






**Health and Equalities Impact Assessment**

**City Plan Part Two**

**Brighton and Hove City Council**



# Quality Management

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# Executive Summary

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City Plan Part One (CPP1) was adopted on 24<sup>th</sup> March 2016, setting out core planning policies to facilitate a strong, prosperous, attractive and sustainable city, and an urban environment that is conducive to the delivery of healthy, vibrant and cohesive communities. As part of the development of CPP1 and as per Brighton and Hove City Councils duty, a combined Health and Equalities Impact Assessment (HEqIA) was commissioned alongside a suite of wider technical studies to test, inform and refine the final policies.

The objective of the City Plan Part Two (CPP2) is to:

- support the implementation and delivery of CPP1;
- build on the strategic policy framework;
- identify and allocate additional development sites; and
- set out a detailed development management policy framework to assist in the determination of planning applications.

A combined HEqIA was again commissioned alongside a suite of assessments to inform and test CPP2. The HEqIA ran parallel to the iterative development of CPP2, thereby affording the greatest opportunity to iteratively inform the process, and further embed the consideration of health and equality within the final iteration of CPP2.

As a consequence, and as summarised in the summary appraisal table overleaf, the final HEqIA, demonstrates that CPP2 is largely neutral or positive for health and equality; and inherently inclusive of a wide population demographic, including all protected characteristics.

Residual impacts identified are largely a factor of where the policy supports natural population growth, and healthy, independent living for longer, which will unavoidably create additional amenity and facility demand. This in itself is not a health or equality impact per-se, and more a measure of success and an unavoidable feature of fostering an inclusive, healthy, vibrant community.

## Health and Equalities Impact Assessment Summary Table

Policy	Construction										Operation																
	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion	
<b>Housing, Accommodation and Community</b>																											
DM1																											
DM2																											
DM3																											
DM4																											
DM5																											
DM6																											
DM7																											
DM8																											
DM9																											
DM10																											
<b>Employment Tourism and Retail</b>																											
DM11																											
DM12																											
DM13																											
DM14																											
DM15																											
DM16																											
DM17																											
<b>Design &amp; Heritage</b>																											
DM18																											
DM19																											
DM20																											
DM21																											
DM22																											
DM23																											
DM24																											
DM25																											
DM26																											
DM27																											
DM28																											
DM29																											
DM30																											
DM31																											
DM32																											
DM33																											

Policy	Construction										Operation																
Health Determinant	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion	
<b>Transport and Travel</b>																											
DM34																											
DM35																											
DM36																											
<b>Environment and Energy</b>																											
DM37																											
DM38																											
DM39																											
DM40																											
DM41																											
DM42																											
DM43																											
DM44																											
DM45																											
DM46																											
<b>Site Allocations</b>																											
SA7																											
<b>Strategic Site Allocations</b>																											
SSA1																											
SSA2																											
SSA3																											
SSA4																											
SSA5																											
SSA6																											
SSA7																											
<b>Housing Sites</b>																											
H1																											
H2																											
H3																											
<b>Other Site Allocations</b>																											
E1																											

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# 1 Introduction

## Background

1.1 City Plan Part One (CPP1) was adopted on 24<sup>th</sup> March 2016, setting out core planning policies (Table 1.1) to facilitate a strong, prosperous, attractive and sustainable city, and an urban environment that is conducive to the delivery of healthy, vibrant and cohesive communities, as well as eight development area policies which include strategic allocations and seven special area policies whereby a co-ordinated approach to development is required. As part of the development of CPP1 and as per Brighton and Hove City Councils duty, a combined Health and Equalities Impact Assessment (HEqIA) was commissioned alongside a suite of wider technical studies to test, inform and refine the final policies.

**Table 1.1: CPP1 City Wide Policies**

City Plan Part One: City Wide Policies	
A Strong and Prosperous City	
CP1	Housing Delivery
CP2	Sustainable Economic Development
CP3	Employment Land
CP4	Retail Provision
CP5	Culture and Tourism
CP6	Visitor Accommodation
CP7	Infrastructure CIL and Developer Contributions
A Sustainable City	
CP8	Sustainable Buildings
CP9	Sustainable Transport
CP10	Biodiversity
CP11	Flood Risk
An Attractive City	
CP12	Urban Design
CP13	Public Streets and Spaces
CP14	Housing Density
CP15	Heritage
CP16	Open Space
CP17	Sports Provision
Healthy and Balanced Communities	
CP18	Healthy City
CP19	Housing Mix

City Plan Part One: City Wide Policies	
CP20	Affordable Housing
CP21	Student Housing and Housing in Multiple Occupation
CP22	Traveller Accommodation

- 1.2 The objective of the City Plan Part Two (CPP2) is to:
- support the implementation and delivery of CPP1;
  - build on the strategic policy framework;
  - identify and allocate additional development sites; and
  - set out a detailed development management policy framework to assist in the determination of planning applications.
- 1.3 The CPP2 policies, which are the focus of this HEqIA, aim to build on the core policies set out in CPP1, remaining consistent with the vision, strategy and objectives, covering the period up to 2030.
- 1.4 Once adopted, the policies in CPP2 will replace some of the remaining ‘saved’ policies from the 2005 Local Plan and delete others to ensure there is a more streamlined and straightforward set of development management policies for the city.
- 1.5 The remainder of this section provides a brief introduction to HEqIA, the bespoke aims and objectives, and the approach and methodology applied.

## **Aims and Objectives**

- 1.6 The HEqIA aims to deliver evidence-based recommendations to inform policy amendments, maximise health gains and reduce or remove negative impacts on public health and any potential disproportionate impacts upon all protected characteristics identified by the Equality Act 2010, including:
- age;
  - disability;
  - gender reassignment;
  - marriage and civil partnership;
  - pregnancy and maternity;
  - race;
  - religion or belief;
  - sex; and
  - sexual orientation.

- 1.7 In addition to the protected characteristics identified within the Equality Act 2010, the HEqIA also seeks to identify any disproportionate impact on community cohesion.
- 1.8 The aims referenced above are achieved through the delivery of the following objectives:
- to help enable Brighton and Hove City Council to provide services that are accessible to all;
  - to further consider how the policies influence local community health and well-being, identifying opportunities to maximise the positive impacts whilst reducing any potential negative impacts; and
  - to help Brighton and Hove City Council deliver policies that, as far as possible, are of benefit for all people within Brighton & Hove.
- 1.9 It is the case that the HEqIA process is rarely linear, and in this instance the process itself has been applied to iteratively inform the development and refinement of the CPP2 through the provision of comments and recommendations during the early drafting stages.

