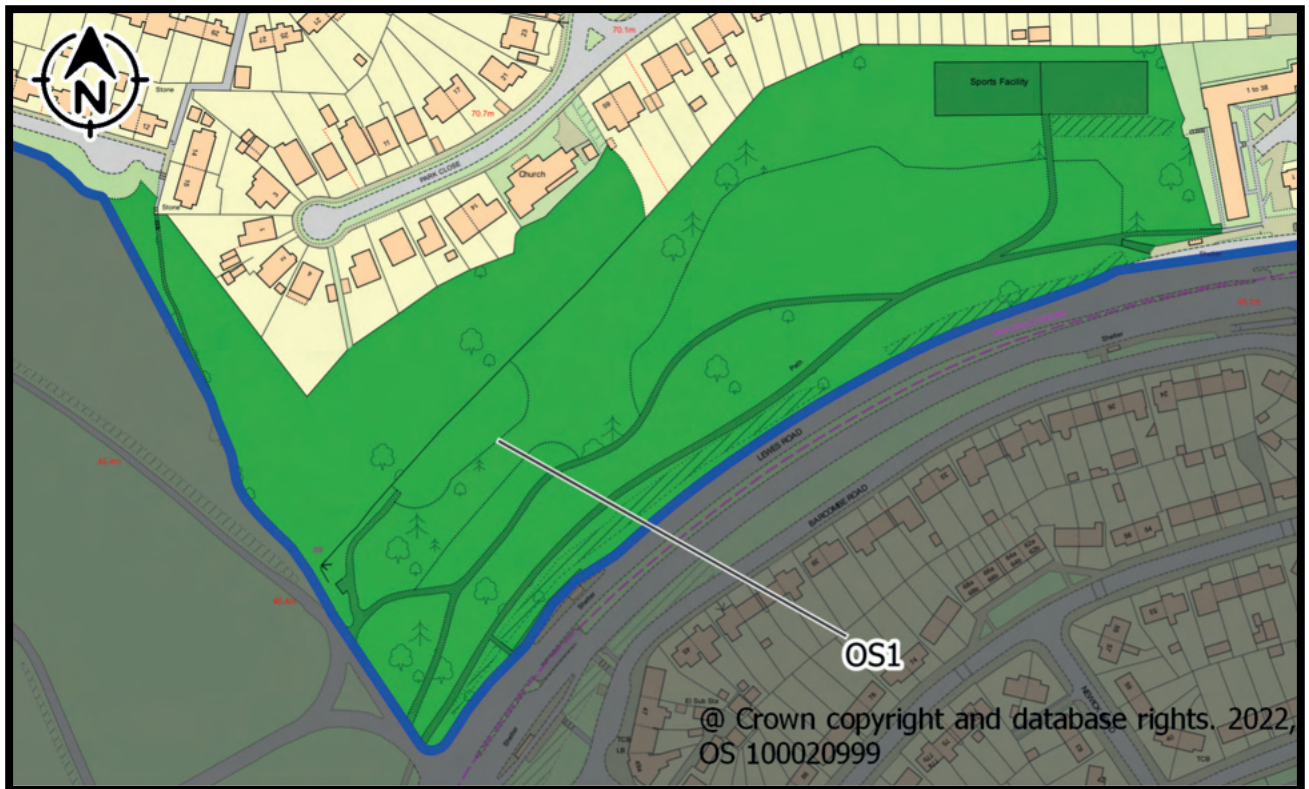


Figure 13: OS1 -A 270 Parkland (as referred to as "The Park")



