



COLDEAN

NEIGHBOURHOOD PLAN

2021-2030

September 2025

Coldean Neighbourhood Area

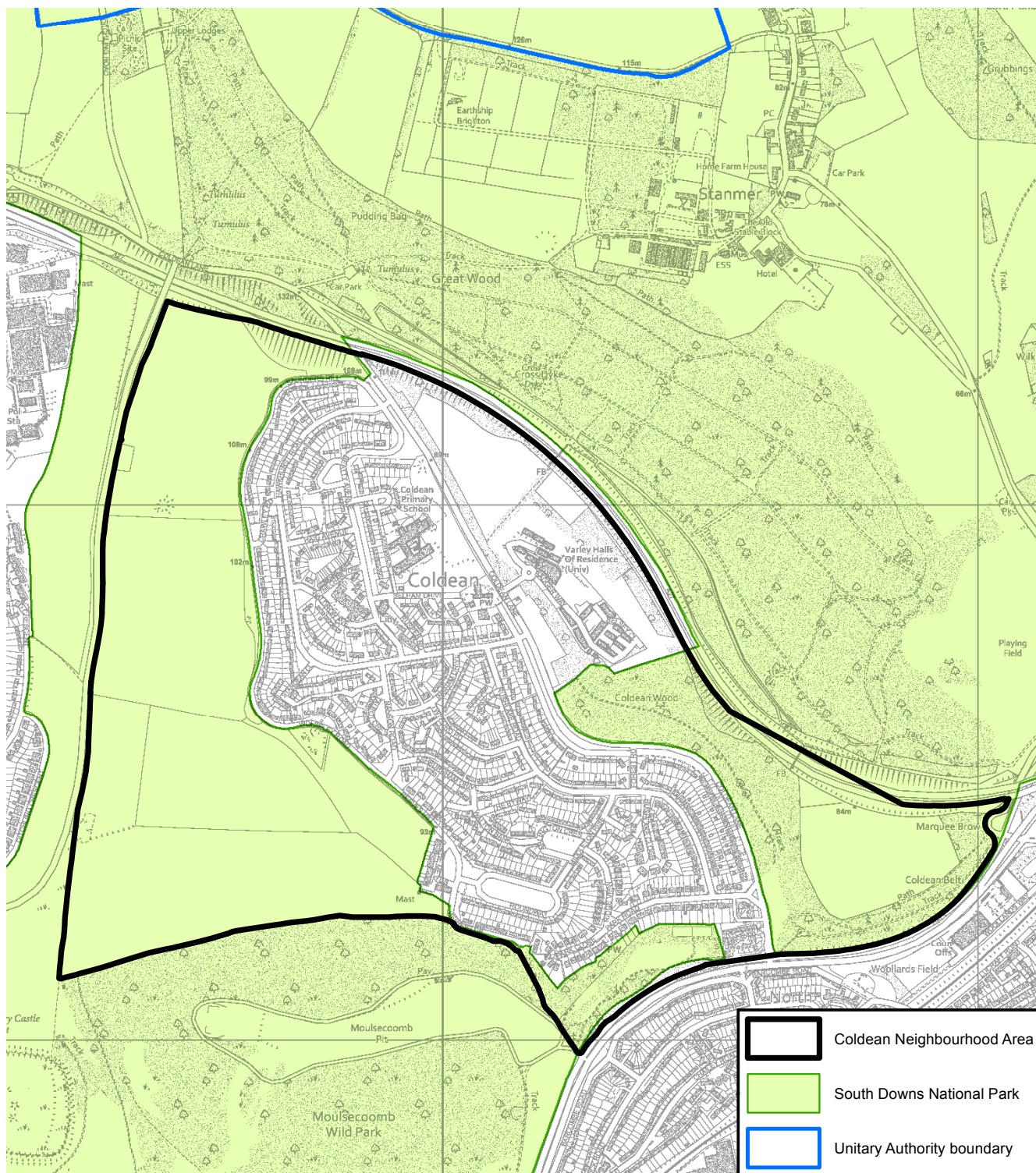


Figure 1: Map of Coldean Neighbourhood Plan Area

FOREWORD

The Coldean Neighbourhood Planning Forum has brought residents together to develop this Neighbourhood Plan to protect what we have 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 Neighbourhood Planning Forum



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Figure 2: Coldean view

TIMELINE

This shows the public involvement, consultations and processes involved in preparing this Plan. All evidence, including minutes of meetings and 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	Brighton & Hove City Council (BHCC) 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 (CNPf).

2022

January	HMO report published. Consultants appointed as advisors.
February	2nd Open Forum meeting - BHCC Planning Officer makes 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 sets up a stall at Queen's Jubilee celebration in Coldean.
September	Special General Meeting held to amend CNPF's constitution to allow Coldean Neighbourhood Planning Forum Limited to act as an agent for CNPF's banking matters.
November	Two Forum Vision 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 produced with the Council's Cartographer's 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 Association.
July	3rd Forum meeting formally approves Vision and Objectives for the Forum and the Open Spaces categorisation of green areas. Disabled Access statement tabled.
September	AECOM issue draft Coldean Design Codes Guide. AECOM site visit to start Coldean Master Plan Framework 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. Second 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.
April	7th Open Forum meeting addresses informal Council comments on the draft plan.
June/July	'Regulation 14' Consultation - 6 weeks with Forum members and all Statutory Consultees.
November	8th Open Forum meeting discusses a new Water Objective.
December	9th Open Forum meeting re Water Objective vote. Third AGM. Start of the Mock Independent Plan Examination - Examiner funded by a Technical Support Grant.

2025

February/ March	Mock Independent Plan Examination.Δ10
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01. INTRODUCTION

1 The document provides one part of the development plan for the Coldean Neighbourhood Area to 2030. The Coldean Neighbourhood Area is within two Local Planning Authority areas, covered by Brighton & Hove City Council (BHCC) and the South Downs National Park Authority (SDNPA) for the part in the South Downs National Park (SDNP). Once made, the Neighbourhood Plan will form part of the Development Plans for Brighton & Hove and the South Downs National Park. It sits alongside Brighton City Plan Part Two (and other documents such as City Plan Part One, which is being revised) and the South Downs Local Plan (adopted in 2019 and currently in the early stages of review). It will be used to guide development and determine planning applications within the Plan Area. The Neighbourhood Plan will be used by BHCC and the SDNPA as appropriate to make decisions about planning applications. 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. The Forum has agreed to further review this Plan once the upcoming Brighton City Plan Part One and SDNPA Local Plan reviews are completed, so that this Plan can stay in force until the revised Brighton City Plan Part One expires, which may be as late as 2041.

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 and the South Downs National Park Authority (SDNPA) 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 & Hove City Plan Part One will be revised, it should influence the review of City Plan Part One on any future developments, large or small, in the Plan Area.

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 the neighbourhood plans in the Brighton & Hove City Council planning authority area can be found online at <https://www.brighton-hove.gov.uk/planning-building/neighbourhood-plans/>. The closest are in West Saltdean, Rottingdean, Brighton Marina and Hove Station neighbourhoods. Details of neighbourhood plans and planning policy in the South Downs National Park can be found online at <https://www.southdowns.gov.uk/planning-policy/>

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 Development Plan documents 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 accepted that the Policies in this Plan can only control development that requires planning permission. However, it is an aspiration of the local community that all development, including permitted developments, will have regard to the objectives set out within this Plan.

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 Department for Levelling Up, Housing and Communities (DLUHC) in December 2023, which continued to

respect 'Green Belt' designations of land or equivalents from development, and by the new Ministry of Housing, Communities and Local Government (MHCLG) in December 2024. 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. There is no 'Green Belt' land in the Brighton & Hove area.

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. The current documents for the Development Plan in the SDNP can be found on the South Downs National Park Authority (SDNPA) website at <https://www.southdowns.gov.uk/planning-policy/>

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 Plans for the Neighbourhood area comprise a number of documents, the principal ones being Brighton & Hove City Plan Parts One and Two, and the South Downs Local Plan, which set out the strategic and other planning policies intended to guide development until 2030/2033 respectively.

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, all within the South Downs National Park.’



Figure 3: Park Road looking uphill

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. (See Policies LGS1 and LCS1)
- (b)** To preserve and encourage a variety of wildlife habitats in those areas. (See Policies E1 - E5)
- (c)** To encourage families to live in Coldean by controlling the number of HMOs. (See Policy H1)
- (d)** To improve the appearance of Coldean and thereby increase community identity. (See Policies H2 and DC1)
- (e)** To work with other agencies to reduce crime and other anti-social behaviour. (Added April 2024) (See Policy C1)
- (f)** To encourage retail diversity by improving the appearance of Coldean. (See Policy DC1)
- (g)** To increase accessibility to Green Open Spaces by traffic management and improve access to green spaces. (See Policies T1 – T6)
- (h)** To promote sustainable development that helps Coldean to respond to the impacts of water scarcity, flooding, and climate change into the future. (Added December 2024) (See Policies E4 (d) & (e) and E5 (e))



Figure 4: The Roundway

03. ABOUT THE PLAN AREA



Figure 5: 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’ (managed by National Highways).