## **Methodology**

- 1.10 This HEqIA has been prepared with reference to, and further integrates the Brighton and Hove City Council Equality Impact and Outcome Assessment (EIA) Template [1]. The toolkit outlines ten steps to undertake an Equalities Impact Assessment that includes identifying the aims, objectives and focus of the assessment, data collection, impact assessment and action planning. This approach is reflected through the structure of this document.
- 1.11 Consultation forms a key part of the toolkit. The CPP2 has been open to public consultation (Scoping Stage: 30<sup>th</sup> June 2016 to 20<sup>th</sup> September 2016) with feedback from this process informing the development and refinement of CPP2, including the HEqIA. Consultation on the draft CPP2 anticipated for summer 2018 will further refine the policies contained in CPP2.
- 1.12 The basis of the HEqIA is set on a broad socio-economic model of health that encompasses conventional health impacts such as adverse environmental conditions, along with wider determinants of health vital to achieving good health and well-being (income, employment, housing, education, the quality of the urban environment, crime and the perception of crime etc.) [2].

## **Report Structure**

- 1.13 A summary of the remaining sections of this HEqIA are as follows:
- Project Profile: the purpose of the project profile is to catalogue the policies of the Brighton & Hove CPP2 to be appraised in the HEqIA;
  - Community Profile Summary: summarises the health and wellbeing baseline for the HEqIA, defining the local demographic, socio-economic and health circumstance and relative sensitivity;

- Health and Equalities Appraisal: the appraisal stage is based upon Brighton & Hove's Equalities Impact Assessment toolkit, expanded to investigate the key influence of the CPP2 on the key determinants of health throughout Brighton & Hove. In so doing, the appraisal considers the potential health outcome upon all community groups in the city to address current and prevent future adverse health and inequality outcomes;
- Results and Conclusion: draws together the findings of the entire HEqIA, presenting the final conclusion on the potential health and equality outcomes of CPP2; and
- Health and Equalities Action Plan: a Health and Equalities Action Plan (HEqAP) expands upon the normal recommendations section within Health and Equalities Impact Assessment guidance, establishing recommended protocols and community initiatives to implement and take forward the recommendations. Its objective is to reduce or remove potentially adverse health and equalities outcomes while maximising opportunities to improve health and equality at both the policy and project level.

## 2 Project Profile

### Introduction

- 2.1 This section presents the CPP2 City-Wide Development Management Policies and Site Allocation Policies appraised in the HEqIA.
- 2.2 Further detail on the content of each policy is provided within the appraisal matrix.

### City Plan Part Two: City-Wide Development Management Policies

- 2.3 The city-wide development management policies set out in CPP2 have been reproduced in Table 2.1.

**Table 2.1: City-Wide Development Management Policies**

Development Management Policies	
<b>Housing, Accommodation and Community</b>	
DM1	Housing Quality, Choice and Mix
DM2	Retaining Housing
DM3	Residential Conversions and Retention of Smaller Dwellings
DM4	Housing and Accommodation for Older Persons
DM5	Supported Accommodation (specialist and vulnerable needs)
DM6	Build to Rent Housing
DM7	Homes in Multiple Occupation
DM8	Purpose Built Student Accommodation
DM9	Community Facilities
DM10	Public Houses
<b>Employment, Tourism and Retail</b>	
DM11	New Employment / Business Floorspace
DM12	Primary, Secondary and Local Centre Shopping Frontages
DM13	Important Local Parades, Neighbourhood Parades and Individual Shop Units
DM14	Special Retail Area - Brighton Marina
DM15	Special Retail Area - The Seafront
DM16	Markets
DM17	Opportunity Areas for New Hotels and Safeguarding Conference Facilities
<b>Design and Heritage</b>	
DM18	High Quality Design and Places
DM19	Maximising Development Potential
DM20	Protection of Amenity

Development Management Policies	
DM21	Extensions and Alterations
DM22	Landscape Design and Trees
DM23	Shopfronts
DM24	Advertisements
DM25	Communications Infrastructure
DM26	Conservation Areas
DM27	Listed Buildings
DM28	Locally Listed Heritage Assets
DM29	The Setting of Heritage Assets
DM30	Registered Parks and Gardens
DM31	Archaeological Interest
DM32	The Royal Pavilion Estate
<b>Transport and Travel</b>	
DM33	Safe, Sustainable and Active Transport
DM34	Transport Interchanges
DM35	Travel Plans and Transport Assessments
DM36	Parking and Servicing
<b>Environment and Energy</b>	
DM37	Green Infrastructure and Nature Conservation
DM38	Local Green Spaces and Gateways
DM39	Development on the Seafront
DM40	Protection of Environment and Health – Pollution and Nuisance
DM41	Polluted Sites, Hazardous substances and Land Stability
DM42	Protecting the Water Environment
DM43	Sustainable Urban Drainage
DM44	Energy Efficiency and Renewables
DM45	Community Energy
DM46	Heating and cooling network infrastructure

2.4 The development management policies are multifaceted with the overarching objective to deliver the city vision, strategy and objectives, and will be applied to inform and test all planning applications.

## City Plan Part Two: Site Allocation Policies

2.5 The site allocation policies set out in CPP2 have been reproduced in Table 2.2.

**Table 2.2: Site Allocation Policies**

Site Allocation Policies	
<b>Special Area Policies</b>	
SA7	Benfield Valley
<b>Strategic Site Allocations</b>	
SSA1	Brighton General Hospital site
SSA2	Combined Engineering Depot, New England Road
SSA3	Land at Lyon Close, Hove
SSA4	Sackville Trading Estate and Coal Yard, Hove
SSA5	Madeira Terraces and Drive
SSA6	Former Peter Pan Leisure Site (adjacent Yellow Wave), Madeira Drive
SSA7	Land Adjacent to American Express Community Stadium
<b>Housing Sites</b>	
H1	Housing and Mixed Use Sites
H2	Urban Fringe Housing Sites
H3	Purpose Built Student Accommodation Site
<b>Other Site Allocations</b>	
E1	Opportunity site for new business and warehouse uses

2.6 The site allocation policies are more area or sector specific, and remain subject to the overarching development management policies, providing further context to inform planning and an additional tier of requirement and expectation to be addressed.