Figure 14: OS2 Coldean Woods Open Space

MAPS OF LOCAL GREEN SPACES

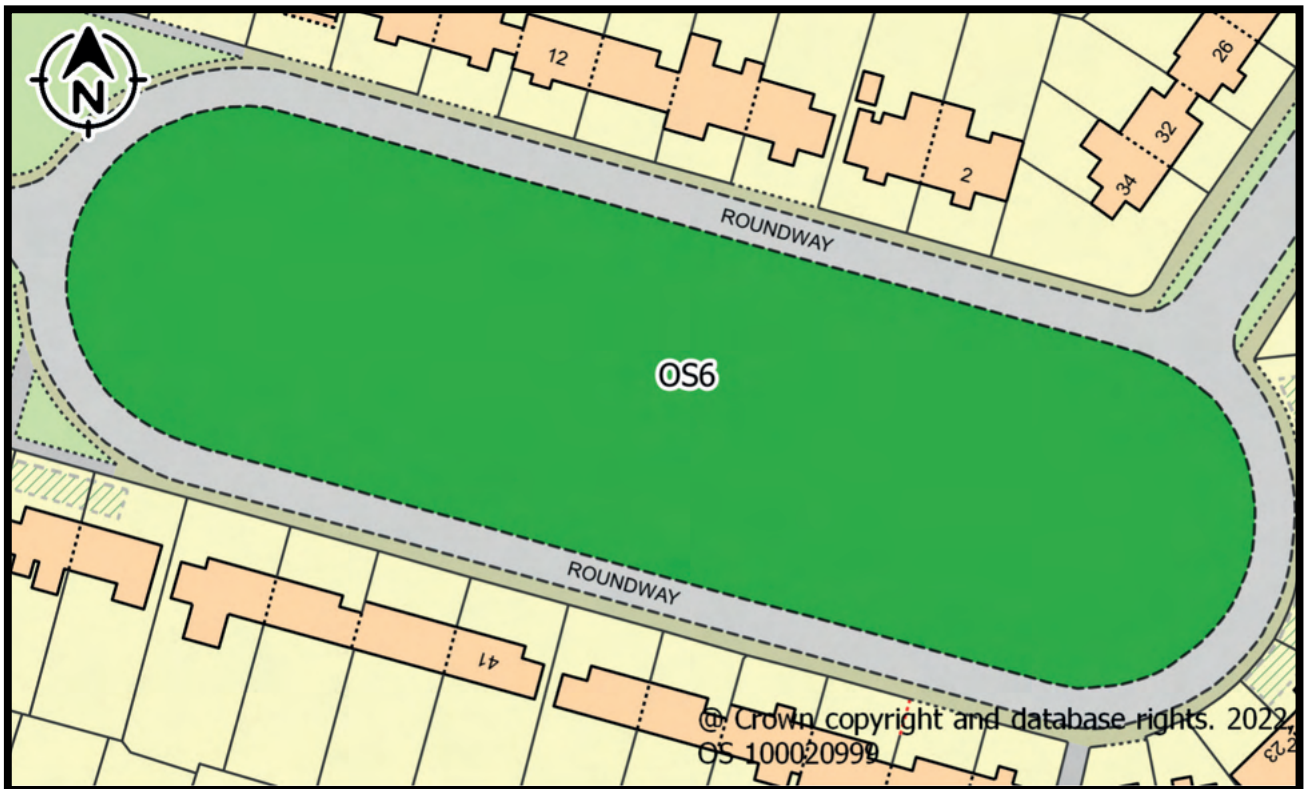


Figure 15: OS6 Roundway Open Space

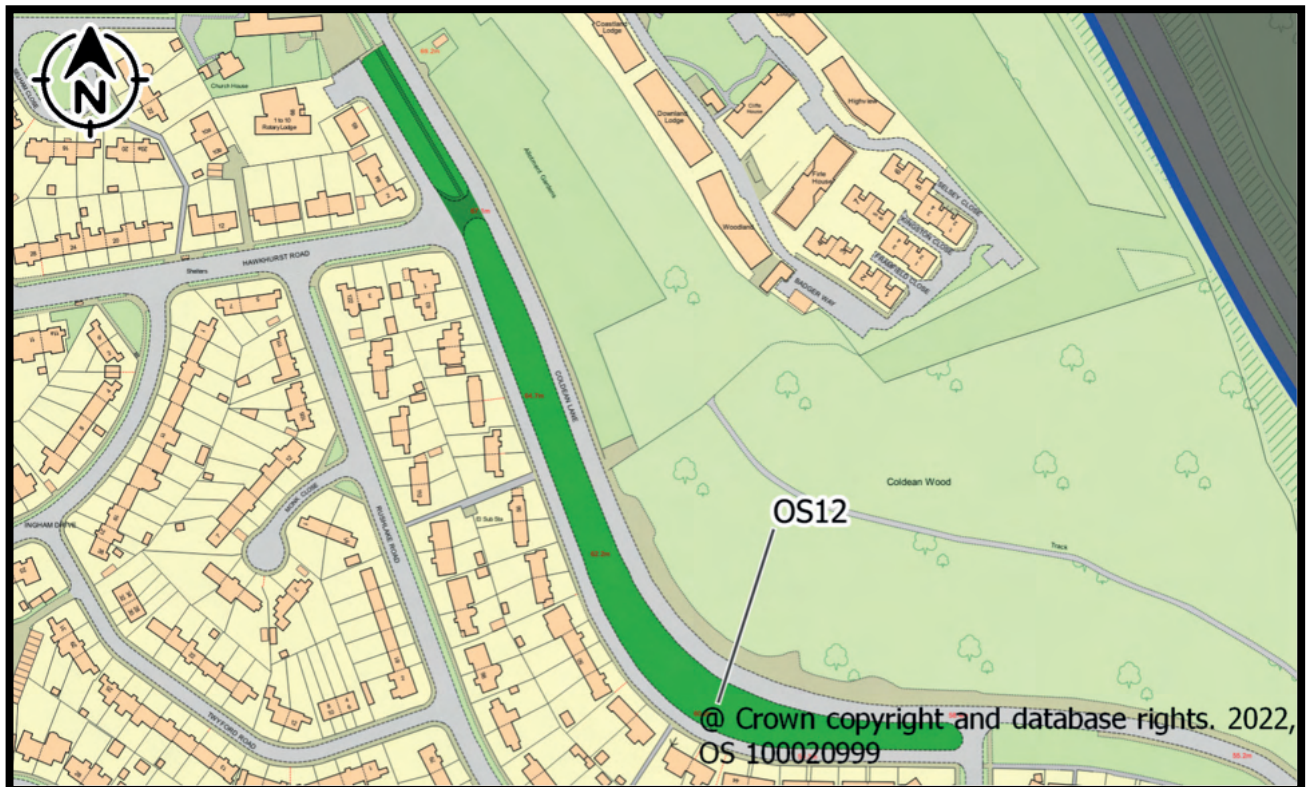


Figure 16: OS12 Coldean Lane, South Side (Forest Road to St Mary Magdalen Church Hall)

MAPS OF LOCAL GREEN SPACES

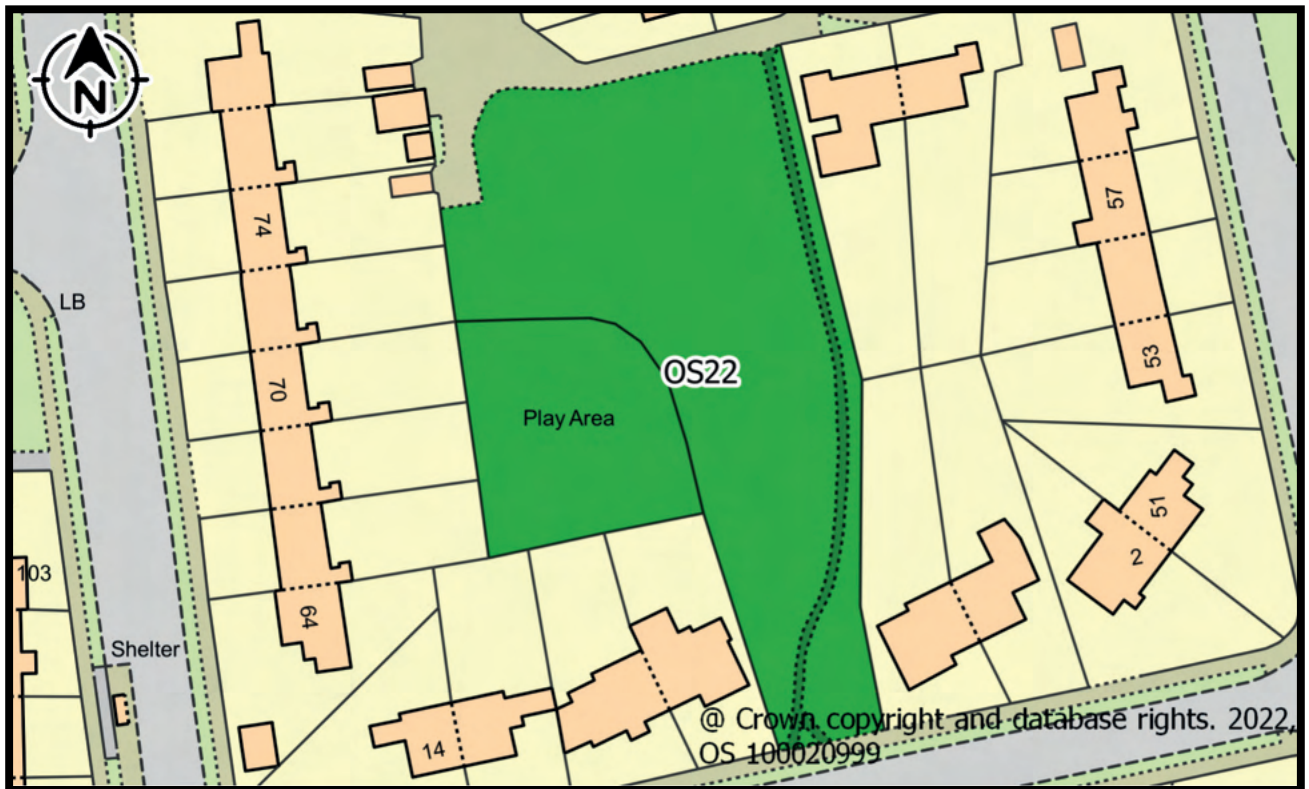


Figure 17: OS22 Haig Avenue Open Space



Figure 18: OS25 Wolseley Road Southern Open Space and Play Area

MAPS OF LOCAL GREEN SPACES

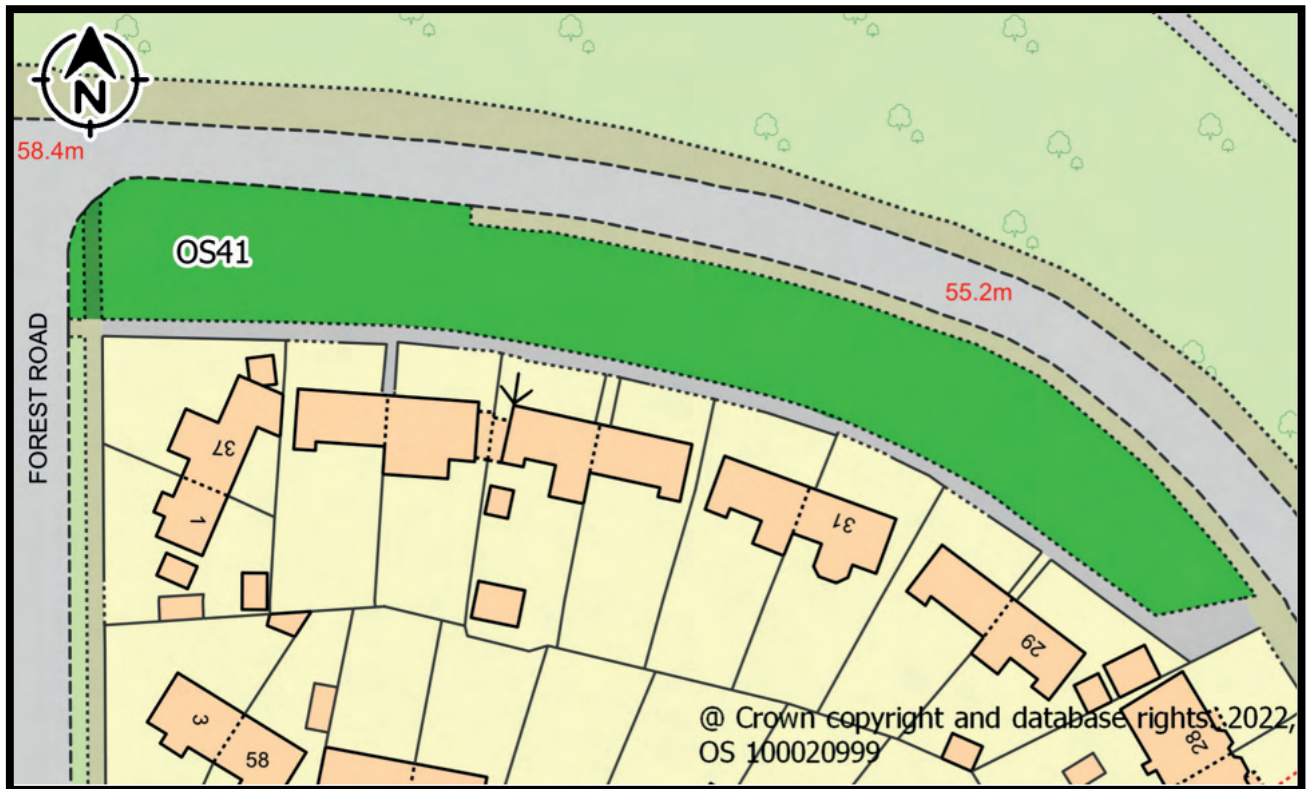


Figure 19: OS41 Coldean Lane, South Side (No. 29 to Forest Road Junction)