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 countryside 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 countryside 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 the Ordinance Datum (AOD) in the northwest of the Plan Area.



Figure 6: 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 PARK AUTHORITY

19 The South Downs National Park Authority has two purposes, the first of which is to “conserve and enhance” the natural beauty, wildlife and cultural heritage of the South Downs National Park.

20 Coldean lies partly within the Southern boundary of the South Downs National Park. While the majority of Coldean 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 beauty, wildlife and cultural heritage of the National Park and its setting.

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 fewer people between 25 - 30 years old than expected, possibly reflecting their lack of access to the housing in the area.

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 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 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, as well as an increase in children. 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. Children are not economically active, so this is also a contributory factor, as well as parents taking on a full-time caring role whilst their children are young.

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 characterised the village during this period.

3.5 DEVELOPMENTS

33 The population figures above do not reflect the occupation of 242 new households in the Bluebell Heights development, from November 2023. This development substantially increased the number of households 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 households of only 12 between the 2011 and 2021 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. The view is that there is insufficient infrastructure to support any more large developments, and no additional facilities, ie, doctor, surgeries, etc, had been provided.



Figure 7: 1946 Image of Coldean Area
Courtesy of RAF106 Squadron

3.6 FUTURE

35 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. The data in the draft Neighbourhood Plan suggests that there is an under occupation of family-sized homes in Coldean due to the number of older households. These households may not downsize; and many children that have increased the population in the last decade will be moving up into secondary education or leaving home. This could affect Coldean Primary School's viability, in line with the wider picture of falling numbers of school age children across the whole of the City. Additional homes for older residents are suggested at section 4.4



Figure 8: 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 built up area (see figure 13), 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 & Hove City Council Housing Needs Assessment 2015 informed the City Plan Part One; this is where the objectively assessed need for 30,210 homes by 2030 was identified. The City Plan Part One (now being updated) had a housing target of 13,200 new homes to 2030. The 2024 Strategic Housing Market Assessment has recently been published and this will inform the new City Plan Part One review of housing policies and the new housing target to 2041 (Strategic Housing Market Assessment - August 2023 (<https://www.brighton-hove.gov.uk>)). On a pro rata basis, Coldean would need to provide 105 new dwellings. In 2023 alone, it provided 242. The Council have confirmed there is no building target for the Coldean area as at the time of writing.



Figure 9: 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%
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 10: Extract from ONS dwellings data in Coldean, which does not include the Bluebell Heights numbers

39 The type of statistics and data sets in figure 10 vary somewhat 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 change is that detached houses or bungalows have increased occupancy by 24%, due to occupation of previously empty houses.

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, which increased by 38% (this figure does not include Bluebell Heights).

44 There has been a decrease in the number of flats, maisonettes or apartments which are part of a converted or shared house (including bedsits) 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 was 2.95 per dwelling, and in 2021, this decreased to 2.8. Since 2021, Bluebell Heights has added 242 new households to Coldean.

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 households, although this was much less detailed



Figure 11: Rushlake Road

and not computerised in 2011, and the comparisons data less reliable. Essentially, an assessment of housing needs in an area is 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 size 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. It is believed Coldean has more HMOs and households with 4 or more bedrooms than the BHCC average of 16.7%.

47 All Policies for Section 4 of this Plan (apart from the Policies at Section 4.3 on HMOs 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 will be updating its Statement of Community Involvement (which sets out the requirements for consultation on planning policy documents and with planning applications). This Plan endorses a full consultation approach by the Council before there is any future large scale development in the Area. 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'.

4.3 HOUSES IN MULTIPLE OCCUPATION (HMOs)

49 HMOs 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 population of approximately 37,000 university students. 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 C2 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 Vision meetings in November 2022, particularly regarding anti-social behaviour and social cohesion.

52 The Brighton & Hove City Plan includes policies for managing HMOs, such as restrictions on new HMO locations and supports 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 & Hove City Plan Part Two, adopted on 24 October 2022. City Plan Part Two sets out conditions for one 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 from Forum members 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 1,046 households in the 2021 ONS Census data for Coldean (9% 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 apply to Coldean, but does not take account of the impact of the sheer number of students in Varley Park, as a PBSA building is not counted in the 20% calculation. The residents' experience (in the 764 units advised by University of Brighton) is of some 1,351 students in addition to their community of regular residents

POLICY H1 - HOUSES IN MULTIPLE OCCUPATION (HMOs)

Development involving the conversion or extension 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 i.e. noise disruption;

(c) Internal and external amenity space complying with DM1 and DM7 of Brighton City Plan Part 2, refuse storage and car and bicycle parking complying with SPD14 is provided at an appropriate quantity, to a high standard 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, and 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, or the change of use will need to be a car-free development with the future residents retracted from applying for parking permits.

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. Consequently, Policy H1 has been developed, with advice from our consultants.

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 12: Aerial view of Coldean Lane

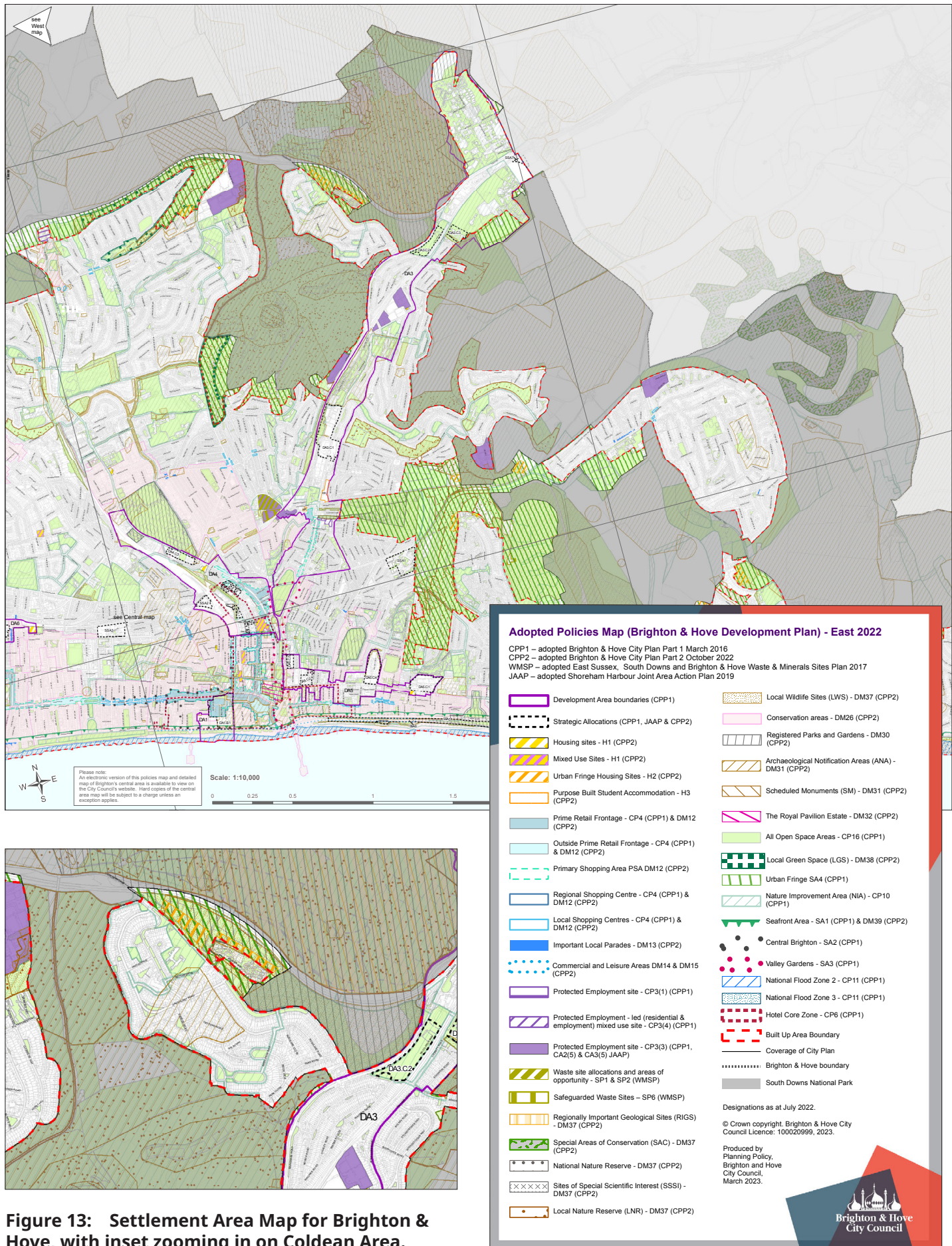


Figure 13: Settlement Area Map for Brighton & Hove, with inset zooming in on Coldean Area.