## 3 Community Profile Summary

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### Introduction

- 3.1 The purpose of the community profile is to provide a health and equality baseline, outlining local circumstance and any geographic distributions that may alter local circumstance, sensitivity and any potential disproportionate outcome within local communities. This section provides a summary of the key findings to offer additional context for the reader, and reinforce the rationale and justification within the appraisal section. For the full community profile, please refer to Appendix A.

### Summary

#### Age, Gender, Race and Religion

- 3.2 Brighton & Hove has a relatively young population where growth within Brighton & Hove is higher than the county, regional and national averages. Remaining consistent with national trends, it is anticipated that the population in Brighton & Hove will get increasingly older over time, presenting new challenges for public health and urban design to facilitate healthy, independent living for longer. The population gender split within Brighton & Hove is relatively similar with 50.3% male and 49.7% female; this is the reverse of the national population gender split which is 49.4% male and 50.6% female.
- 3.3 The majority of residents within Brighton & Hove are of 'white' ethnicity and practice Christianity which is consistent with the regional and national average. The second most prominent ethnicity within Brighton & Hove is 'Asian/Asian British', and the second most prominent religion is Islam. The largest differences between Brighton & Hove and the regional and national averages is seen for the proportion of residents who identify as being 'mixed/multiple ethnicity' which is twice as high within Brighton & Hove compared to the regional and national averages. There is also a higher proportion of residents practising Buddhism and Judaism within Brighton & Hove compared to regional and national averages, but a lower proportion of residents who are Sikh.

#### Sexual Orientation

- 3.4 While the majority of the population within Brighton & Hove are of a heterosexual orientation, the city has a higher proportion of the population who identify in all other sexual orientation categories compared to the regional and national average. Most notably, the proportion of gay or lesbian residents is over four times the regional and national average.

#### Marriage and Civil Partnership

- 3.5 Approximately half of the Brighton & Hove population classify themselves as single which is approximately 15-18% higher than the national and regional averages respectively while the



proportion of the population within Brighton & Hove who are married is lower than the national and regional average by the same amount. Approximately 1% of the Brighton & Hove population are in a registered same-sex civil partnership; this figure is 5 times the regional and national average.

### **Socio-economic**

- 3.6 Index of Multiple Deprivation (2015) statistics shows that 'education' is the least deprived domain, as it has the largest proportion of Lower Super Output Area's (LSOAs) in the lowest 20% deprived nationally. On the other hand, 'health' is the most deprived domain as it has the largest proportion of LSOAs in the highest 20% deprived nationally.
- 3.7 Unemployment is higher than the regional and national averages while long-term unemployment (measured by the proportion of residents claiming Job Seekers Allowance (JSA) for over 1 year) remains higher than the regional average but is lower than the national average. Qualification attainment for NVQ1+ to NVQ4+ is higher than regional and national averages while the proportion of residents with no qualifications or "other" qualifications is lower.
- 3.8 Housing is becoming increasingly less affordable within Brighton & Hove, where there is nearly double the proportion of residents renting privately compared to the regional and national averages. The proportion of residents in social rented housing is slightly higher than the regional average but lower than nationally.

### **Physical/Mental Health and Disability**

- 3.9 Trend analysis shows that in previous years, male life expectancy has been lower than the national average; recent statistics show that male life expectancy has increased to equal the national average but remains consistently lower than regionally. Female life expectancy in previous years has been equal to the national average; recent statistics show that female life expectancy is higher than the national average but lower than the regional average. It is worth noting that life expectancy is not uniform across the city with inequalities contributing to large differences between the most and least deprived areas.
- 3.10 Male and female healthy life expectancy (i.e. years of life in full health) for both males and females is consistently lower than the regional average but fluctuates around the national average. Most recent statistics show that healthy life expectancy for males and females within Brighton & Hove is currently below the national average and is decreasing. If unaddressed, the persistence of this trend would result in an increasing population with an increasing life expectancy of which a longer period of life would be spent in poor health. Unless the trend is reversed, burdens of poor health and associated health care demand will increase, and independent living for the elderly may equally decline, requiring additional residential and nursing care. This may be compounded by economic circumstance (where the cost of housing may increase the proportion of future generations without a capital investment to fall back on).

- 3.11 The proportion of the Brighton & Hove population with a long-term health problem or disability which limits day-to-day activities a little is equal to the regional average and lower than the national average. There is a higher proportion of the population within Brighton & Hove whose day-to-day activities are limited a lot from a long-term health problem or disability compared to the regional average, however this remains lower than the national average.
- 3.12 Cardiovascular disease mortality rate within Brighton & Hove fluctuates year on year but is generally decreasing. Cardiovascular disease mortality rate is higher than the regional average but lower than the national average. The rate of respiratory disease mortality within Brighton & Hove has in recent years decreased to below the national average. In contrast, the national trend shows a gradual increase in respiratory disease mortality rates. Cancer mortality rates within Brighton & Hove are consistently higher than the regional and national average. Emergency hospital admissions for all cardiovascular and respiratory diseases are below the national average; emergency hospital admissions for cancer is not available as a statistic.
- 3.13 Mental health indicators analysed comprise depression recorded incidence, hospital stays for self-harm, suicide rate, and dementia recorded incidence (aged 65+). All mental health indicators for the city perform worse than the regional and national averages.

### **Lifestyle**

- 3.14 There is a lower proportion of childhood obesity and excess weight in adults compared to the regional and national average. There are also higher levels of participation in physical activity within Brighton & Hove compared to the regional and national average.
- 3.15 Smoking prevalence within Brighton & Hove is decreasing but remains higher than the regional and national average. Hospital stays for alcohol-related harm has decreased in recent years to below the national average but remains higher than the regional average.

### **Conclusion**

- 3.16 The available data permits a profile to be made of the whole population in Brighton & Hove. The description of the whole population, does not exclude the possibility that there will be some individuals or small groups of people who do not conform to the overall profile.
- 3.17 Brighton & Hove continues to grow and remains relatively young; however, demography across the city is expected to get older as with national trends. Brighton & Hove has high levels of educational attainment; however, this does not mirror the higher levels of unemployment compared to regional and national averages.
- 3.18 Overall socio-economic and health status within Brighton & Hove is worse than the national average. However, this is not uniform across the city with inequalities contributing to a large difference in life expectancy between the most and least deprived areas.
- 3.19 While life expectancy has improved, and is largely consistent with the national trend, healthy life expectancy is lower than the regional average, and is decreasing.

3.20 The development of urban environments that facilitate health promotion and prevent, delay or aid in addressing existing social, mental and physical health conditions will be key to delivering a healthy, vibrant and cohesive population within the city.