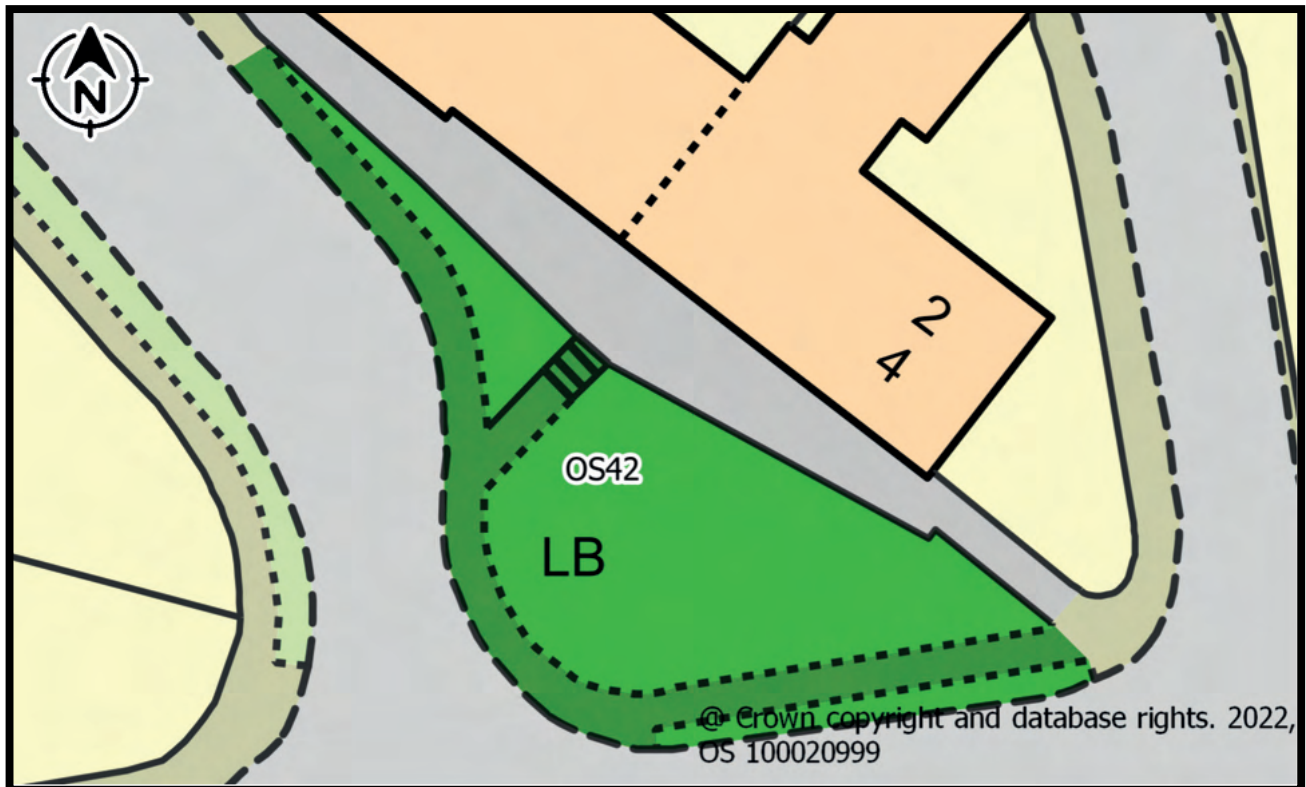


Figure 20: OS42 Beatty Avenue Shopping Parade

77 The following designations of Open Spaces and Policies were approved by the Forum at the July 2023 Open Forum meeting.

78 The policy is to protect Open Spaces from further development by classifying them under this Neighbourhood Plan as Local Green Space under the NPPF legislation.

79 Areas identified in a green box in the summary above fulfil the necessary criteria under the NPPF and are designated as Local Green Space in this Plan. Spaces categorized in orange or red boxes are included as Local Community Spaces and listed accordingly for identification although this Plan does not confer any particular safeguards from Planning for them.

POLICY LGS1 - LOCAL GREEN SPACE DESIGNATIONS

Sites OS1, OS2, OS6, OS12, OS22, OS25, OS41 and OS42 are designated Local Green Spaces in this Plan in accordance with Paras 90- 101 of the NPPF and City Plan Part One DM38



Figure 21: Aerial view of Coldean

5.3 COMMUNITY FACILITIES

80 Within the Neighbourhood Area, two distinct clusters of retail, leisure, and community facilities cater to the local residents. The first cluster is a small row of shops situated at the intersection of Park Lane and Coldean Lane. This collection includes the Ruby Pub, a convenience store, a takeaway restaurant, and a cafe. These establishments are strategically positioned at chamfered corners, making them ideal for capturing passing trade.

81 The second cluster can be found along Beatty Avenue in the upper-centre portion of the neighborhood. This group consists of a chemist, a convenience store, and a charity office. Additionally, the area has a doctor's surgery, a primary school, a small library, a play area located on Wolseley Lane, a community allotment along Coldean Lane, and St Mary Magdalen Church, which stands opposite Chalvington Close.

5.4 LOCAL COMMUNITY SPACES

82 Following the November 2022 Coldean Visions consultations which highlighted concerns about Community Assets the following spaces and assets in the Coldean area have been highlighted as special to the Area and to be retained and protected as far as possible where it has not otherwise been able to designate them as Local Green Space.

POLICY LCS1 - LOCAL COMMUNITY SPACES

- 39 acre field (which is too extensive to designate as a Green Open Space)
- 47 Hectare field
- Access routes and bridges to Stanmer Park
- Steps to/from Wild Park
- Access to Southdown National Park/Hollingbury Hillfort and the top and bottom of Wild Park.
- Access through Coldean Woods to the Amex Community Stadium
- Coldean Woods (which are too extensive to designate as a Green Open Space).
- Coldean Primary School and grounds
- St Mary Magdalen Church and Memorial garden and Church Hall and grounds
- Coldean Pharmacy
- Larchwood Doctors Surgery
- Coldean Library
- The Wild Park Multi Sport area
- The Roundway Mini Football pitch

- The Haig Road Children's Playground
- Wolseley Rd Play Area
- Saunders Hill/Crawley Road Open Space
- Standean Close Open Space
- Hawkhurst Place Open Space
- Hawkhurst Road/Saunders Hill Open Space
- Beatty Avenue Northern Open Space
- Wolseley Road Northern Open Space

- Talbot Crescent Open Space
- Waldron Avenue/Hawkhurst Road Open Space
- Arlington Crescent Open Space
- Selham Close Open Space
- OS4 Site 21a

These valued green and open spaces including those currently in use for Recreation, Playing Fields and Allotments will be retained for their appropriate community use until approved evidence shows they are no longer needed.



Figure 22: St Magdalen Church. Oldest building in Coldean, originally a barn.

06. ANTI-SOCIAL BEHAVIOURS

6.1 ANTISOCIAL BEHAVIOUR AND CRIME IN COLDEAN

83 One of the Objectives agreed by our Forum Visions meetings was that Coldean should work with other agencies to reduce crime and other antisocial behaviours. The Forum has contacted the Police and Crime Commissioner, the Sussex Police Designing Out Crime Officer and the local Brighton Hove Safety Partnership to formulate long term policies for dealing with antisocial behaviour, aimed at prevention of crime and anti-social behaviour.

84 The two main problem areas identified by Forum members are trouble in relation to occupants in HMOs and also drug dealing and similar activities sometimes observed on the streets in Coldean. The Designing Out Crime Officer has suggested the following for combating anti-social behaviour by occupants of HMOs:

- Robust management plans should be in place for residents when they move into HMOs.
- Those who manage HMOs should ensure that residents are complying with their tenancy agreements.

- Any planning application for an HMO should be discussed with a Neighborhood Policing Inspector before the Designing Out Crime Officer would submit any consultee comments on the Planning application. Stringent control of tenancies.



Figure 23: Aerial view of Coldean

85 The Neighborhood Policing Team can support with 'hotspot' patrols and the Immediate Justice project also can focus on issues to identify those who have been found guilty of low-level Crime by repaying back to the community by cleaning up graffiti and rubbish.

86 There are two Anti-Social Behaviour officers who work for Sussex Police and these are also involved with the local Neighborhood Policing Team these are currently Fraser Allen and Ann Forsbury. Partnership working with local outreach workers for youth or drug issues workers are often the key to supporting those in need in the community thus helping to reduce incidence of crime and the fear of crime within local communities.

87 The Police and Crime Commissioner, and Funding from the Universities Social Responsibility Funding Schemes can also provide funds for more Bus services, street planting, benches, indestructible bus shelters and other crime prevention measures.

88 As identified in the MasterPlanning Framework prepared by AECOM, improvements in the Park Road shopping hub area and also in the Beatty Avenue Shopping area can be implemented in the short term and in the longer term.