59 We attach the Map of the Built Up Area and Settlement Boundary for Brighton & Hove with an inset for the Coldean Area. We do not expect the Council to amend the Settlement planning boundary during the Neighbourhood Plan period. The main Development Policy for the settlement of Coldean is to demolish and rebuild, or refurbish and improve, existing dwellings and housing stock, as the topography of the neighbourhood provides a natural curb on building.

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 H2 - NEW DEVELOPMENTS WITHIN SETTLEMENT BOUNDARY

Proposals for new residential and mixed-use development within the Coldean settlement boundary will be supported where they are appropriately located and of a high standard of design, contributing positively to the character, sustainability, and cohesion of the neighbourhood.

Development will be expected to:

(a) **Respect Local Character:** Reflect the form, scale, massing, and materials of surrounding buildings and respond to Coldean's distinct identity, as set out in the Coldean Design Guidance & Codes, more specifically 1.SP.01.

(b) **Promote High-Quality, Sustainable Design:** Incorporate

sustainable design principles including energy efficiency, biodiversity enhancement, water conservation, and climate resilience. Make use of renewable energy technologies and low-carbon construction methods wherever feasible.

(c) **Ensure Good Accessibility and Connectivity:** Provide safe and inclusive access for all users, including those with limited mobility. Connect effectively to surrounding streets, paths, and public transport networks.

(d) **Protect Amenity and Liveability:** Avoid unacceptable impacts on the amenity of neighbouring properties, including privacy, overshadowing, noise, and overdevelopment. Provide high-quality internal and external space for future occupants.

(e) **Support Infrastructure and Community Facilities:** Demonstrate that adequate infrastructure (e.g. transport, drainage, schools, health services) is available or can be provided to support the development.

Development proposals that meet these criteria and demonstrate early community engagement will be considered favourably.

4.4 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 Proposals that enable the sensitive and sustainable adaptation of existing homes to better meet the needs of older residents will be supported, particularly where they enable residents to remain in their own homes and within the local community as their needs change. Adaptations may include, but are not limited to: (a) The installation of stairlifts, ramps, level-access showers, and widened doorways, (b) Extensions or internal reconfigurations to provide ground-floor bedrooms and accessible bathrooms (c) The provision of step-free access to entrances or gardens (d) Energy efficiency upgrades that improve comfort and reduce running costs for elderly residents. Development should: (a) Be well integrated with the host property and surrounding streetscape. (b) Avoid adverse impacts on the amenity of neighbouring properties. (c) Where planning permission is required, demonstrate that adaptations are in keeping with local character and design guidance, including the Coldean Design Guidance & Codes. Proposals that provide shared or flexible adaptation solutions (e.g. grouped improvements across a terrace or block) will also be welcomed.

64 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.

65 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 (in City Plan Part Two Policy DM4) 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.

66 The adopted BHCC Plan Part Two policy DM1 Housing Quality, Choice and Mix 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 14: The Roundway

05. COLDEAN OPEN SPACES, LOCAL COMMUNITY SPACES AND LOCAL COMMUNITY FACILITIES

5.1 OPEN SPACES

Introduction

67 In November 2022, the Coldean Neighbourhood Plan Forum conducted a Community Consultation with two events, the Vision 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.

68 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.

69 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.

70 Spaces that do not meet all the criteria for Local Green Space designation but are still valued by the community, can be designated as Local Community Spaces, offering some protection against inappropriate development.

71 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.

72 The assessment process included evaluating the open spaces against the NPPF criteria and conducting a validation check to ensure Local Green Spaces (LGS) conform to NPPF guidelines, including planning permissions, landowner consultation, and existing protections.

73 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.

74 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, being protected from development if the Plan is approved.

75 This aspect of the Neighbourhood Plan is in conformity with national policy, in general conformity with Brighton City Council's development plan and the South Downs Local Plan / Development Plan for any Open Spaces referred to in the SDNPA part of the Neighbourhood Area. It also meets the aspirations of the community.

5.2 SPACES CATEGORISATION SUMMARY – LOCAL GREEN SPACES, LOCAL COMMUNITY SPACES AND LOCAL COMMUNITY FACILITIES

76 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;
- 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.

LOCAL COMMUNITY FACILITIES (LCF)

Whilst not a designation set out in the National Planning Policy Framework, these are facilities such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship. National Policy, in summary, urges plan makers to plan positively in their regard and the Brighton and Hove City Plan Part Two Policy DM9 seeks to retain Community Facilities.

77 Open Spaces in the Neighbourhood Area have been identified and categorised for preservation as summarised, green, yellow 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 (Site 21a) could not be designated as a Local Green Space.

Spaces OS2 (Coldean Woods), OS3 (Varley Park) and OS4 (Site 21a) fall within in the Stanmer Park and Gardens Woodland Management Plan for tree management. Sites OS1 (The Park) and OS2 (Coldean Woods) also fall with the South Downs National Park Area.

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")	✓	✓	✓	✓	
OS2	Coldean Woods Open Space	✓	✓	✓	✓	
OS3	Coldean Woods (Varley Park south eastwards to highway)	✓	✓	✗	✓	
OS4	Land north of Varley Park (North Glade and Long Glade)	✓	✓	✓	✓	
OS5	47 Hectares (SDNP)	✓	✓	✗	✓	
OS6	Roundway Open Space	✓	✓	✓	✓	
OS7	Roundway / Reeves Hill Open Space	✓	✗	✓	✓	
OS8	The Meadows / Reeves Hill Open Space	✓	✗	✓	✓	
OS9	Highfields Open Space	✓	✗	✓	✓	
OS10	Saunders Hill / Crawley Road Open Space	✓	✗	✓	✗	
OS12	Coldean Lane, South Side (Forest Road to St Mary Magdalen Church Hall)	✓	✓	✓	✓	
OS13	Standean Close Open Space	✓	✗	✓	✗	
OS14	Hawkhurst Place Open Space	✓	✗	✓	✗	
OS15	Hawkhurst Road / Saunders Hill Open Space	✓	✗	✓	✗	
OS16	Beatty Avenue Northern Open Space	✓	✗	✓	✗	
OS17	Wolseley Road Northern Open Space	✓	✗	✓	✗	
OS18	Beatty Avenue Southern Open Space	✓	✗	✓	✓	
OS19	Talbot Crescent Open Space	✓	✗	✓	✗	
OS20	Waldron Avenue / Hawkhurst Road Open Space	✓	✗	✓	✗	
OS21	Arlington Crescent Open Space	✓	✗	✓	✗	
OS22	Haig Avenue Open Space	✓	✓	✓	✓	
OS23	The Charltons Allotment Gardens	✓	✗	✓	✓	
OS24	Selham Close Open Space	✓	✗	✓	✗	
OS25	Wolseley Road Southern Open Space and Play Area	✓	✓	✓	✓	
OS26	Nanson Road / Reeves Hill Open Space	✓	✗	✓	✓	
OS41	Coldean Lane, South Side (No. 29 to Forest Road Junction)	✓	✓	✓	✓	
OS42	Beatty Avenue Shopping Parade	✓	✓	✓	✓	