## 4 Health and Equalities Appraisal

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### Introduction

- 4.1 The following appraisal focuses on the key determinants of health and equality applying the community profile to establish local circumstance and associated susceptibility to potential health outcomes or disproportionate impacts. The Brighton and Hove City Council Equality Impact and Outcome Assessment (EIA) Template has been used to inform the appraisal presented in Table 4.1.
- 4.2 The appraisal structure includes:
- the policy reference number and name;
  - a summary paragraph of the policy appraised;
  - a health determinants / field column structuring the key health appraisal criteria;
  - a health pathway column providing commentary and the rational to the potential health outcome;
  - a health outcome column, defining the potential direction and significance of health outcome (i.e. adverse –, beneficial +, unclear ? or neutral 0) as a consequence of construction and operation activities from the policy;
  - a sensitive group column establishing any particular community group or protected characteristic that might be susceptible to potential outcomes (both adverse or beneficial) or result in a disproportionate outcome or inequality; and
  - an actions and recommendations column to address potential risks and enhance opportunities to improve community health and address inequality.
- 4.3 The final column (Recommendation/Comments) has also been used to catalogue how the HEqIA process has been applied to inform the refinement of the policy, where relevant.

**Table 4.1: Health and Equalities Appraisal**

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
<b>City-Wide Development Management Policies: Housing, Accommodation and Community</b>					
<b>DM1: Housing Quality, Choice and Mix</b>	<p><i>The council will seek the delivery of a wide choice of high quality homes which will contribute to the creation of mixed, balanced, inclusive and sustainable communities. Proposals for new residential development will be required to: a) incorporate a range of dwelling types, tenures and sizes that reflect and respond to the city’s identified housing needs; and, b) make provision for a range and mix of housing/accommodation formats subject to the character, location and context of the site, for example, self and custom build housing, build for rent, community led housing, starter homes and other types of provision supported by national and local policy.</i></p> <p><i>In addition, planning applications for new residential development (including residential extensions and residential accommodation falling outside Use Class C3) will be expected to comply with the following requirements: c) all residential units should meet the nationally described space standards; d) all residential units should as a minimum be accessible and adaptable in accordance with Building Regulation M4(2); e) for proposals providing 10 or more dwellings, 10% of the affordable residential units and 5% of all the residential units should be suitable for occupation by a wheelchair user in accordance with Building Regulation M4(3). Where this is not practicable on-site an equivalent financial contribution should be provided; and f) all new residential development will be required to provide useable private outdoor amenity space appropriate to the scale and character of the development. Exceptions to criteria c) – e) will only be permitted where the applicant has provided a robust justification and the council is satisfied that particular circumstances apply.</i></p>				
Demography	<p>The policy aims to improve housing choice and mix but will not in itself increase the overall housing numbers detailed in CPP1</p> <p>This policy will thereby support the continued improvement in housing stock quality and choice, facilitating the development of mixed, balanced, inclusive and sustainable communities. New units will support independent living and will be accessible and adaptable to a wide demographic including all protected characteristics.</p>	0	+	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	<p>Associated health and equality pathways associated with population growth addressed through DM2-DM8, DM32 and DM37.</p> <p>No additional recommendations.</p>
Income and Employment	<p>The policy includes a wide range of homes, including self-build and starter homes geared to a wide demographic and socio-economic level and all protected characteristics.</p>	+	+	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	<p>Overlaps with DM2-DM8. No additional recommendations.</p> <p>No additional recommendations.</p>
Education	<p>This policy will not materially influence education, and where there is a change in population density, this is covered through wider policy and any additional education requirement will be addressed through appropriate S106 and CIL.</p>	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	<p>No additional recommendations.</p>
Housing	<p>The policy seeks to improve the quality and mix of housing to cater to a wide demographic need (including all protected characteristics), important to fostering healthy, cohesive and</p>	0	+	<p>Inclusive.</p> <p>Supports the provision of housing to a wider range of</p>	<p>Overlaps with DM2-DM8.</p> <p>No additional recommendations.</p>

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	vibrant communities.			protected characteristics, including economically deprived.	
Transport	This policy will not materially change housing number, but has the potential to influence transport through a change in population density. However, this is addressed through CP14 in CPP1	0	0	Inclusive. No particularly sensitive protected characteristic.	Changes in population density due to varying mix is addressed through overlapping CP14 and further addressed through Parking Standards Supplementary Planning Guidance including Electric vehicle charging points to facilitate a transition to zero local emission vehicles.  No additional recommendations.
Crime and Safety	This policy will not materially influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	Crime and perceptions of crime that may influence behaviour or create social barriers are addressed through SO12—SO18 of CPP1 and reinforced through DM16, DM20 and DM21.  No additional recommendations.
Access and Accessibility	The policy includes a proportion of affordable housing to be suitable for a wheelchair user or provide a Planning Contribution.	0	+	Increases the proportion of housing stock suitable for wheelchair users.	This not only improves the quantity and quality of housing stock for those with impaired mobility, but also supports the needs of the increasing ageing demographic, facilitating healthy, independent living for longer.  Further enhanced through DM4 (complements rather than competes).  No additional recommendations.
Services, Amenities and Leisure	This policy will facilitate population growth, but will not materially influence services, amenities or leisure.	0	0	Inclusive. No particularly sensitive protected characteristic.	Any potential change in service demand is addressed through DM8.  No additional recommendations.
Lifestyle	This policy has the potential to support healthy, independent living for longer, by offering a range of housing that will enable elderly individuals to stay within an urban and social environment they are familiar with.	0	+	Inclusive. Aids a wide demographic of varying socio-economic means and all protected characteristics.	The provision of housing for wheelchair users is flexible, and further complements (rather than competes) the elderly housing requirement captured in DM4.
Health Needs	The policy aims to improve housing choice and mix but will not in itself increase the overall	0	0	Inclusive. No particularly sensitive	Changes in health care demand due to changes in population density and mix are addressed through overlapping policy, and