POLICY C1 - REDUCING ANTI-SOCIAL BEHAVIOUR

Where applicable, new development should create safe environments for communities and applications designed to reflect comments received from a Designing Out Crime Officer (DOCO), and adhere to the guidance within the UK Government's Anti-Social Behaviour Action Plan will be supported.

POLICY C2 - CONTRIBUTIONS TO CRIME PREVENTION

Where new development, by virtue of its type, location and scale, is considered to have implications for the safety and security of people or property, financial contributions from developers towards measures which will satisfactorily address identified issues will be required.

07. TRAFFIC AND TRAVEL

7.1 TRAFFIC MANAGEMENT REVIEW AND PLAN

Introduction

89 Traffic management is a major aspect of the Coldean Neighbourhood Plan, as identified in the November 2022 Visions meetings. An on-line survey of Traffic and Transport issues was developed and conducted during June and July 2023.

90 The community identified several key issues related to traffic that need to be addressed within the Neighbourhood Plan to ensure the safety, accessibility, and overall quality of life in the area. These issues have been ranked in descending order of importance based on resident feedback, as follows, with Policies to solve these issues listed at the end of this section at 7.6:

91 Speeding – Issue 1: Speeding, particularly rat-runs along Hawkhurst Road, Rushlake Road, Coldean Lane, and Park Road, is a significant concern for residents. It poses a serious safety risk and results in regular accidents.

92 Parking – Issue 2: Parking problems in Coldean include illegal parking, vehicles parked on verges and pavements, and difficulty turning at junctions, especially into small closes. Parking of Commercial vehicles and the need for a parking permit scheme are also areas of concern.

93 Safe Walking Routes - Issue 3:

Ensuring the safety of school children and pedestrians crossing roads is paramount. Unsafe road crossings and speeding vehicles pose a threat. There are insufficient properly designated road crossings in the area.

94 Too Much Traffic – Issue 4: Excessive traffic, particularly along Coldean Lane, has negative impacts on safety and quality of life in the area.

95 Road Management – Issue 5: Issues related to road infrastructure, including the need for improved lighting at the bottom of Coldean Lane, maintenance of roundabouts, potholes, and road markings.

96 Dumped Vehicles/Commercial Vehicles/Camper Vans – Issue 6: Illegally dumped vehicles and improperly parked commercial vehicles, mobile homes and camper vans are a source of concern; especially on disused garage sites or quieter roads

97 Overgrown Vegetation – Issue 7: Overgrown vegetation, such as overgrown hedges, trees and weeds in the pavement obstructs visibility at road corners and walking paths.

98 Bus Routes – Issue 8: Residents have expressed a need for improved and increased bus services in terms of reliability and timeliness. (See 7.5 below)

99 Pollution – Issue 9: Concerns have been raised regarding light, noise, and air pollution in the area arising from vehicles.

100 Cycle Routes – Issue 10: The lack of cycle-friendly infrastructure was noted.

101 Car Facilities - Issue 11: The need for public electric vehicle charging points and car-sharing options was raised.

102 The Coldean Neighbourhood Plan aims to address these issues as set out in policies detailed below in collaboration with local authorities and relevant stakeholders, ensuring that traffic management solutions enhance the safety and well-being of residents while promoting sustainable transportation options.

7.2 DISABILITY ACCESS ASSESSMENT

103 The Forum also initiated a Disability Access Assessment to enhance accessibility within the area. This assessment identified the following improvements:

104 Dropped Kerbs: The City Council is actively installing dropped kerbs with ongoing monitoring.

105 Pedestrian Crossing Points: Apart from Bluebell Heights, the Neighbourhood Area has only one controlled crossing. The Forum believes that a pedestrian crossing is needed at the Hawkhurst Road junction with Beatty Avenue, and also at the Bluebell Heights junction on Coldean Lane

106 Pavements - Wheelchair Access: Pavements are often obstructed by vehicles and materials, posing a concern for wheelchair users.

107 Disabled Parking Bays: The creation of disabled parking bays outside Beatty Avenue shops, Coldean Library, New

Larchwood Medical Centre and Café are suggested.

108 Access to Open Spaces: Highfields at Highfields Road is undergoing restoration with council funding. Highfields (Ditchling Road) needs the removal of height restriction barriers for better access for disabled individuals. Access to Coldean Woods (north) and (south) were also recommended for inclusion in the plan, especially regarding public disabled parking.

109 This Neighbourhood Plan therefore actively addresses and requires multiple aspects of disability access, including dropped kerbs, pedestrian crossings, pavements, disabled parking bays, and access to open spaces.

110 Highfields at Highfields road. Currently Coldean Independents' Group have council funding for restoration of the steps, handrail and a new bench.

111 Highfields (Ditchling Road entrance). All access points along the northern perimeter of the developed area of Coldean are elevated above street level and the car park on Ditchling Road is at a lower level than Highfields and is enclosed, in part, by an earth bund. We recommend the height restriction barrier should be removed as it prevents access for some vehicles used by disabled people. This is included as an aim of the Neighbourhood Plan and will involve agreement by the South Downs National Park Authority

112 Coldean Woods (north). Measures contained in the Bluebell Heights plans or S106 agreement do not include any provision for public disabled parking for access to the woods and Stanmer Park. Aim: This is now suggested in this plan.

113 Coldean Woods (south). Parking in Park

114 Road Shops/Coldean Lane is an issue that was raised in our November 2022 “Vision” meetings. A designated disabled parking bay would be appropriate.

7.3 FURTHER TRAFFIC MANAGEMENT ISSUES

115 Having regard to the Climate Emergency, the Intergovernmental Panel on Climate Change (IPCC) has advised that carbon emissions must reduce globally by at least 45% by 2030 from 2010 levels. There is a chance the worst effects of climate change can be avoided by keeping warming below 1.5 degrees and to achieve this the United Kingdom, including Coldean, must be carbon neutral (net-zero) by 2050 or earlier.

116 Recognising the significant implications of climate change on Sussex communities, Brighton & Hove Council declared a climate and biodiversity emergency in December 2018, which made a commitment as a city to become carbon neutral by 2030.

117 Initiatives such as ‘Trip Reduction Strategies’, ‘Shared Mobility’, ‘Electrification’ and ‘Public Transport & Walking and Cycling Improvements’ are key to supporting this. This traffic management plan aims to decarbonise traffic where possible.

118 Interventions which are a combination of these would offer even greater carbon saving: electric car club vehicles, sustainable travel enhancements achieved by vehicle capacity reduction, targeted travel planning alongside new public transport and cycling interventions and linking public transport enhancements with improved electric vehicle / bike facilities. Brighton & Hove Council’s

Carbon Neutral 2030 plan in full can be accessed in full on the BHCC website.

119 For example to help mitigate the issue of rat run roads and safety concerns through residential streets, the use of bollards to close off certain road entrances could help - with a focus on creating a comprehensive accessible and coherent cycle and pedestrian network that connects Coldean with other residential areas, schools, genomic hubs, open space, transport interchanges, etc.

120 Supporting ‘green lanes’ to increase active travel from Coldean into Brighton. This will help reduce pollution, improve air quality and support Brighton & Hove Council’s Carbon Neutral 2030 plan.

7.4 CYCLING ROUTES

121 These Policies encourage walking and cycling and reduce reliance on cars; any proposals for new developments must provide for safe pedestrian and cycle connections to nearby services, facilities and bus stops. Within Coldean, pedestrian and cycle routes should be provided to enhance access to the City centre and connect into the wider green infrastructure network where possible.

122 Where possible, new residential, commercial and retail developments will be required to provide cycle facilities for residents, employees and customers, to include safe, convenient, and secure cycle parking and off-road cycle-walkways which connect into the city cycle network. All proposals must demonstrate that the proposed routes and facilities will not affect the integrity of Coldean.

7.5 BUSES

123 The general dissatisfaction with levels of bus provision within the Neighbourhood Area in the survey have been noted. Insufficient and often full buses, with many buses cancelled; and University Bus provision also ceasing are a problem. Whilst Brighton & Hove buses are not run by the Council, but are third party providers, the Policy of the Forum is to work with the Bus Providers to improve and increase services in the Area. There is currently a national shortage of Bus Drivers. See Issue 8 at Policies below.

7.6 POLICIES

124 Following the analysis of the Traffic and Transport survey results obtained in June and July 2023, the following draft Policies were released for Public Consultation on the www.cnpf.co.uk website between November 2023 and January 2024.

125 During that time there were 1000 visits to the website. No adverse comments were received.

POLICY T1 - INCREASING SUSTAINABLE TRANSPORT

Development as appropriate to its scale and location should include proposals which enhance the attractiveness of walking, cycling, and public transport within Coldean. Specific development proposals to enhance Coldean such as improved accessibility

for disabled people, will be supported.

POLICY T2 - THROUGH TRAFFIC

Design and highways proposals that mitigate the impact of through traffic within Coldean will be supported. Proposals as appropriate to their scale and location may include:

- (a) Traffic management measures to minimise the impact of traffic on residential and community streets; and
- (b) Signage to direct through traffic away from and around Coldean.