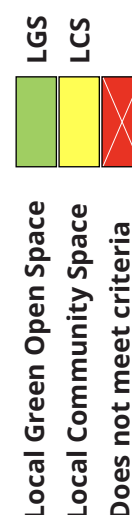


Figure 15: Summary of Open Spaces analysis grid

MAPS OF LOCAL GREEN SPACES

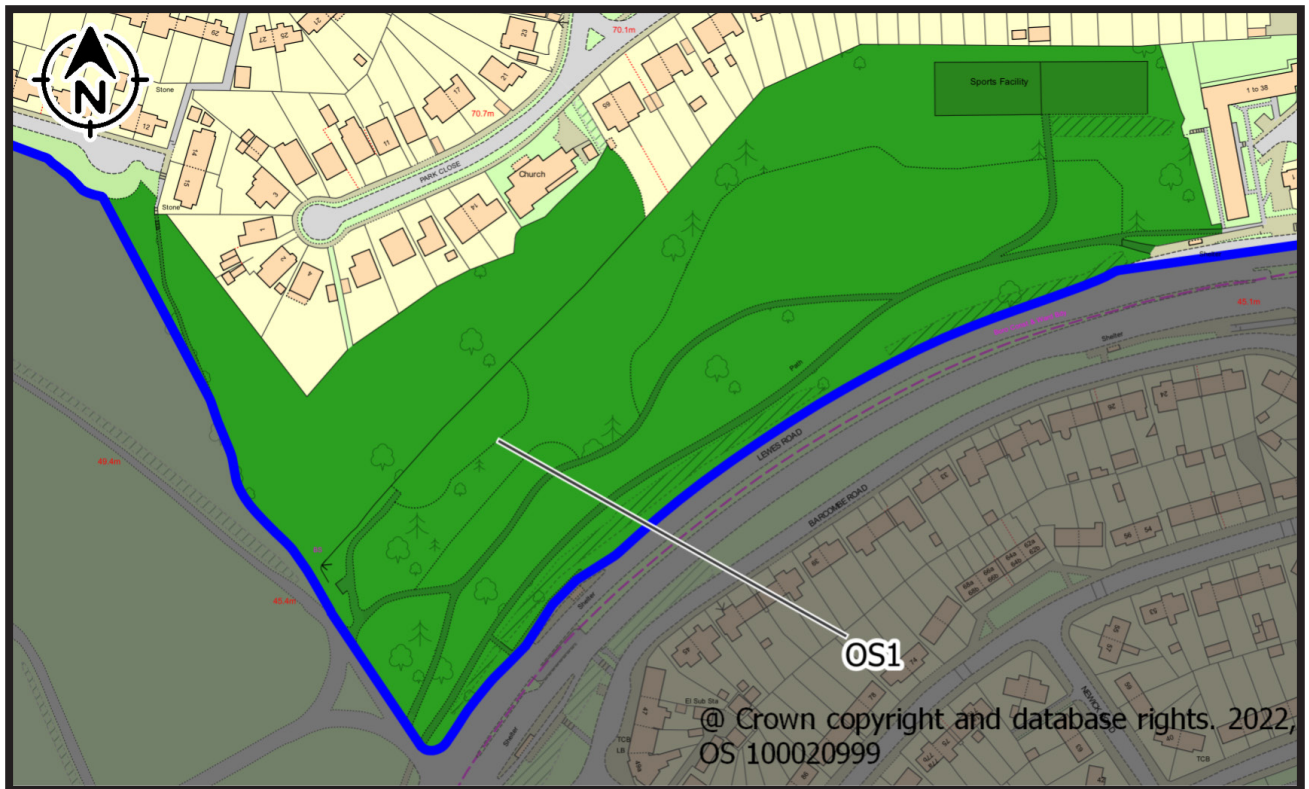


Figure 16: OS1 A270 Parkland (referred to as "The Park")