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	housing numbers detailed in CPP1. Any potential change in health care demand will be a factor of changes in population density and demographic mix. Such factors are addressed through wider policy, such as CP14 of CPP1, and any additional healthcare requirements will be addressed through appropriate S106 and CIL.			protected characteristic.	appropriate S106 and CIL. No additional recommendations.
Environment	The policy will not materially influence the environment.	0	0	Inclusive. No particularly sensitive protected characteristic.	The quality of the urban environment is addressed through overlapping policy including DM16, DM, 20, DM36, DM37 and DM39. No additional recommendations.
Food Access	This policy will not materially influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy is geared towards facilitating the housing needs to a wide demographic of varying socio-economic means and protected characteristics with the overarching objective to foster, health, vibrant and cohesive communities and to support independent living for longer.	0	+	Inclusive. No particularly sensitive protected characteristic.	Complements CPP1 SO19-SO23. No additional recommendations.
<b>DM2: Retaining Housing</b>	<i>The council will seek to resist any net loss of existing residential accommodation (Use Class C3) in the city. Planning applications that result in the loss of residential accommodation will not be permitted unless one or more of the following exceptions apply: a) it can be demonstrated that the accommodation cannot be rehabilitated or redeveloped to achieve satisfactory housing standards required by other policies in the City Plan; b) the proposal would result in a net gain in units of affordable housing; c) the loss would enable sub-standard residential units to be enlarged to meet residential space standards (in accordance with Policy DM1 Housing Quality, Choice and Mix; d) the proposed change of use will provide a local community service/ facility that meets an identified need; e) it can be demonstrated that a proposed change of use is the only practicable way of preserving the special architectural or historic interest of a listed building or other building of heritage significance; or f) where the previous use of the building would be a material consideration. Proposals for the de-conversion / amalgamation of C3 residential units involving a net loss will be considered on their merits and with regard to assessments of local housing need/demand. NB Policies CP21 and DM7 will be applied to proposed change of use from C3 to C4.</i>				
Demography	This policy is intended to retain or enhance residential accommodation and or community services and assets.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	Planning applications that result in the loss of residential accommodation will be permitted where there would be a net gain in affordable	0	+	Inclusive. Retains and/or improves the stock and quality of	No additional recommendations.

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		Construction	Operation		
	housing.			affordable housing of benefit to a wide demographic and all protected characteristics.	
Education	This policy will not materially influence education, seeking to retain or enhance housing and community services.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy is focussed on retaining and enhancing housing provision.	+	+	Inclusive. The policy concentrates on retaining housing, and does not comment on other protected characteristics (elderly, disabled people). In so doing it complements rather than competes with wider policy geared towards addressing the needs of protected characteristics.	Policy overlaps with and complemented (rather than competes) by DM1, DM4 and DM5.  No additional recommendations.
Transport	This policy will not materially influence transport, seeking to retain or enhance housing and community services.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not materially influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	Crime and perceptions of crime that might modify health behaviours or result in community barriers and severance are addressed through SO12—SO18 of CPP1 and reinforced through DM16, DM20 and DM21.  No additional recommendations.
Access and Accessibility	This policy will not materially influence access and accessibility.	0	0	No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	Regarding the potential change of use to a community facility, the schemes coming forward under this policy would be minor in nature and therefore would not materially influence	0	0	Inclusive. No particularly sensitive protected characteristic.	An application will be judged on its own merits as part of the regulatory planning process.  No additional recommendations.