POLICY T3 - RESIDENTIAL STREETS

Proposals to protect and mitigate against the impact of traffic within residential areas will be supported. Such proposals may include:

- (a) Traffic calming and gateway treatments to deter through traffic;
- (b) Shared space treatments to create 'home zones';

(c) Temporary use of streets as social space, for example, play streets.

POLICY T4 - CAR PARKING

Proposals for the provision of well-located cycle and short term parking spaces to meet the needs of local businesses will be supported.

Proposals for new off-street car parking to provide additional capacity and reduce on-street parking and congestion in and around Coldean will be supported where this would not detrimentally impact on amenity

POLICY T5 - ACCESSIBILITY FOR ALL

Proposals that improve the accessibility of Coldean for all sectors of society, including the elderly and disabled will be supported.

POLICY T6 - ACCESSIBLE DEVELOPMENTS

To encourage walking and cycling and reduce reliance on cars, proposals for new

POLICY T7 - PROVISION OF CYCLE / WALKWAYS

Where possible, new residential, industrial, commercial and retail developments will be required to provide cycle facilities for residents, employees and customers, to include safe, convenient, and secure cycle parking and off-road cycle-walkways which connect into the city cycle network. All proposals must demonstrate that the proposed routes and facilities will not affect the integrity of Coldean.



Figure 24: Coldean Village entrance aerial photo

7.7 BRIGHTON AND HOVE CITY COUNCIL TRANSPORT POLICIES

126 This Plan adopts and supports the following BHCC Transport Policies

POLICY T8 - BHCC TRANSPORT POLICIES ENDORSED

- CP9 Sustainable Transport
- CP13 Public Streets and Spaces
- DM33 Safe, Sustainable and Active Travel
- DM34 Transport Interchanges
- CP13 Public Streets and Spaces
- DM33 Safe, Sustainable and Active Travel
- DM34 Transport Interchanges
- DM35 Travel Plans and Transport Assessments
- DM36 Parking and Servicing



Figure 25: Coldean Library



Figure 26: Park Road shops

08. BUILDING & DESIGN

8.1 COLDEAN DESIGN GUIDE AND CODE

127 Much of the existing built-up area is low rise mainly of one and two storeys. Many of the buildings have relatively shallow, sloped roofs. The houses themselves are mainly built of brick with portrait orientation windows. A significant large-scale development within the Neighbourhood Area, situated east of Coldean Lane and the defined settlement boundaries of the built-up area has recently been completed.

128 This development, known as Bluebell Heights, has introduced roughly 242 new residential units to Coldean.

129 It is characterized by six contemporary apartment brick-faced block towers, each spanning six to eight stories in height.

130 Adjacent to Bluebell Heights is another substantial development, known as the Varley Park Halls of Residence, which is associated with the University of Brighton. This development encompasses both late 20th-century and early 21st-century buildings, collectively offering 746 student rooms. These buildings are generally three to four stories in height. It's important to note that these large-scale developments are having a significant impact on the immediate surrounding environment in Coldean. The towering apartment block towers of Bluebell Heights rise above the tree line and consequently affect the views within the Neighbourhood Area. This is likewise true for the Varley Park Halls of

Residence, as their structures disrupt the visual landscape of the community.

131 In summary, the Neighbourhood Area features two clusters of essential facilities, including retail, leisure, and community services. While these amenities serve the local residents well, the recent developments of Bluebell Heights and the Varley Park Halls of Residence are transforming the neighbourhood's skyline and affecting the views within the area. These developments signify a significant shift in the landscape and environment of Coldean, introducing new residential units and accommodation for students

132 A Design Guide and Code, has been prepared for Coldean Neighbourhood Area by AECOM, our Technical Resource consultants. The link to this document is found at Appendix 3. It was subject to a Consultation with Forum Members and the public in the period from November 2023 to January 2024.

POLICY H1 - DESIGN GUIDE

All developments within the Coldean 'settlement boundary' are expected to reflect the guidance outlined in the 'Coldean - Design Guidance & Codes' document, created as part of this Plan.



Figure 27: Front pages of Design Code Guide.

09. ENVIRONMENTAL POLICIES

9.1 OVERVIEW

133 From the Inaugural and Visions meetings in November 2022, the Forum identified 'environment and green spaces' as a top priority for the Plan. Government guidance includes the Environment Green Paper and the National Planning Policy Framework, recently amended in December 2023, which emphasise sustainable development and environmental protection, especially for Green Belt land.

134 The Environmental Land Management Scheme (ELMS) is particularly relevant, focusing on nature recovery. Our research has involved key bodies including, Natural England (the MAGIC maps), the Environment Agency, the Forestry Commission, Brighton & Hove City Council (BHCC), the South Downs National Authority, Sussex Wildlife Trust and Sir David Attenborough. We are also grateful for the Biological Survey and assessment of land at Varley Park prepared by an expert in 2018, and published in January 2020, before the Forum was formed, and which was passed to the Forum by Coldean Community Organisation which has informed some of the policies proposed in this Plan.

135 (Natural England MAGIC maps can be found at www.openaccess.naturalengland.org.uk these maps hold maps and data on the natural environment, habitats and species types, landscape types and environmental schemes throughout England)

136 Working with BHCC is crucial, considering their commitments to carbon-neutral housing, sustainable development, and planning policies. Engaging with local organisations, such as Coldean Community Organisation (CCOrg) and Coldean Residents' Association, strengthens Coldean's community ties. Preservation efforts extend to nature recovery, with a detailed Nature Recovery Strategy already available within Coldean Community Organisation.

137 The Neighbourhood Plan therefore aims to address climate resilience, identifying specific risks like flooding and aquifer sustainability. Coldean's heritage is not overlooked, with plans to continue to engage local experts and protect historical assets such as ancient chalk grassland. Sustainable design is a key objective, adopting low-carbon, environmentally sensitive development criteria.

138 The Nature Recovery Plan by CCOrg highlights the significance of ancient chalk grasslands in Coldean, providing a roadmap for restoration, especially for Site 21a, north of Varley Halls. The Stanmer-Coldean Community Land Trust Project also proposes a collaborative effort for long-term protection of biodiversity, emphasising community engagement and social value. This plan aligns with BHCC's commitment to ecological and social issues, offering opportunities for education, community involvement, and nature observation.

139 In summary, the Neighbourhood Plan for Coldean prioritises environmental

protection, sustainable development, and community engagement, aligning with both government guidance and local initiatives for a comprehensive approach to planning.

140 The review of Open Spaces and in particular protection of green spaces and especially Site 21a and Site 21c, around Varley Halls is dealt with in a separate part of this Plan, at Section 4, and has already been agreed by Forum members (in July 2023 and April 2024). Where it has been possible to designate these and other areas in Coldean as LGS areas under the NPPF framework to protect such open spaces from future development this has been done; or alternatively Spaces of Community Value are also designated and the NPPF confers some protection on those, as set out in Section 4 of this Plan.

9.2 SOUTH DOWNS WAY AHEAD NATURE IMPROVEMENT AREA

141 Much of the land in and around Coldean is situated within the South Downs Way Ahead Nature Improvement Area. More information regarding this can be found at <https://www.southdowns.gov.uk/wp-content/uploads/2016/02/CaseStudy-South-Downs-Way-Ahead-NIA.pdf>. This initiative has multiple objectives, however, the key objectives for Coldean Area are:

142 'Linking the Fragments' - to achieve real improvements to conservation and management of chalk grassland at the heart of the matrix of downland habitats. Coldean Residents are already actively improving or preserving special sites and areas in Coldean.

143 'Town to Down' - to assess and demonstrate the benefits of ecosystem services to urban populations. Coldean

is easily accessible by bus links to the whole population of Brighton & Hove, who can access South Downs National Park through and from Coldean.

144 'Valuing the Chalk' - clearly an environmental, economic and social value has been attributed to the benefits and services provided by chalk downland, which residents are seeking to preserve for this, and future generations

145 These initiatives should strengthen any arguments against future development of the land in and around Coldean - more specifically Site 21a or Site 21c.

146 The Forum also references 'CP10 Biodiversity' and 'CP16 Open Space' of Brighton & Hove Council's City Plan. If for some reason the Part one LGS designations in Section 4 of this Plan are ignored these require any development to minimise and mitigate any negative impact on biodiversity of the wider and immediate area. In addition Council Policies 'DM37 Green Infrastructure and Nature Conservation', 'DM38 Local Green Spaces', 'DM40 Protection of the Environment and Health - Pollution and Nuisance', and 'DM42 Protecting the Water Environment' of the Brighton & Hove City Plan Part Two are applicable.