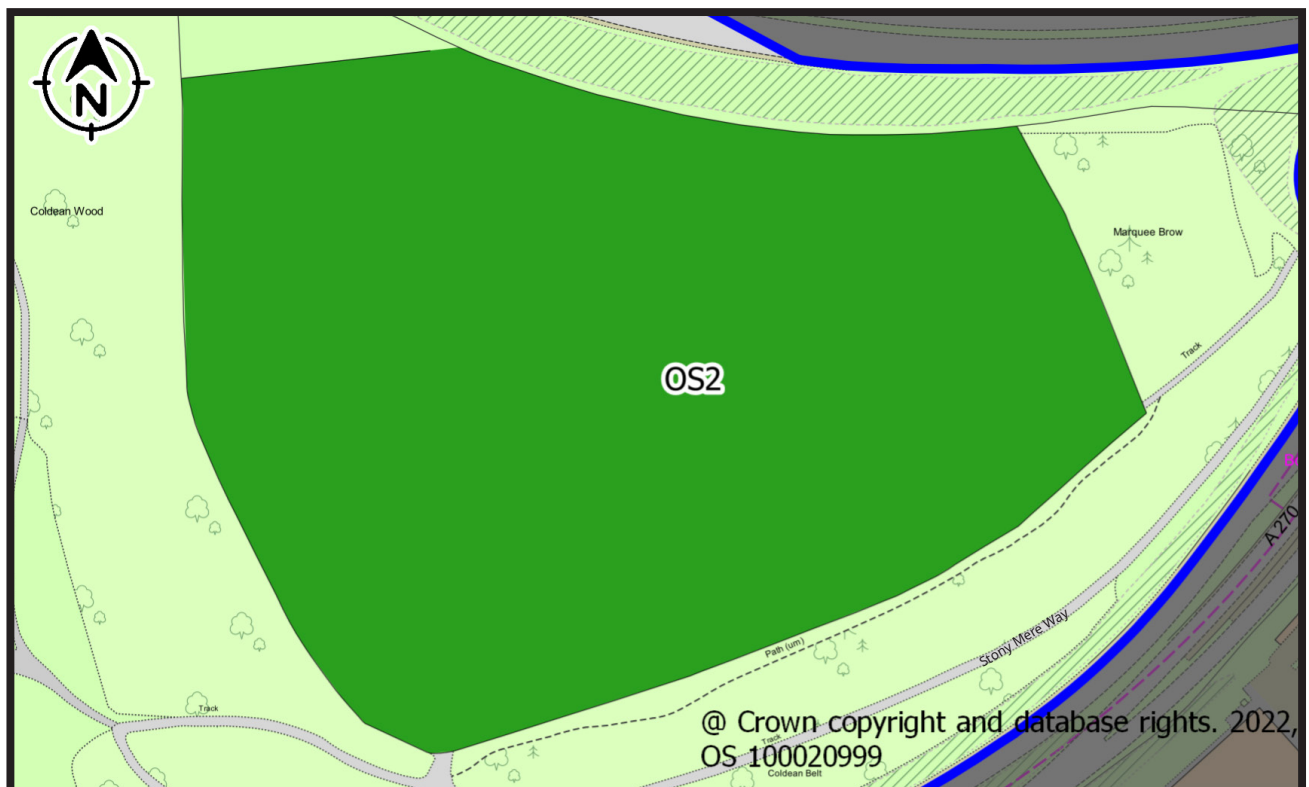


Figure 17: OS2 Coldean Woods Open Space

MAPS OF LOCAL GREEN SPACES

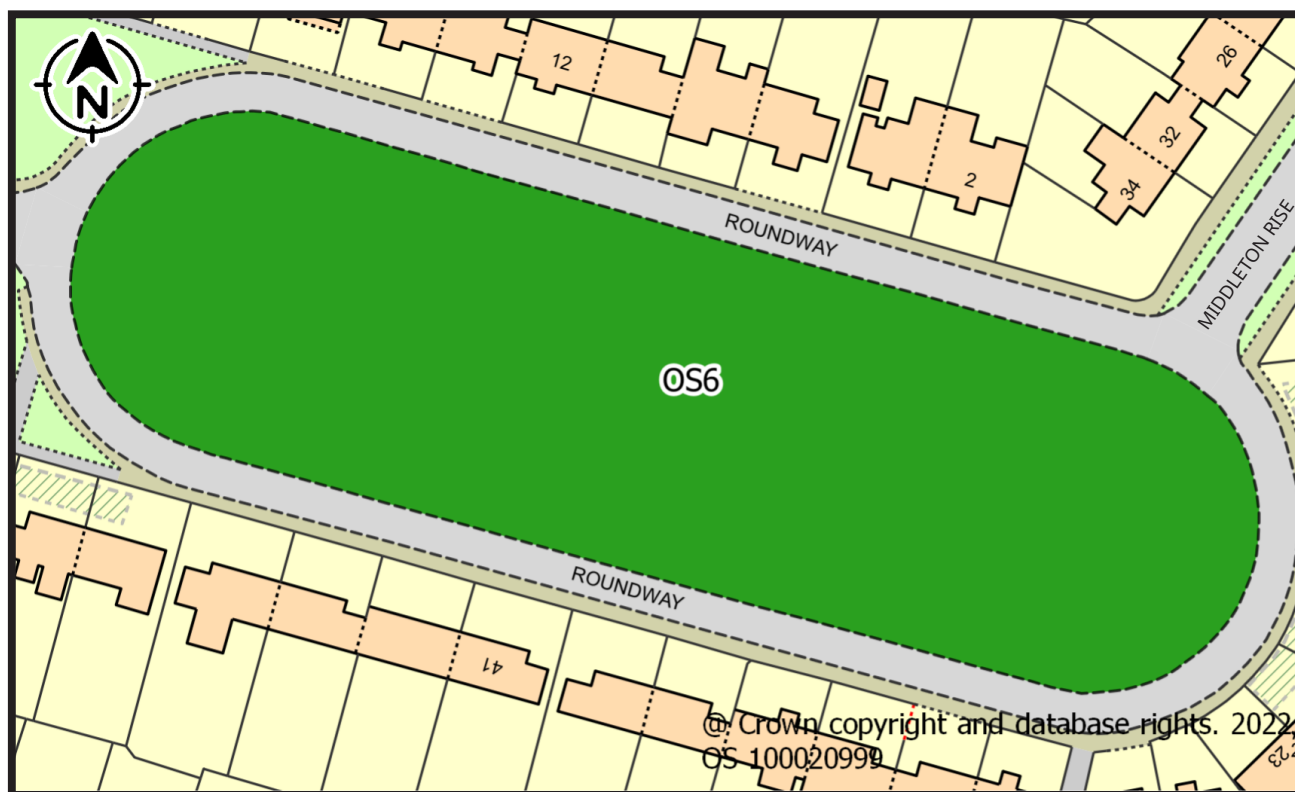


Figure 18: OS6 Roundway Open Space

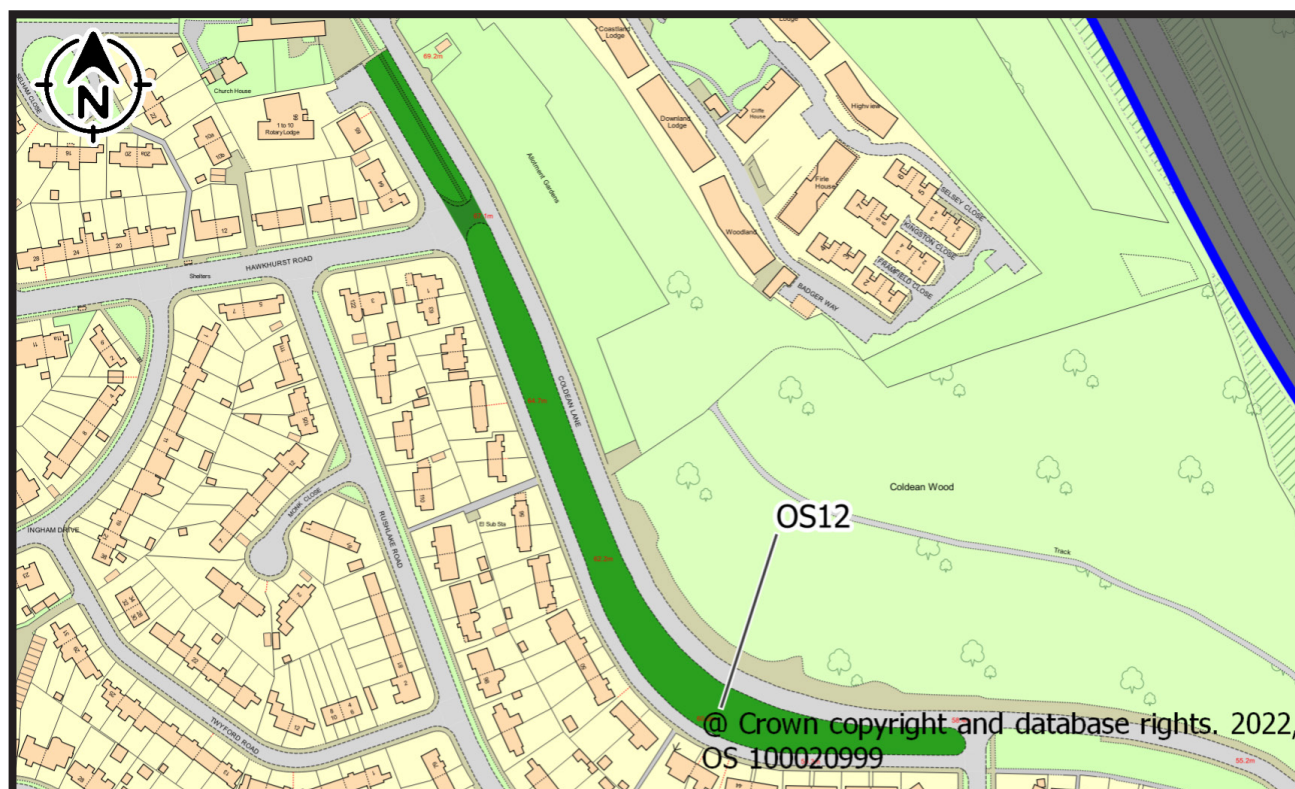


Figure 19: OS12 Coldean Lane, South Side (Forest Road to St Mary Magdalen Church Hall)