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	services, amenities and leisure.				
Lifestyle	This policy seeks to retain or enhance residential accommodation stock, quality and affordability throughout the city, important to good health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	Links into DM34.  While not a planning obligation, where possible, new residential development to be encouraged to provide an information pack detailing cycling networks and walking routes to particular facilities and amenities (e.g. school runs, community and leisure centres) to encourage a modal shift towards active and public transport and support active and inclusive communities in support of the City Plan vision.
Health Needs	This policy will not materially influence health needs, seeking to retain or enhance housing and community services.	0	0	Inclusive. No particularly sensitive protected characteristic.	Any potentially significant change in health care demand (due to changes in density and demographic mix) are addressed through CPP1 CP14 and CPP2 DM8.  No additional recommendations.
Environment	While this policy seeks to retain and enhance housing provision, there is potential for construction of new housing or community facilities where certain criteria are met which could have a potentially adverse impact on local environmental amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/ and CPP1 CP18, and are likely to be further assessed through EIA where required and a proportionate HIA, where appropriate.
Food Access	This policy will not influence food access.	0	0	No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy in part seeks to retain existing communities as far as practicable, unless in circumstances where a change of use (to a community service/facility) would be appropriate and beneficial.	0	+	Inclusive. No particularly sensitive protected characteristic.	Community amenities and facilities should be located to facilitate community cohesion and address existing community barriers where they exist (addressed through overlapping DM8 and CPP1 SO19-SO23).  No additional recommendations.
<b>DM3: Residential Conversions and Retention of Smaller Dwellings</b>	<p><i>Planning permission for the conversion of dwellings into smaller units of self-contained accommodation will be granted where all the following criteria are met; a. The original floor area is greater than 124sqm or the dwelling has 4 or more bedrooms as originally built; b. At least one unit of the accommodation provided is suitable for family occupation and has a minimum of two bedrooms, and c. The proposal provides a high standard of accommodation that complies with requirements set out in Policy DM1 Housing Quality, Choice and Mix.</i></p> <p><i>The requirement within criterion b) for a unit of family accommodation will not apply where it is demonstrated that; i) A different mix of units is essential to preserve the character of a listed building; or ii) A different mix of units is necessary to meet the needs of existing occupants who will remain on completion of the conversion; or iii)</i></p>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
<i>The proposal is specifically for people with special housing needs.</i>					
Demography	<p>The policy seeks to address the changing housing demand for smaller units, balanced against the need for larger family housing while retaining housing quality.</p> <p>This policy therefore has the potential to increase population density, while also influencing the distribution of larger family homes. However, the potential increase in population density is not considered to be significant.</p>	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The conversion of dwellings into smaller units of self-contained accommodation has the potential to support a number of construction jobs, and enables a range of housing to accommodate wide demographic and socio-economic background, including all protected characteristics.	+	+	No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy provides additional housing flexibility, to adapt to changing socio-economic and demographic needs, and has the potential to accommodate changes in local level population density and demographic structure. This has the potential to also modify local amenity and facility demand, including schools. However, the magnitude and rate of potential changes in population density and demography are not considered to be significant.	0	+	No particularly sensitive protected characteristic.	CIL can only be charged on the net increase in floorspace, so potentially conversions would not contribute to additional infrastructure provision, including education. No additional recommendations.
Housing	Where the housing stock permits, this policy provides additional flexibility to respond to changing socio-economic and demographic need.	0	+	No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy has the potential to influence housing density and population demography, and with it transport requirement to areas of employment, education and recreation. However, the magnitude and rate of change is	0	+	No particularly sensitive protected characteristic.	CIL can only be charged on the net increase in floorspace, so potentially conversions would not contribute to additional infrastructure provision.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	not considered to be significant, and is addressed through overlapping transport policy.				No additional recommendations.
Crime and Safety	This policy will not directly influence crime and safety.	0	0	No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy provides additional housing flexibility to respond to the changing requirements of varying socio-economic and demographic needs.  While there is the potential for changes in population density and demography, and with it the demand for facilities and amenities, the magnitude and rate of change are not considered to be significant.	0	+	The policy overlaps with DM1, DM2 and DM4, enhancing the availability, quality, and affordability of homes to a wide demographic, including protected characteristics.	No additional recommendations.
Services, Amenities and Leisure	This policy offers additional housing flexibility to cater to a wide socio-economic and demographic need, and has the potential to alter population density and demography, thereby altering demand for local services and amenities. However, the potential magnitude and rate of change is not considered to be significant.	0	+	No particularly sensitive protected characteristic.	CIL can only be charged on the net increase in floorspace, so potentially conversions would not contribute to additional infrastructure provision.  Amenities, services and facilities are largely demand driven and are further addressed through DM8-DM16, DM21 and DM22.  No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The policy provides additional housing flexibility, and the ability to cater to a wide socio-economic and demographic need. There is the potential that the policy may increase population density and demography, of which may also influence local health care demand (in terms of capacity and service provision depending on demographic need). However, the magnitude and rate of change is not considered significant.	0	+	No particularly sensitive protected characteristic.	CIL can only be charged on the net increase in floorspace, so potentially conversions would not contribute to additional infrastructure provision, including health care.  No additional recommendations.
Environment	Construction works have the potential to temporarily affect amenity (from changes to local air quality and noise pollution).  Once operational, there is the potential for a minimal increase in population density, but the	0	0	No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through EIA and/or an appropriately scoped HIA.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	policy itself will not directly impact on the quality of the urban environment.				CIL can only be charged on the net increase in floorspace, so potentially conversions would not contribute to additional infrastructure provision, including health care. No additional recommendations.
Food Access	This policy will not influence food access.	0	0	No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy has the potential to influence population density and demography, and thus community cohesion. However, the potential magnitude and rate of change is not considered to be significant.	0	0	No particularly sensitive protected characteristic.	CIL can only be charged on the net increase in floorspace, so potentially conversions would not contribute to additional infrastructure provision, including health care. Overlap with DM8 and CPP1 CP7.
<b>DM4: Housing and Accommodation for Older Persons</b>	<p><i>The council will seek to ensure there is a sufficient supply and range of residential accommodation suitable for older people. Development proposals to meet the specific accommodation needs of older people will be supported where the development meets all of the following criteria: a) contributes towards meeting a demonstrable need within the city and is targeted towards the needs of local residents; b) is accessible to public transport, shops, services, community facilities, and social networks appropriate to the needs of the intended occupiers; c) will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence and the provision of support and/or care; d) provides appropriate facilities for carers and visitors; e) provides appropriate communal space and suitably landscaped outdoor space for informal recreation, including space that gives residents the ability to grow plants and food; f) complies with the standards set out in Policy DM1 Housing Quality, Choice and Mix except where reduced standards are agreed with the council, or comply with Care Quality Commission regulations and standards as relevant to the accommodation provided; and, g) contributes to creating a mixed, inclusive and sustainable community.</i></p> <p><i>In accordance with City Plan Part One Policy CP20 Affordable Housing, the council will seek an element of affordable housing provision for older persons as part of market-led developments for older people.</i></p> <p><i>Proposals that will result in the loss of residential accommodation for older people will be resisted unless it can be demonstrated that at least one of the following criteria apply: a) the existing provision is surplus to needs within the City; b) the existing provision is incapable of meeting contemporary standards for the support and/or care required and appropriate alternative provision is available and has been secured for the occupants; or c) the loss is necessary to enable the provision of accommodation for older people which is better able to foster independent living and meet changes in the support and care needs of the occupants.</i></p> <p><i>Where the council is satisfied that development involving the loss of accommodation for older persons is justified, the priority will be for an alternative form of supported housing or general housing (Use Class C3) including an appropriate amount of affordable housing.</i></p>				
Demography	<p>The UK population is growing, as is life expectancy, however healthy life expectancy in Brighton &amp; Hove is declining.</p> <p>The policy is intended to facilitate healthy independent living for longer, by enabling individuals' greater opportunities to remain within the urban environment they know, and the social and family networks they have developed.</p> <p>This policy not only aids in proactively</p>	0	+	Inclusive – the elderly.	Consider exploring additional healthy urban design principles for proponents that facilitate social cohesion for this demographic, and design features such as storage for mobility scooters etc through the Urban Design Framework SPD.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	addressing a future challenge, but by keeping it separate from other housing policy, means that this protected characteristic does not compete for.				
Income and Employment	Increased provision of housing for older people will generate new markets for support and care and wider employment opportunities for carers.	0	+	Inclusive – the elderly.	While not a planning policy requirement, where possible, encourage developers to include a welcome pack outlining assisted living support services as a form of best practice, and in support of delivering the overarching City Vision.
Education	This policy will not influence education directly.	0	0	No particularly sensitive protected characteristic.	While not a planning policy requirement, encourage developers to include a welcome pack outlining local amenities, services and classes as a form of best practice, and in support of delivering the overarching City Vision.  This would further aid in maintaining social, physical and mental health and wellbeing, and would help towards addressing loneliness.
Housing	The policy will influence the number, type, mix, quality and/or affordability of housing for the elderly.  New housing must comply with standards in Policy DM1 for Housing Quality, Choice and Mix, or Care Quality Commission regulations.	+	+	Inclusive – the elderly.	No additional recommendations.
Transport	The policy considers public transport needs to foster a sustainable and inclusive community. Also considers specific demographic needs of the elderly to better integrate into the community.	0	+	Inclusive – the elderly.	A key way of preventing and delaying the onset of poor health and the need for care is to support individuals by facilitating families and friends to also help. As an example, a simple visitor spot enables family and friends to stop by more regularly, be it for a cup of tea, to drop off shopping etc.  Consider exploring secure mobility storage and charging, and if possible visitor parking within the Urban Design Framework SPD.
Crime and Safety	The policy supports the development of housing to enable the elderly to remain in a familiar	0	+	Inclusive – the elderly.	The policy aids in retaining elderly individuals within an urban and social environment they