147 Coldean Area is also affected by and within the Brighton & Hove Urban Fringe Assessment dated June 2014. BHCC Policy H2 on Housing Sites - Urban Fringe in the Brighton & Hove City Plan Part Two states that planning permission will be granted for proposals that accord with the Development Plan (having particular regard to Policies SA4 and SA5) and which address all of the site considerations. Site 21a (Land North of Varley Halls) had been identified as having housing potential for a high-density scheme - approx. 50 dwellings. Site 21c (Land South of Varley Halls, ie allotments) had also been identified as having potential

for housing, approx. 7 dwellings. There is a key discrepancy between policies in City Plan Part One (which is currently being updated and amended) and City Plan Part Two. The Council is keen to promote green space and the surrounding National Park and encourages biodiversity conservation and enhancements, yet, opens the door to development by stating, “adverse impacts of development can be appropriately mitigated and compensated for”. The Forum would argue any further development around Varley Halls sets a poor precedent and would significantly harm the National Park. The precedent set by the failure of the Council to spend any s106 monies from the Bluebell Heights Development on Coldean to date, does not encourage Coldean to accept any similar promises for any new development in Site 21a or 21c.

ENVIRONMENTAL POLICIES OVERVIEW

It is a priority in the Plan for Coldean is to retain, enhance and protect the high quality open space within and around the edges of Coldean, recognising that all parks, open spaces and wildlife areas make an important contribution to Coldean’s green infrastructure and quality of life.

9.3 THE NATIONAL PLANNING POLICY FRAMEWORK

148 This Framework was updated by Michael Gove’s Dept of Levelling Up, Housing and Communities in December 2023. In terms of this section of the Neighbourhood Plan and also the Open Spaces section, Section 4, the following updated sections of the NPPF refer: Section 13 Protecting Green Belt Land and Section 15 Conserving and Enhancing the Natural Environment.

POLICY E1 - SETTLEMENT CONTAINMENT

Proposals for development within this area of countryside will only be permitted where:

- (a) The open space and undeveloped feel of the land is not compromised;
- (b) The separate identity of the settlements is maintained;
- (c) The landscape setting of the settlement will not be harmed;
- (d) It does not add to existing sporadic or isolated development;
- (e) It does not encourage or lead to settlement coalescence.

POLICY E2 - PROTECTING VALUED VIEWS

Publicly valued views of the South Downs National Park are identified for protection. Any proposals for development that would affect the views should demonstrate that design has taken into consideration and public views can be protected for public enjoyment.

POLICY E3 - PROTECTION OF GREEN SPACES

Development that results in the loss of green spaces identified or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value would only be permitted if the community would gain equivalent benefit from the provision of suitable replacement green space or gain significant social, economic, or environmental benefits from an alternative facility.

The requirements for future developments should also comply with City Plan Policy CP16.

POLICY E4 - PROTECTING ALLOTMENTS

Proposals that result in harm to or loss of allotments in Coldean will not normally be permitted unless:

- (a) Replacement provision be made, of at least equivalent quality, where it would be located at reasonable convenience for the existing plot holders, or;
- (b) Is in a dilapidated condition - without the potential for improvement.
- (c) The loss is necessary to bring about significant and demonstrable long term enhancements to Coldean's open spaces as a whole.

POLICY E5 - ADAPTING TO CLIMATE CHANGE

All new development within Coldean should seek to achieve high standards of sustainable development by improving upon the minimum standards outlined in Approved Document's Part F, Part L and Part O of the Building

Regulations and/ or adopt Passivhaus design principles, and in particular, demonstrate in proposals how design, construction and operation has sought to:

- (a) Reduce the use of fossil fuels;
- (b) Promote the efficient use of natural resources, the re-use and recycling of resources through a circular economy;
- (c) Adopt and facilitate the development with low and zero carbon energy through a range of technologies;
- (d) Adopt best practice in suitable urban drainage. The requirements for future developments should also comply with City Plan Policy DM4 and Brighton & Hove City Council's Sustainable Drainage SPD.

POLICY E6 - BIODIVERSITY NET GAIN (BNG)

All new development will be supported that:

- (a) Implements measures to protect and enhance the diversity of plant and animal species, including the preservation of rare and endemic species through habitat restoration and conservation;

(b) Promotes and enforces sustainable grazing practices that maintain a balance between the ecological health of grassland and agricultural needs of livestock, preventing overgrazing and soil degradation;

(c) Develop and implement strategies to control and eradicate invasive plant species that threaten the native biodiversity of grasslands, preventing their spread and ensuring the resilience of the ecosystem;

(d) Support the restoration of habitats, including reseeded native plant species, erosion control, and the removal of barriers that impede natural processes, such as water flow;

(e) Implement measures to conserve and protect water resources, including the preservation of pollution, sustainable water use practices, and the preservation of watercourses crucial for the ecosystem.

(f) Include BNG of at least 10% above the baseline position, in accordance with the Environment Act 2021.

9.4 BIODIVERSITY FINDINGS.

149 The Coldean Biodiversity Survey and Assessment conducted in 2018 to assess and provide recommendations for development in the Coldean area (the Biological Survey is accessible on the CNPF website at link, see Appenxix 5) found several invertebrate species with conservation status in the Area.

150 The author was asked to survey, assess and provide recommendations for the different areas/habitats within the area. There were also found three England Red Listed plant species.

151 The chalk grassland open spaces were the most biodiverse for plants and invertebrates including those with conservation status. The woodland areas had a range of fungi, birds, molluscs and lower plants. There were also Song Thrushes and Mistle Thrushes recorded within the woodland areas.

152 Four Ancient Woodland Indicators were recorded, including Spurge-laurel. Unfortunately, it was in the process of being cut down, possibly due to it being mistaken for Rhododendron or Cherry Laurel. It is however native, and the most interesting species in Coldean woods.

9.5 ANCIENT CHALK DOWNLANDS

153 As the Area contains rare Ancient Chalk downlands, especially around the Hollingbury Hillfort area, the occupation of which created these downlands and grazing areas several thousand years ago, these chalk downlands should additionally be preserved and protected as follows:-.

9.6. BRIGHTON & HOVE COUNCIL'S CARBON NEUTRAL 2030 PLAN AND TREE PLANTING.

154 Brighton & Hove Council's Carbon Neutral 2030 plan can be accessed in full on the BHCC website ([link here](#))

155 The Brighton & Hove tree planting plan supports the 2030 Carbon Neutral Programme. It will enable planting of a variety of species with greater resilience to pests and disease, and work with residents of planting trees in local communities. Strategically placed tree planting can make a huge impact on the character and quality of an area. It can also help to mitigate the impacts of climate change by helping cool the more urban areas. Identifying streets through community engagements to see where they would like to see more planting in their areas is an ongoing process, This is encouraged with replacement and new tree-planting in the Coldean Woods area.



Figure 28: The nationally rare and striking tortoise beetle *Pilemostoma fastuosa* recorded from the site.



Figure 29: The five Scarab Shieldbugs sieved from moss in the Northern Glade.

10. COLDEAN MASTERPLAN- NING / NEIGHBOURHOOD IMPROVEMENTS

10.1 OVERVIEW

156 In October 2023, the Forum was awarded a Technical Support grant to approach AECOM to review and suggest possible improvements to the Coldean Area for the Park Road and Beatty Avenue Shops areas.

157 A Master planning /Neighbourhood Improvement Framework document has been prepared for Coldean

Neighbourhood Area by AECOM. The link to this document is found at Appendix 5. It sets out some suggested Simple and more Complex interventions, for discussion.

158 This document forms part of the Evidence base for this Plan. It was subject to a Consultation with Forum Members and the public in the period from November 2023 to January 2024.

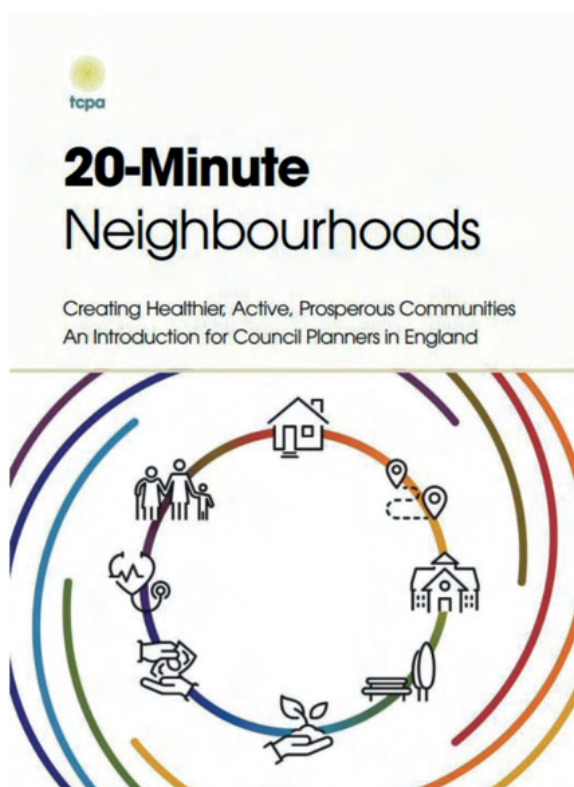


Figure 30: TCPA 20 Minute Neighbourhood Guide

HEALTHY STREETS



Figure 31: Healthy Streets indicator.