MAPS OF LOCAL GREEN SPACES

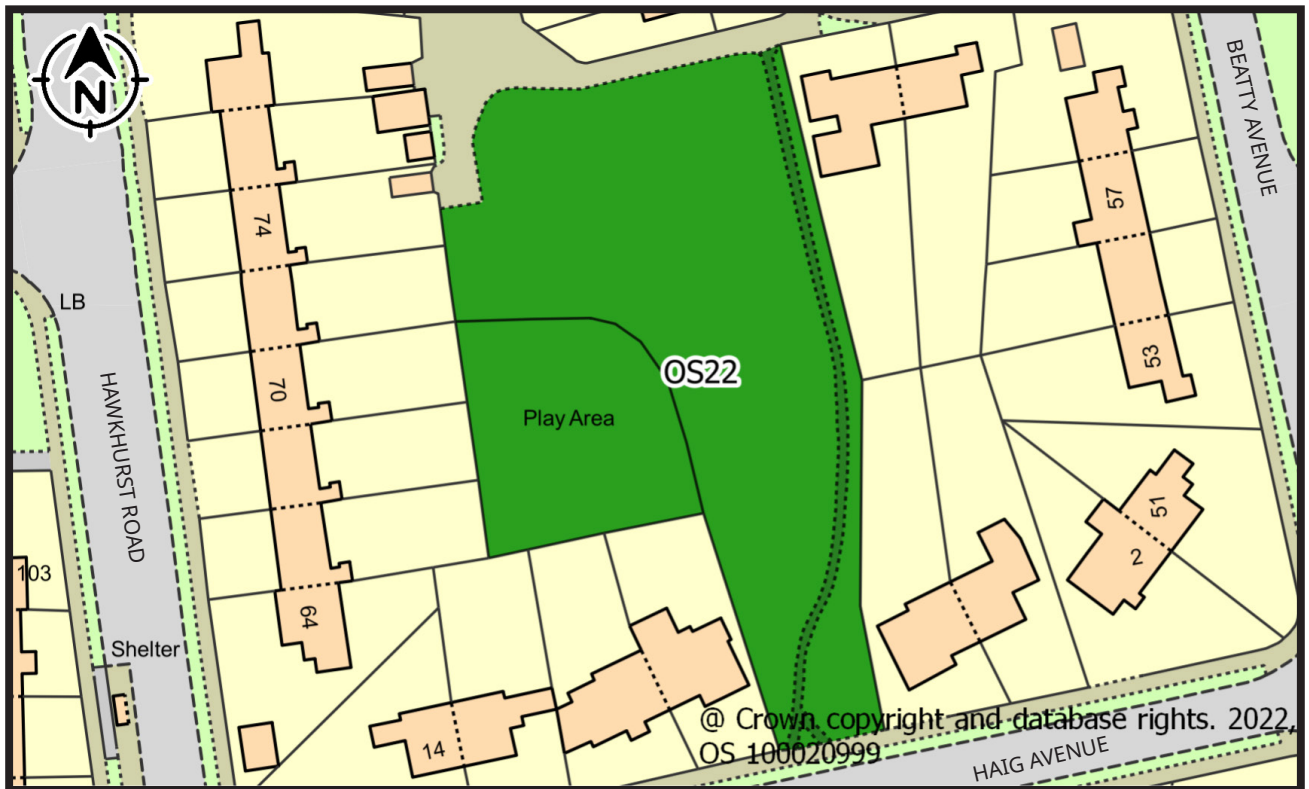


Figure 20: OS22 Haig Avenue Open Space



Figure 21: OS25 Wolseley Road Southern Open Space and Play Area

MAPS OF LOCAL GREEN SPACES

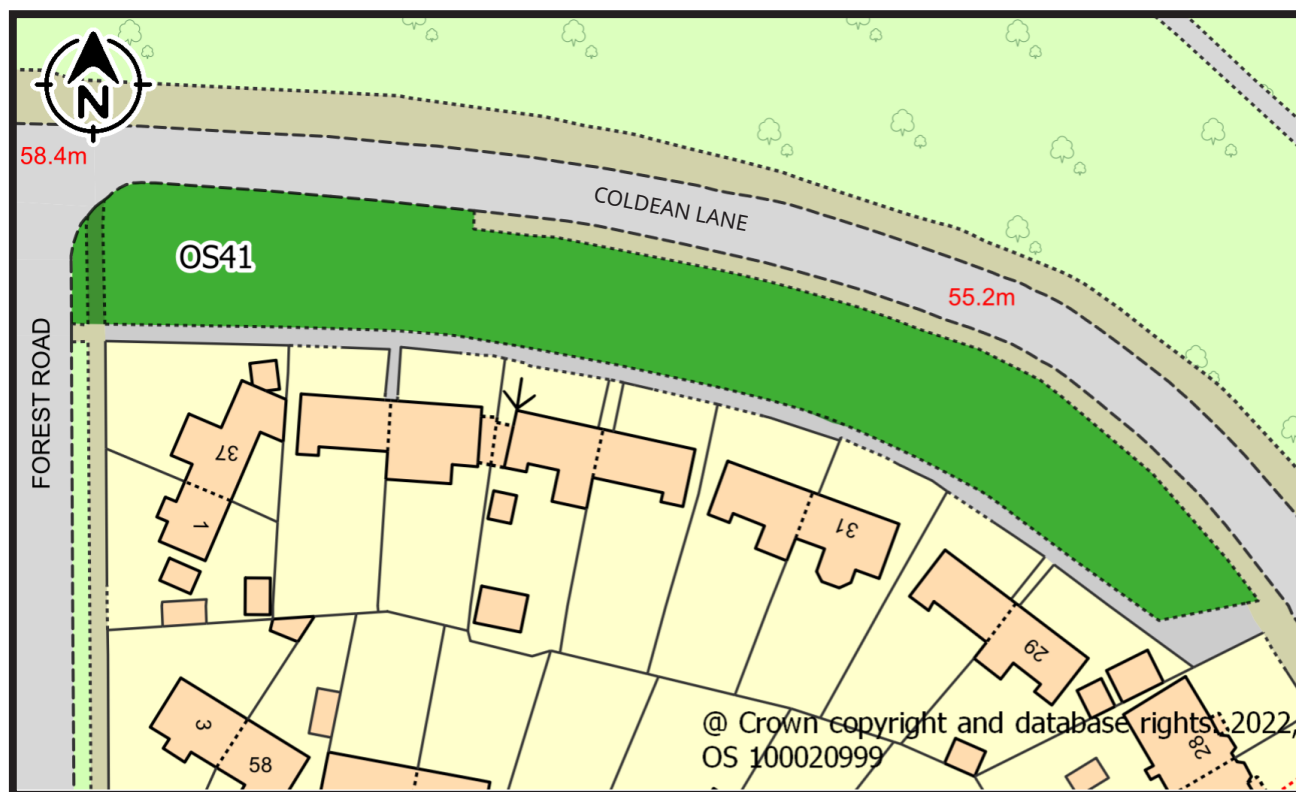


Figure 22: OS41 Coldean Lane, South Side (No. 29 to Forest Road Junction). OS41 includes a planted wildflower meadow at the western end.

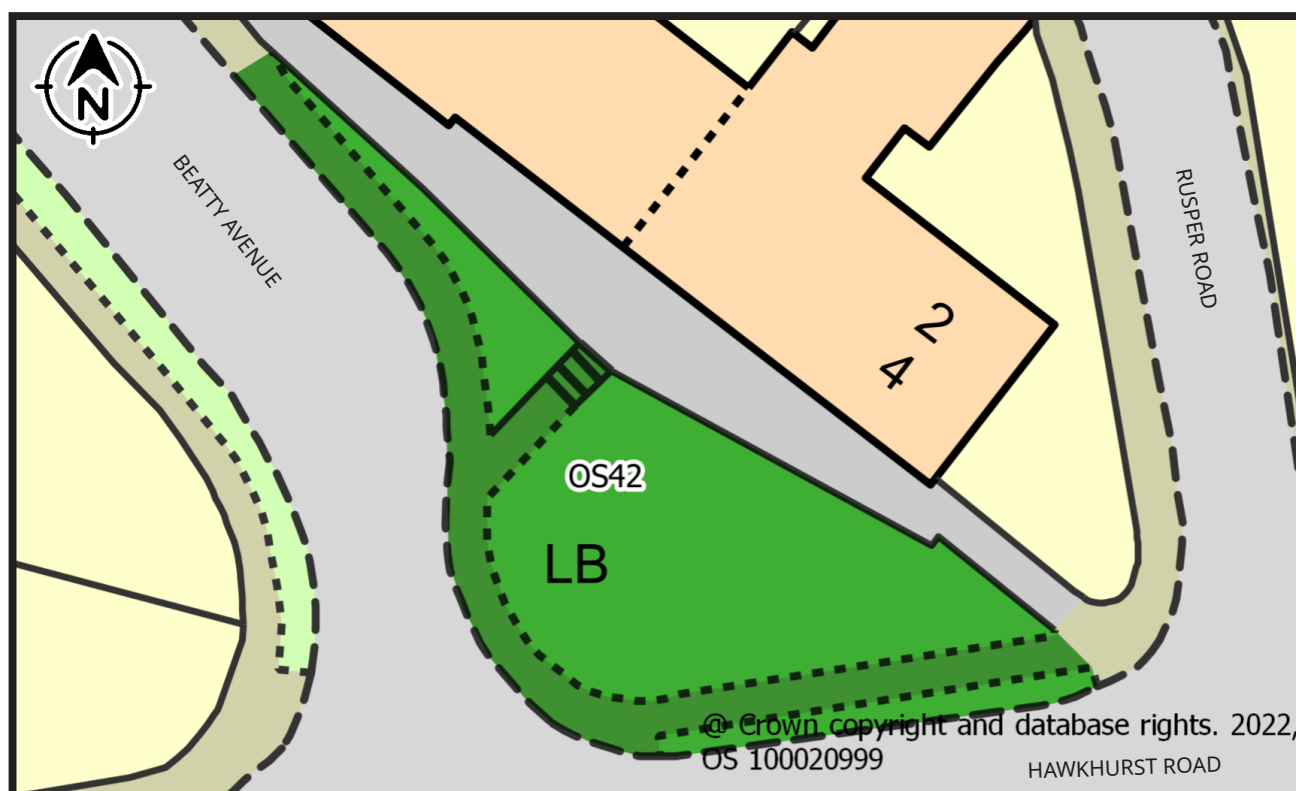


Figure 23: OS42 Beatty Avenue Shopping Parade

78 These designations of Open Spaces and Policies were approved by the Forum at the July 2023 Open Forum meeting, as amended in the Open Forum in April 2024, re site 21a.

79 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.

80 Areas identified in a green box in the summary (page 30) fulfil the necessary criteria under the NPPF and are designated as Local Green Spaces in this Plan. Spaces categorised in orange 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 (The Park), OS2 (Coldean Woods Open Space), OS6 (The Roundway), OS12 (Coldean Lane South Verge), OS22 (Haig Avenue Open Space), OS25 (Wolseley Road Open Space and Play Area), OS41 (Coldean Lane South Verge No. 29 to Forest Road Junction) and OS42 (Beatty Avenue Shopping Parade) are designated Local Green Spaces in this Plan in accordance with the NPPF¹ and City Plan Part One DM38.

Only sites OS1 (The Park) and OS2 (Coldean Woods Open Space) fall in the South Down National Park Area and are subject to their local plan. Developments proposed on the designated spaces will not be supported other than enhancements to improve the biodiversity.

1 Paras 106-108 of the NPPF



Figure 24: Aerial view of New Larchwood

5.3 LOCAL COMMUNITY SPACES (LCS)

81 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. As these Local Community Spaces are important to the community, by being identified in this Plan, it is contended that they will be given some weight in planning decisions in the Neighbourhood Area.

5.4 LOCAL COMMUNITY FACILITIES (LCF)

82 Within the Neighbourhood Area, two distinct clusters of retail, leisure, and community facilities cater to 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 and Hotel, a convenience store and a takeaway restaurant. These establishments are strategically positioned at corners, making them ideal for capturing passing trade.

83 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 hub. Additionally, the area has a doctor's surgery, a primary school, a small library, a play area located on Wolseley Road, a community allotment along Coldean Lane, and St Mary Magdalen Church, which stands opposite Chalvington Close.

POLICY LCS1 - LOCAL COMMUNITY SPACES

- OS7 - Roundway / Reeves Hill Open Space
- OS8 - The Meads / Reeves Hill Open Space
- OS9 - Highfields Open Space
- OS18 - Beatty Avenue Southern Open Space
- OS23 - The Charltons Allotment Gardens
- OS26 - Nanson Road / Reeves Hill Open Space

LOCAL COMMUNITY FACILITIES (LCF)

- 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 Local Green Space).
- Coldean Primary School and grounds
- St Mary Magdalen Church and

Memorial garden and Church Hall and grounds

- Coldean Library
- The Wild Park Multi Sport area
- The Roundway Mini Football pitch
- The Haig Road Children's Playground
- Coldean Community Hub and frontage
- Coldean Community Corner and Pantry
- Plumbers shop and frontage
- Wolseley Road 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

These valued 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, or that the land is required for development under the very special circumstances set out within the NPPF (National Planning Policy Framework).



Figure 25: St Mary Magdalen Church. Oldest building in Coldean, originally a barn.

06. ANTI-SOCIAL BEHAVIOUR

6.1 ANTI-SOCIAL BEHAVIOUR AND CRIME IN COLDEAN

84 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. The NPPF Chapter 8 also refers to measures to design out crime.