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	environment important to maintaining good social, physical and mental health and wellbeing.				are familiar with, and is conducive to wellbeing and healthy interaction and behaviour important to maintaining healthy independent living for longer.  While not a planning policy requirement, as a form of best practice, it would be worth encouraging developers to include a welcome pack outlining local amenities, services and transport (active and public) to further facilitate integration within an area, and help address perceptions of safety and crime (which can limit physical and social activity, particularly at night).
Access and Accessibility	The policy requires accommodation to be located appropriately near services, and to provide facilities for carers and visitors important to assisted living and support from family and friends.	0	+	Inclusive – the elderly.	No additional recommendations.
Services, Amenities and Leisure	Policy requires provision of communal space, and suitably landscaped outdoor space for recreation including space catered to a broad demographic.	0	+	No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	Policy aims to promote independence, reduce and delay the need for residential care and improve quality of life of older people.  This will improve physical, mental and social wellbeing and prolong healthy life expectancy.	0	+	No particularly sensitive protected characteristic.	While not a planning policy requirement, as a form of best practice, it would be worth encouraging developers to include a welcome pack outlining available transport, fitness/wellbeing plans, local social and recreation activities etc.
Health Needs	The policy seeks to foster healthy independent living for longer, and will aid in addressing the looming public health challenge.  However, it also has the potential to increase local health care services for this specific demographic.  It is noted that affordable housing (including a component of the elderly housing provision) is exempt from CIL, with open market provision subject to C106 and appropriate S106. Thereby catering to a wide socio-economic range, while	0	+	No particularly sensitive protected characteristic.	While the policy is positive, it is unavoidable that with a continually increasing population and increasing life expectancy, there will be a subsequent increase in healthcare demand, of which the NHS typically has to wait 3 years for the population increase to be recognised and an amended budget provided.  CIL and appropriate S106 for Open Market will in part address this increase in demand, while overlapping policies intended to improve health and wellbeing, will aid in delaying the

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
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	also contributing towards local health care capital and revenue contributions to address changes in demand.				onset of poor health.
Environment	Construction works have the potential to temporarily affect amenity (from changes to local air quality and noise pollution). Once operational, population density will increase but the policy itself will not directly impact on the quality of the urban environment.	0	0	No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and/or HIA.
Food Access	Specific mention of providing space for growing plants and food.	0	+	No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy seeks to retain a key demographic and asset, important to facilitating a healthy, inclusive and cohesive community.	0	+	No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM5: Supported Accommodation (specialist and vulnerable needs)</b>	<i>The council will seek to ensure there is an appropriate range and supply of residential accommodation for people with special needs, including supported housing not covered by Policy DM4 Housing and Accommodation for Older Persons. Proposals for development aimed to meet the specific accommodation requirements of people with specialist needs will be permitted where the development meets all of the following criteria: a) contributes towards meeting a demonstrable need within the city and is targeted to meeting the needs of local residents; b) is accessible, appropriately located and suitable to meet the needs of the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care, including appropriate facilities for carers and visitors; c) complies with the standards set out in Policy DM1 Housing Quality, Choice and Mix except where reduced standards are agreed with the council, or comply with Care Quality Commission regulations and standards as relevant to the accommodation provided; and d) contributes to creating a mixed, inclusive and sustainable community. The loss of specialist housing (all or certain types) will be resisted.</i>				
Demography	The policy seeks to increase the stock, quality and affordability of housing for homeless/vulnerable people and individuals/families with special needs.	0	+	Homeless, vulnerable people and individuals and families with specialist needs.	By providing two separate policies for elderly and specialist/vulnerable needs, the city plan reduces competition between these protected characteristics for the same residential assets However, by losing H010 and H015, the policy loses some of the distinction between homeless and individuals and families with special needs No additional recommendations.
Income and Employment	This policy will not materially influence income and employment during construction, but has the potential to indirectly increase demand for assisted living and support industries.	0	+	Homeless, vulnerable people and individuals and families with specialist needs.	DM4 and DM5 have the potential to increase demand in new assisted living and support services. While not a planning policy requirement, as a form of best practice, it would be worth encouraging developers to provide welcome

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					packs to raise awareness of these services.
Education	While beneficial, the increased provision of housing geared towards individuals and families with special needs retains the associated demand for amenities and facilities, potentially including education.	0	-	Homeless, vulnerable people and individuals and families with specialist needs.	By safeguarding and expanding housing to retain and cater to these very sensitive community groups, the policy will also retain the associated education requirements.  Some supported housing may fall under the definition of affordable housing or may be delivered by charitable institutions and therefore will be exempt from CIL, however CIL contributions would be sought where provision does not fall within these categories.  There is therefore the need to consider future demand and associated provision.
Housing	The policy will improve the number, type, mix, quality and/or affordability of housing for vulnerable people, and individuals/families with special needs.	0	+	Homeless, vulnerable people and individuals and families with specialist needs.	No additional recommendations.
Transport	This policy will support the residential needs of vulnerable people and individuals/families with special needs, and with it the need for associated transport provision and potentially specialist parking requirements (potentially including the considering of electric vehicle charging points).	0	0	Homeless, vulnerable people and individuals and families with specialist needs.	No additional recommendations.
Crime and Safety	This policy will not directly influence crime and safety, but could address perception of safety for vulnerable individuals and special needs groups and facilitate better interaction with the community.	0	+	Homeless, vulnerable people and individuals and families with specialist needs.	No additional recommendations.
Access and Accessibility	The policy requires new developments to be accessible, appropriately located and suitable to meet the needs of intended occupiers.	0	+	Homeless, vulnerable people and individuals and families with specialist needs.	No additional recommendations.
Services, Amenities and Leisure	Policy requires new developments to contain facilities to provide support and/or care, facilitate independence and provide appropriate facilities	0	+	Homeless, vulnerable people and individuals and families with specialist	No additional recommendations.