Figure 32: Front page of the Master Planning Framework proposal

11. GLOSSARY & ACRONYMS

GLOSSARY

Accessibility

People's capacity to navigate an area, accessing destinations and amenities, accommodating individuals such as the elderly, disabled, parents with young children, and those burdened with luggage or shopping.

Affordable Housing.

Affordable housing encompasses homes available for rent, shared ownership or outright purchase, offered at prices that align with average or below-average incomes or the cost of general market housing.

AOD (Above Ordinance Datum).

A national ground level, and the basis for all heights found on Ordinance Survey Maps. It is based on the mean sea level at Newlyn in Cornwall.

Ancient Chalk Downland.

Site 21a within Coldean is classified as ancient chalk downland or grassland by Nature England.

Area of Outstanding Natural Beauty (AONB).

A statutory national landscape designation area, primarily dedicated to the preservation and enhancement of natural beauty, alongside National Parks, constitutes some of the most exquisite landscapes in the nation. AONBs receive their designation from the Countryside Agency. There are no AONBs in the Coldean Neighbourhood Planning Area.

Article 4 Direction.

Article 4 directions, issued by local planning authorities, can restrict or eliminate certain permitted development rights. This commonly occurs in locations like conservation areas or the grounds of listed buildings, especially in non-residential areas lacking street access.

Biodiversity.

The complete array of life, spanning genetics, species, ecosystem diversity, and comprising both plants and animals.

Change of Use.

A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another. under the Local Government Act 2000

City Plan Part One.

Community Infrastructure Levy (CIL).

An annual levy charged by the Local Planning Authority which can be spent annually up to 25% within the Community paying it, where an approved Neighbourhood Plan is in place.

Compulsory Purchase Order (CPO).

An order issued by the government or a local authority to acquire land or buildings for public interest purposes. For example, for the construction of a major road or the redevelopment of certain brownfield.

Conditions (or 'planning condition').

Conditions associated with a planning permit that restrict, manage, or guide the execution of a development.

Contaminated Land.

Contaminated or damaged land that requires remediation before it can be safely developed and used.

Conversions.

In general, "Conversions " refers to the physical efforts required to alter the purpose of a building from one specific use category, as defined in the use classes order, to a different purpose. It can also involve transforming residential properties into

individual self-contained flats.

Detailed Planning application/permission.

Making a detailed planning application and obtaining a detailed permission is a crucial step in land development and constructing new structures. This process involves submitting comprehensive plans to local planning authorities, who review them to ensure compliance with zoning regulations, environmental considerations, and community needs. The duration of the evaluation process varies depending on project complexity, and input from local residents and stakeholders is often sought. If approved, developers receive planning permission, but this can be a complex and time-consuming process, demanding adherence to local regulations and consideration of environmental and community impacts.

Elevation.

The physical front of a structure, or a blueprint depicting the design of its exterior face.

Enforcement Action.

Local planning authorities implement procedures to enforce compliance with planning decisions and to regulate unauthorized development.

Environment Agency.

A governmental organization with a mission to mitigate environmental pollution effects issues permits to regulate and monitor activities related to waste management, offering current information on waste-related matters and addressing issues like water management, including flood protection guidance.

Full Application.

See 'Detailed application'.

General Permitted Development Order (GPDO).

Government-established rules providing approval for specific, minor development projects are known as planning permission regulations.

Green Belt

A green belt is a designation applied to land surrounding specific cities and densely populated regions with the primary goals of maintaining permanent openness and minimal development. The green belt serves several purposes, including:

Restricting the uncontrolled expansion of urban areas. Preventing the amalgamation of neighbouring towns. Protecting rural landscapes from encroachment. Preserving the unique ambiance and historical character of towns. Promoting urban renewal by promoting the repurposing of abandoned or urban lands. Green belts are typically defined within a local planning authority's development

Greenfield Land.

Generally, land that has not been previously developed is often used for farming.

Habitable rooms.

Any space designated or meant for sleeping, cooking, living, or dining, excluding enclosed areas like bathrooms, toilets, service rooms, corridors, laundries, hallways, utility rooms, or similar spaces.

Highways Agency.

The Highways Agency, an executive branch of the Department of Transport, is tasked with managing, upkeeping, and enhancing England's strategic road network

Housing Corporation.

The government agency responsible for financing new affordable housing and overseeing housing associations in England.

Infill development.

The creation of a modest space amidst pre-existing structures.

Infrastructure.

Essential infrastructure and services required for fostering development include roads, electricity, sewage systems, water supply, educational institutions, and healthcare facilities.

Landscape Appraisal.

An approach to evaluating the visual and fundamental attributes of a landscape.

Layout.

The arrangement of buildings, pathways, and open areas on the ground in relation to each other.

Lifetime Homes Standards.

In 1991, a panel assembled by the Joseph Rowntree Foundation established guidelines for

housing developers to create adaptable homes capable of accommodating shifts in residents' life circumstances, such as child-rearing, temporary injuries, and age-related mobility changes.

Local Strategic Partnership (LSP).

An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

Local Transport Plan.

Local authorities, collaborating with the community, have crafted a comprehensive five-year transport strategy. This strategy aims to secure funding for local transport initiatives, detailing the projected resources required to achieve the strategic goals. It's crucial that these local transport plans align with the policies and priorities outlined in the Regional Transport Strategy, an essential component of the broader Regional Spatial Strategy

MAGIC maps.

Free resources made available by Natural England providing environmental information for planning purposes.

Master Plan.

A planning document that delineates land use preferences and the developer's layout strategy, offering comprehensive guidance for future planning applications.

Material Consideration.

An important factor to consider when determining a planning application or when appealing a planning decision

National Park.

National parks are established with the statutory goals of preserving and enhancing their natural beauty, wildlife, and cultural heritage, while also facilitating public appreciation and enjoyment of their unique attributes. These designations are made by the Countryside Agency, pending approval from the Secretary of State as outlined in the National Parks and Access to the Countryside Act 1949.

Nature Conservation.

Conserving, overseeing, and advocating for wildlife

habitats to benefit both wild species and the communities that utilize and appreciate them.

Open Spaces.

Any publicly valuable space, whether it be public parks, recreational areas, bodies of water like rivers, lakes, and reservoirs, serves as both a recreational asset and a refuge for wildlife, enhancing the visual environment

Outline application.

A standard planning permission application seeks initial approval for a development's acceptability in principle, pending detailed matter approval, and doesn't pertain to changes

Permitted development.

Authorization to conduct specific types of development without requiring an application to a local planning authority, as provided for in the Town and Country Planning (General Permitted Development) Order.

Planning Condition.

Condition attached to a planning permission.

Planning Gain.

Planning obligations, often established as a part of planning approvals, serve to secure benefits or safeguards for the community, typically funded by the developer. These may include features such as affordable housing, community amenities, or measures for mitigating various issues.

Planning Permission.

Formal council approval is typically sought for a proposed development, and it may be granted with specific conditions. This permission can be sought in two ways: either in principle through outline planning applications or in detail through full planning applications.

Public Open Space.

A council-designated urban area, which may or may not have formal public access, serves or has the potential to serve various purposes, such as recreation, amenities, ecology, education, social, or cultural activities

Public Realm.

Those parts of a village, town or city (whether publicly or privately owned) available, for everyone

to use. This includes streets, squares and parks.

Public Right of Way.

A public right of way is a route that the public has the legal right to access, typically in the form of a highway.

Regeneration.

Revitalizing and enhancing both rural and urban areas economically, socially, and environmentally.

Section 106 Agreement.

A Section 106 agreement, as defined in the 1990 Town & Country Planning Act, is a legally binding contract between a planning authority and a developer, or unilateral commitments made by a developer. These agreements ensure that specific additional tasks associated with a development project are carried out.

Site of Special Scientific Interest (SSSI).

A Site of Special Scientific Interest (SSSI) is a designated area in the United Kingdom that holds significant ecological, geological, or other scientific value. These areas are chosen due to their unique and irreplaceable features, which could include rare or endangered plant and animal species, exceptional geological formations, or vital habitats. SSSIs are legally protected to conserve their natural and scientific importance, often serving as outdoor laboratories for research and education, as well as offering opportunities for public enjoyment while ensuring the preservation of these valuable ecosystems and geological sites.

Special Needs Housing.

Providing housing solutions for various disadvantaged groups, including the elderly, individuals with disabilities, students, young singles, rough sleepers, the homeless, those in need of hostel accommodations, essential workers, travelers, and residents of mobile homes and houseboats.

Statutory Undertakers / Statutory Utilities.