85 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:



Figure 26: Aerial view of Coldean Woods

86 Those who manage HMOs should ensure that residents are complying with their tenancy agreements.

87 The Neighbourhood Policing Team can support with 'hotspot' patrols and the Immediate Justice Project can focus on issues to identify those who have been found guilty of low-level crime. They can pay back to the community by activities such as cleaning up graffiti and rubbish. Where appropriate, applications should be accompanied by a Crime Prevention Statement outlining how the design addresses community safety. Creating safe, secure, and inclusive neighbourhoods is fundamental to good design and community wellbeing. The integration of crime prevention principles into the design and layout of development can significantly reduce opportunities for crime and anti-social behaviour. Engaging with Designing Out Crime Officers helps ensure local crime context and best practice are embedded from the outset.

88 There are two Anti-Social Behaviour officers who work for Sussex Police and these are also involved with the local Neighbourhood Policing Team.

Partnerships working with local outreach workers for youth or drug issues workers are often the key to supporting those in need in the community. This helps to reduce incidence of crime and the fear of crime within local communities.

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

90 National Planning policy encourages the creation of safe and accessible places so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Well-designed, clear and legible pedestrian and cyclist routes and high-quality public spaces and buildings which encourage natural surveillance will be supported. The police are a statutory consultee for all planning applications, with plans scrutinised by a Designing Out Crime Officer (DOCO) who can make recommendations, as needed.

POLICY C1 - DESIGNING OUT CRIME

Proposals that demonstrate early and effective collaboration with a DOCO and incorporate appropriate crime prevention principles such as natural surveillance, active frontages, defensible space, secure access, and effective lighting, will be supported.

All development proposals should:

- (a) Promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- (b) Incorporate Secured by Design principles where proportionate.
- (c) Avoid design features that may contribute to anti-social behaviour or create unsafe or underused spaces.

07. TRAFFIC AND TRAVEL

7.1 TRAFFIC MANAGEMENT REVIEW AND PLAN

Introduction

91 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.

92 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 residents' feedback, as follows, with Policies to solve these issues listed at the end of this section at 7.6:

93 **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.

94 **Parking – Issue 2:** Parking problems in Coldean include illegal parking, such as 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.

95 **Safe Walking Routes – Issue 3:**

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

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

97 **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.

98 **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.

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

100 **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)

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

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

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

104 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

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

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

107 **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, at the Bluebell Heights junction on Coldean Lane, and for Varley Park over Coldean Lane.

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

109 **Disabled Parking Bays:** The creation of disabled parking bays outside Beatty

Avenue shops, Coldean Library, New Larchwood Medical Centre and Café are suggested.

110 **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.

111 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.

112 Highfields at Highfields Road. Coldean Independents' Group have Council funding and recently restored the steps to the 39-acre field, with a handrail and new benches.

113 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 SDNPA.

114 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.

115 Coldean Woods (south). Parking in Park 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 SUSTAINABLE AND ACTIVE TRANSPORT

116 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.

117 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.

118 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.

119 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.

120 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, open space, transport interchanges, etc.

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

7.4 CYCLING ROUTES

122 These Policies are in line with the Council’s Local Cycling and Walking Infrastructure Plan (LCWIP), which includes references to Coldean Lane. The policies encourage walking, cycling and wheeling, 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.

7.5 ACCESSIBLE 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 problems. 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. The Council does have a Bus Service Improvement Plan (BSIP).

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 over 1,000 visits to the website. No adverse comments were received on the following draft traffic policies.

POLICY T1 - INCREASING SUSTAINABLE TRANSPORT

Development as appropriate to its scale and location should include proposals which enhance the use of walking, cycling, wheeling, and public transport within Coldean. Specific development proposals to enhance Coldean such as improved accessibility for disabled people, will be supported. BHCC policy DM 33 refers to enhancing active modes of travel in design.

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 - CAR AND CYCLE PARKING

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

(b) 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.

(c) Any proposals to vary the existing car parking policy in Coldean (SPD14) of one space per dwelling on the road plus one space per two dwellings for visitors needs planning permission.

POLICY T4 - ACCESSIBILITY FOR ALL

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

Development proposals that improve the accessibility, usability, and inclusivity of Coldean for all members of the community, particularly older people, disabled people, and those with limited mobility will be strongly supported.

(a) Proposals should ensure routes, buildings, and public spaces are designed to be step-free, legible, and easy to navigate for all users, including wheelchair users, people with visual or hearing impairments, neurodiverse individuals, and families with young children.

Incorporate inclusive design features such as:

- (i) Dropped kerbs and tactile paving
- (ii) Clear and consistent wayfinding
- (iii) Accessible seating and rest points
- (iv) Appropriate lighting, surface materials, and gradient treatments
- (v) Prioritise safe and inclusive access to local services, green spaces, community facilities, and public transport for those with the greatest access needs.

(b) Major developments should demonstrate how inclusive design has been integrated from the outset, with reference to relevant standards and guidance, including but not limited to:

- (i) BS 8300: Design of an accessible and inclusive built environment
- (ii) Building for a Healthy Life
- (iii) Lifetime Homes Standards (or successor guidance)
- (iv) National Design Guide (MHCLG, 2019)
- (v) Manual for Streets

Proposals that exceed minimum accessibility standards and actively contribute to a more inclusive Coldean will be particularly encouraged.

POLICY T5 - ACCESSIBLE DEVELOPMENTS

To encourage walking, wheeling and cycling, and reduce reliance on cars, proposals for new developments must provide safe cycle and pedestrian 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 to connect into the wider green infrastructure network where possible.

POLICY T6 - 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 pavements which connect into the city cycle network. All proposals must demonstrate that the proposed routes and facilities will be implemented sensitively, i.e. by not removing open spaces or trees to install hard landscapes for cycles.



Figure 27: Coldean Village entrance aerial photo

08. BUILDING & DESIGN

8.1 COLDEAN DESIGN GUIDANCE AND CODES

126 Much of the existing built-up area in Coldean is low rise mainly of one and two storeys. Many of the buildings have 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.

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

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

129 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 units. 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 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 also affect the visual landscape of the community.

130 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.

131 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 DC1 - DESIGN GUIDE

(a) All development proposals within the Coldean settlement boundary are expected to be of high-quality design and must demonstrate how they have had regard to the 'Coldean Guidance and Codes' document prepared as part of this Plan.

(b) Development that accords with the design principles, character guidance, and coding set out in the document will be supported, particularly where it:

(i) Reinforces the distinctive character and identity of Coldean

(ii) Responds positively to local materials, building forms, and landscape setting

(iii) Contributes to a coherent and legible street scene

(iv) Promotes inclusive, sustainable, and climate-resilient design.

Proposals that fail to take account of the Coldean Design Guidance & Codes, or that would result in harm to local character, will be resisted unless justified by clear and exceptional circumstances.



Figure 28: Front pages of Coldean Design Guidance and Codes.

09. ENVIRONMENTAL POLICIES

9.1 OVERVIEW

132 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 Act and the National Planning Policy Framework, amended in December 2023 and 2024, which emphasise sustainable development and environmental protection.

133 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.

134 Natural England MAGIC maps can be found at www.openaccess.naturalengland.org.uk. These maps show data on the natural environment, habitats and species types, landscape types and environmental schemes throughout England.

135 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 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, which is to be distinguished from the Sussex Nature Recovery Strategy, but also feeds into it.

136 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.

137 The Nature Recovery Plan by CCOrg highlights the significance of ancient chalk grasslands in Coldean, providing a roadmap for restoration. 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.

138 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.

139 The review of Open Spaces and in particular protection of green spaces is dealt with in a separate part of this Plan, at Section 5, 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 Local Community Spaces are also designated and the NPPF confers some protection on those, as set out in Section 5 of this Plan.

9.2 SOUTH DOWNS WAY AHEAD NATURE IMPROVEMENT AREA

140 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 with key objectives for the Coldean Area:

141 '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.

142 '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.

143 '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

144 These initiatives should strengthen any arguments against future substantial development of the land in and around Coldean.

145 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.

146 Coldean Area is affected by and lies 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) was identified as having housing potential for a high-density scheme - approx. 50 dwellings. It is allocated in City Plan Part Two policy H2 for an indicative 12 dwellings. Site 21c (Land South of Varley Halls, ie allotments) had also been identified as having potential for housing, approx. 7 dwellings. The Forum would argue any further development around Varley Halls sets a poor precedent and would significantly harm the National Park and chalk grassland areas.

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.

ENVIRONMENTAL POLICIES OVERVIEW

It is a priority in the Plan for Coldean 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.

POLICY E2 - PROTECTING VALUED VIEWS

Publicly valued views of the South Downs National Park from designated Local Green Spaces within Coldean are identified for protection.

Any proposals for development that would affect long distance views should demonstrate that design has taken into consideration publicly valued views.

POLICY E3 - 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) They are 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 E4 - ADAPTING TO CLIMATE CHANGE

All new development proposals within Coldean should seek to encourage high standards of sustainable development by improving upon the minimum standards outlined in Approved Documents 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.
- (e) Implement measures to conserve and protect water resources including the preservation of sustainable water use practices, and the preservation of watercourses crucial for the ecosystem.