Entities performing public functions under legal authority can exist in either public or private ownership, including organizations like the Post Office, Civil Aviation Authority, the Environment Agency, water and electricity undertakers, and public gas transporters.

Sustainable travel / sustainable transport.

Frequently involving walking, cycling, and the use of public transportation (and, in certain cases, "carpooling"), which is generally seen as more environmentally friendly and results in reduced traffic congestion compared to solo car trips.

Townscape / Cityscape.

The overall look of an urban area, such as a street, town, or city. Transport Assessment (TA): An evaluation of the accessibility and transportation options available.

Topography.

The detailed physical characteristics or features of the surface of a place or object, including its elevation, contours and the distribution of natural and artificial elements such as mountains, valleys, rivers, buildings and roads.

Travel Plan/Green travel plan.

A travel plan's goal is to encourage eco-friendly travel options, such as cycling, as a substitute for solo car trips that can harm the environment, worsen congestion, and jeopardize road safety. These plans may be mandatory when approving permits for new construction projects. Tree Preservation Order (TPO) A system to ensure the protection of individual trees or clusters with recognized aesthetic significance. Trees covered by a preservation order typically require approval from the local planning authority before any pruning, topping, or removal is permitted

Unauthorised Development.

Unplanned development, occurring without proper planning permission, may be at risk of facing enforcement actions.

Use Classes Order.

The Town and Country Planning (Use Classes) Order 1987 categorizes land and building uses into different groups. Changing the use within the same class doesn't require planning permission

Wildlife Corridor.

Wildlife conservation areas, such as those bordering hedgerows, are preserved and supervised to connect and enhance broader wildlife ecosystems

Windfall/Infill Site.

A “windfall” typically refers to a site that was not originally designated for development in a planning framework but unexpectedly becomes available for development within the plan’s duration. These windfalls are often associated with housing and typically involve very small parcels of land suitable for one or only a few homes.

Zero-carbon Home.

Please see pages 38 and 39 of the Coldean Design Codes guide for Whole of Life building/ net zero carbon design which comprises many elements. These are detailed at the following link: Source: Whole Life Carbon Assessment for the Built Environment, 1st edition (2017).

Available: <https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/building-surveying-standards/whole-life-carbon-assessment-for-the-built-environment>

ACRONYMS

AAP Area Action Plan

AOD Above Ordinance Datum, the height above mean sea level at Kings Lynn in Cornwall, usually specified in metres.

CIL Community Infrastructure Levy

CS Core Strategy

DLUHC Department for Levelling Up, Housing and Communities

ICO Information Commissioners Office

LCS Local Community Space

LDF Local Development Framework

LDS Local Development Scheme

LGS Local Green Space

LTP Local Transport Plan

LSP Local Strategic Partnership

NPPF National Planning Policy Framework

ONS Office for National Statistics

PPG Planning Policy Guidance

PPS Planning Policy Statement

PBSA Purpose-Built Student Accommodation

SA Sustainability Appraisal

SCI Statement of Community Involvement

SEA Strategic Environmental Assessment

SPD Supplementary Planning Document

SPG Supplementary Planning Guidance

All evidence documents can be found in full in the Consultation Statement and on-line.

APPENDIX 1 COLDEAN POPULATION ANALYSIS IN FULL

<https://cnpf.co.uk/neighbourhood-plan>

APPENDIX 2 - OPEN GREEN SPACES REPORT IN FULL

<https://cnpf.co.uk/neighbourhood-plan>

APPENDIX 3- DESIGN CODES REPORT PREPARED BY AECOM

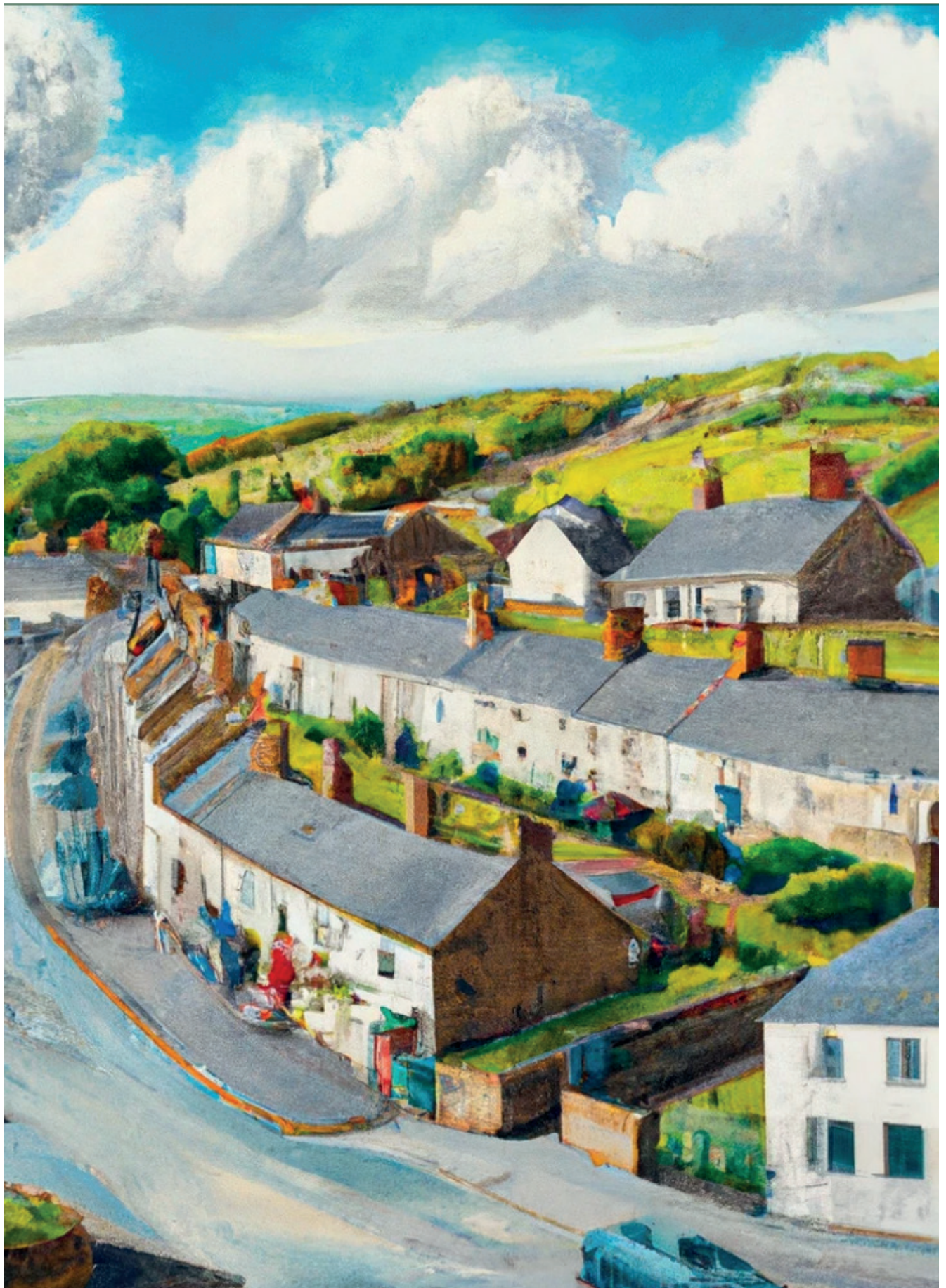
<https://cnpf.co.uk/neighbourhood-plan>

APPENDIX 4 – ECOLOGICAL REPORT

<https://cnpf.co.uk/neighbourhood-plan>

APPENDIX 5- MASTERPLANNING FRAMEWORK/NEIGHBOURHOOD IMPROVEMENTS

<https://cnpf.co.uk/neighbourhood-plan>



AI image of Coldean in 2039

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Coldean Neighbourhood Plan 2021 -2030

With thanks to all who helped to create and draft this Plan since December 2021

Unless otherwise indicated, contributors are current or former Committee members

Anant Suchak

Andrew Metcalfe (Town Planner- Squires Planning)

Arthur Smith

Ashley Harrison (Architect - PMR Architecture)

Ben Castell (AECOM Director)

Ben Lancaster (AECOM Technical Support- Graduate Planning Consultant)

Dave Chapman (Locality Director)

Deborah Annells

Deborah Yuill

Enrico Ripamonti (Graphic Design)

Helen Nevitt (Assistant to Stephen Lawrenson)

Madeleine Gonin (Locality Neighbourhood Planning Officer)

Jean Thomas (Old Maps)

Jack Moxley

Nicholas Pascalli (AECOM Technical Support- Graduate Planning Consultant)

Nicola Thomas (Architect, retired)

Nicky Walters

Manish Suchak

Mark Thew Lis (Drone photography)

Patrick Lowe

Rose Bateman (AECOM Technical Support - Principal Planning Consultant)

Stephen Lawrenson (Town Planner, retired)

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