POLICY E5 - BIODIVERSITY

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, protected, priority or notable species through habitat restoration and conservation , in line with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- (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) Develops and implements 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) Supports 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) Implements measures to conserve and protect water resources, including the preservation of pollution, sustainable water use practices (i.e. SuDs), and the preservation of watercourses crucial for the ecosystem.

9.3 BIODIVERSITY FINDINGS

147 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 Appendix 5) found several invertebrate species with conservation status in the Area.

148 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.

149 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.

150 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.

9.4 ANCIENT CHALK DOWNLANDS

151 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. Protecting chalk grassland is an important aspiration of the Plan. This is supported by community activities including conservation work by CCorg on Site 21a which recently received funding in March 2025 from the Changing Chalk partnership, led by the National Trust and supported by BHCC, SDNPA and other organisations to continue work on these endeavours.



Figure 29: The nationally rare and striking Tortoise Beetle *Pilemostoma fastuosa* recorded from the site.

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

152 Brighton & Hove Council's Carbon Neutral 2030 Plan can be accessed in full on the BHCC website.

153 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, assisted by Friends of Coldean Woods.

Figure 30: The five Scarab Shieldbugs sieved from moss in the Northern Glade.



10 - ASPIRATIONS - COLDEAN MASTERPLAN / NEIGHBOURHOOD IMPROVEMENTS

10.1 OVERVIEW

154 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.

155 A Coldean Masterplan 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 and improvements, for discussion.

156 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. These are aspirations for future improvements in the Coldean neighbourhood area.

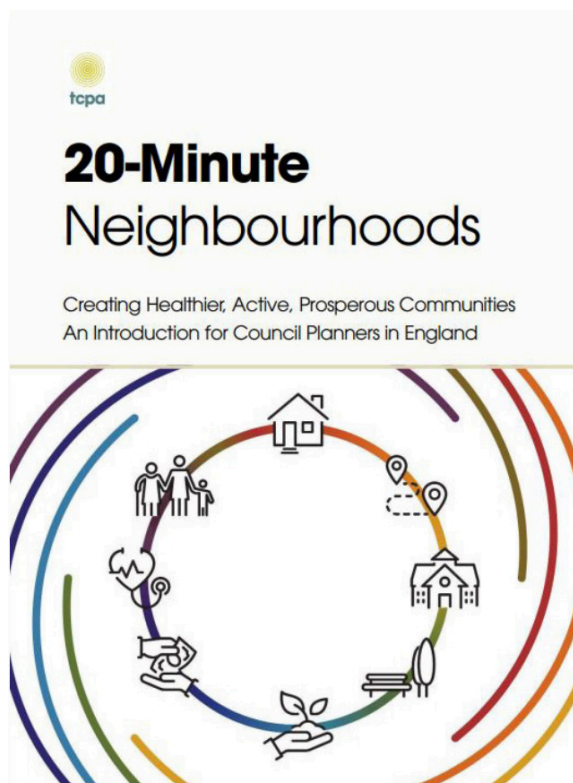


Figure 31: TCPA 20 Minute Neighbourhood Guide

HEALTHY STREETS



Figure 32: Healthy Streets indicator.



Figure 33: 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.

The National Planning Policy Framework (NPPF) defines affordable housing as housing that is available for sale or rent to people whose needs are not met by the market. This includes housing that is subsidised or for essential local workers. The NPPF's definition of affordable housing includes social rent, intermediate rent, and for-sale products.

The NPPF also states that when major development includes housing, at least 10% of the housing should be affordable home ownership. However, there is no minimum level of affordable rented housing, which is for local planning authorities to determine.

Affordable housing is for households who would otherwise be unable to house themselves, such as those who can't afford housing on the open market or need a specific type of house.

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 Grassland.

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

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, from one use to another. Some use classes benefit from permitted development rights, allowing them

to change from one use class to another without the need for a planning application, as set out in the Town and Country (General Permitted Development) Order 2015 as amended.

Community Infrastructure Levy (CIL).

A levy charged by the Local Planning Authority on certain new types of development, up to 25% of which can be spent annually within the community, 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 are applied to a planning permission to limit or regulate the development approved - e.g. by limiting the hours of opening, approving plans, or requiring the submission of information.

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

Full Application.

See 'Detailed application'.

General Permitted Development Order

(GPDO). The Town and Country (General Permitted Development)(England) Order 2015 (as amended) regulations providing approval for specific, minor development projects or change of use.

Green Lane.

Allows legal driving on unsealed public highways at lower speeds. Many are ancient routes.

Greenfield Land.

Generally, land that has not been previously developed and 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.

Home Zone.

A shared space in a residential area where the quality of life is prioritised over traffic movement.

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 includes 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.

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.

A Local Transport Plan [LTP] is a statutory document that sets out a local authority's priorities for transport and how these relate to, and help deliver, the objectives of other national, regional and local plans and strategies. It includes a long term strategy and short-term (up to 5 years) delivery plan to deliver a safe, accessible, sustainable and resilient transport network. The LTP enables local authorities to bid for and receive government funding.

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.

The Government has provided two statutory purposes for National Parks in England. The National Parks & Access to the Countryside Act 1949, as amended by Section 245 of the Levelling Up & Regeneration Act (LURA) 2023, requires all relevant bodies – including Brighton & Hove City Council (BHCC) – to seek to further the purposes. The Government also places a corresponding social and economic duty upon National Park Authorities themselves – to be considered when delivering the two purposes.

Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the purposes.

National Highways.

An executive branch of the Department of Transport, is tasked with managing, upkeeping, and enhancing England's strategic road network, which includes the A27.

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, and 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

Passivhaus Design.

A complete low energy building system.

Permitted development.

Authorisation 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 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.

Revitalising 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, wheeling, 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.

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.

Transport Assessment.

Transport Assessments are part of the planning process and assess and mitigate the negative transport impacts of development in order to promote sustainable development. They are required for all developments which generate significant amounts of movements.

Travel Plans.

Travel Plans are long-term management strategies for integrating proposals for sustainable travel into the planning process. They are based on evidence of the anticipated transport impacts of development and set measures to promote and encourage sustainable travel (such as promoting walking or cycling).

Tree Preservation Order (TPO).

A system to ensure the protection of individual trees or clusters with recognised 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 Newlyn in Cornwall, usually specified in metres.

AECOM Technical support group provided, free of charge, by Locality to help Neighbourhood Planning teams nationwide

BHCC Brighton & Hove City Council

CCorg Coldean Community Organisation

CIL Community Infrastructure Levy

CNPF Coldean Neighbourhood Planning Forum

CRA Coldean Residents Association

CS Core Strategy

DLUHC Department for Levelling Up, Housing and Communities

DOCO Designing Out Crime Officer

GDPO General Permitted Development Order

ICO Information Commissioners Office

LCF Local Community Facilities

LCS Local Community Space

LCWIP Local Cycling & Walking Infrastructure Plan

LDF Local Development Framework

LDS Local Development Scheme

LGS Local Green Space

LTP Local Transport Plan

LSP Local Strategic Partnership

MHCLG Ministry of Housing, Communities and Local Government

NPPF National Planning Policy Framework

ONS Office for National Statistics

PBSA Purpose-Built Student Accommodation

SA Sustainability Appraisal

SCI Statement of Community Involvement

SDNP South Downs National Park

SDNPA South Downs National Park Authority

SEA Strategic Environmental Assessment

SPD Supplementary Planning Document

SPG Supplementary Planning Guidance

SUDS Sustainable Urban Drainage Systems

TCPA Town & Country Planning Act 1990

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>



Figure 34: AI image of Coldean in 2039

ACKNOWLEDGEMENTS

Coldean Neighbourhood Plan 2021 - 2030

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

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12. POLICY MONITORING

Policy	Usage	Issues Addressed	Issues Not Addressed Satisfactorily	Comments
H1 - HOUSES OF MULTIPLE OCCUPANCY (HMO)				
H2 - NEW DEVELOPMENTS WITHIN SETTLEMENT BOUNDARY				
LGS1 - LOCAL GREEN SPACE DESIGNATIONS				
LCS1 - LOCAL COMMUNITY SPACES				
C1 - DESIGNING OUT CRIME				
T1 - INCREASING SUSTAINABLE TRANSPORT				
T2 - THROUGH TRAFFIC				
T3 - CAR AND CYCLEPARKING				
T4 - ACCESSIBILITY FOR ALL				
T5 - ACCESSIBLE DEVELOPMENTS				
T6 - PROVISION OF CYCLE/ WALKWAYS				
DC1 - DESIGN GUIDE				
E1 - SETTLEMENT CONTAINMENT				
E2 - PROTECTING VALUED VIEWS				
E3 - PROTECTING ALLOTMENTS				
E4 - ADAPTING TO CLIMATE CHANGE				
E5 - BIODIVERSITY				