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		Construction	Operation		
	for carers and visitors.			needs.	
Lifestyle	The policy aims to facilitate independence, and will directly affect quality of life and physical, mental and social wellbeing of residents.	0	+	Homeless, vulnerable people and individuals and families with specialist needs.	No additional recommendations.
Health Needs	The policy requires developments to be suitable for intended occupiers in terms of standard of facilities, provision of support/care and level of independence, but has the potential for residual care requirements.	0	+	Homeless, vulnerable people and individuals and families with specialist needs.	By safeguarding and expanding housing to retain and cater to these very sensitive community groups, you also retain their varying healthcare requirements. Some supported housing may fall under the definition of affordable housing or may be delivered by charitable institutions and therefore will be exempt from CIL, however CIL contributions would be sought where provision does not fall within these categories. There is therefore the need to consider future demand and associated provision.
Environment	Construction works have the potential to temporarily affect amenity (from changes to local air quality and noise pollution). Once operational, the policy will not directly impact on the quality of the urban environment.	0	0	No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA, where relevant. No additional recommendations.
Food Access	This policy would not directly influence food access.	0	0	No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy seeks to contribute towards fostering a mixed, inclusive and sustainable community.	0	+	Inclusive.	No additional recommendations.
<b>DM6: Build to Rent Housing</b>	<p><i>Proposals for the development of Build to Rent housing will be required to meet all of the following criteria: a) the development will improve housing choice and make a positive contribution to the achievement of mixed and sustainable communities in accordance with City Plan Part One Policy CP19 Housing Mix; b) the development will not lead to an over-concentration of build to rent within sites designated as Strategic Allocations in the City Plan; c) all of the dwellings are self-contained and let separately; d) the homes are held as build to rent under a covenant for at least 15 years; e) the build to rent housing is under unified ownership and will be subject to common management; f) the development will provide professional and on-site management; g) the development will offer tenancies of at least 3 years available to all tenants with defined in-tenancy rent reviews; h) the development provides a high standard of accommodation that complies with the requirements in Policy DM1 Housing Quality, Choice and Mix; and i) the provision of affordable housing complies with the requirements in City Plan Part One Policy CP20 Affordable Housing, subject to the criteria set out in part 2 of this policy.</i></p> <p><i>Build to rent developments will be expected to contribute towards meeting the city's identified need for affordable housing. The council will negotiate to achieve the following requirements: a) a proportion of affordable housing based on the requirements of Policy CP20 (40% on sites of 15 or more (net) dwellings), normally in the</i></p>				

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		Construction	Operation		
	<i>form of affordable private rent; b) the affordable homes to be offered at discounted rent levels to be agreed with the council; c) eligibility criteria for the occupants of the affordable homes to be agreed with the council and included in the S106 agreement; d) the size mix of affordable housing units to be agreed with the council in accordance with Policy CP20; and e) the affordable homes to be secured in perpetuity - the council will seek inclusion within the S106 agreement of a 'clawback' arrangement in the event of affordable units being sold or taken out of the build to rent sector.</i>				
Demography	This policy would facilitate population growth, through increased housing stock.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy would not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	The policy would facilitate population growth which would in turn increase demand on education services.	0	0	Inclusive. No particularly sensitive protected characteristic.	Change in education demand from population growth is partially addressed through DM8 and CPP1 CP07, driven by SO21. Some build to rent housing may fall under the definition of affordable housing and therefore will be exempt from CIL, however CIL contributions would be sought where provision does not fall within these categories. There is therefore the need to consider future demand and associated provision.
Housing	This policy seeks to meet the city's identified need for rented, including affordable rented housing and will meet mix and quality standards.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	The policy would facilitate population growth, and with it, a change in transport demand. This is however addressed within DM32, DM33, DM34 and DM35.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy would not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy would not materially influence access and accessibility.	0	0	Inclusive.	Reference to Policy DM1 which ensures accessibility and is suitable for occupation by a wheelchair user. No additional recommendations.

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		Construction	Operation		
Services, Amenities and Leisure	This policy would not influence services, amenities and leisure.	0	0	Inclusive.	Expected to meet open space and sports provision needs in accordance with Policies CP16 Open Space and CP17 Sports Provision.  No additional recommendations.
Lifestyle	This policy would not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The policy would facilitate population growth and would in turn increase demand on health care services.	0	0	Inclusive. No particularly sensitive protected characteristic.	There is the potential for a change in health care demand from population growth associated with this policy. Some build to rent housing may fall under the definition of affordable housing and therefore will be exempt from CIL, however CIL contributions would be sought where provision does not fall within these categories. There is therefore the need to consider future demand and associated provision.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, such developments will comply with environmental standards set to protect health.  Once operational, homes will be compliant with the DM policies ensuring housing design, suitability and quality.	0	0	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA.  No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM7: Homes in Multiple Occupation</b>	Planning permission will be granted for the conversion of sui generis Houses in Multiple Occupation to self-contained family homes (use class C3). Applications for new build HMOs, and applications for the change of use to a C4 use, a mixed C3/C4 use or to a sui generis HMO use will be permitted where the proposal complies with City Plan Part One Policy CP21 and all of the following criteria are met: a) fewer than 20% of dwellings in the wider neighbourhood area are already in use as HMOs; b) the proposal does not result in a non-HMO dwelling being sandwiched between two existing HMOs in a continuous frontage; c) the proposal does not lead to a				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	continuous frontage of three or more HMOs; d) Mix; e) communal living space and	The internal and private outdoor space standards provided comply with Policy DM1 Housing Quality, Choice and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants.			
Demography	The policy seeks to manage high concentrations of HMOs (associated with the presence of students and young professionals) to facilitate the development of balanced, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	While this policy is housing focussed, there will be no material impact on the distribution or type of housing as this policy seeks to limit the likelihood of a high concentration of HMO's in any one area.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not materially influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services, amenities and leisure, but seeks to balance local demography and associated service, facility and amenity demand.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not materially influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy will not influence the environment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy seeks to manage and where possible reduce high concentration of HMOs which have the potential to increase population density and alter demography which can impact upon community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM8: Purpose Built Student Accommodation</b>	<i>Planning permission will be granted for new purpose built student accommodation (PBSA) developments, subject to the criteria set out in City Plan Part One Policy CP21, which provide all of the following: a) predominantly cluster units; b) bedrooms of a sufficient size for living and studying; c) communal living space, cooking and bathroom facilities commensurate in size to the number of occupants; d) acceptable daylighting to all habitable rooms; e) measures to promote the use of and provide access to sustainable transport including management arrangements to ensure occupants do not keep cars in Brighton &amp; Hove; f) an effective 24 hour on-site security presence; and g) tenancy agreements for occupants that last a full academic year.</i>				
Demography	This policy seeks to offset student housing demand to high density purpose built accommodation, thereby reducing pressure on residential areas and enabling better management of student needs.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	All purpose-built student accommodations will maintain an effective 24-hour staffing/security presence, therefore providing long-term income and employment opportunities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	The policy seeks to manage student accommodation demand, and reduce the residual impact upon wider residential areas.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Transport	Measures to encourage sustainable transport measures include discounted bus tickets and limited parking facilities to facilitate a modal offset to public and active transport. Management arrangements are also applied to set out procedures for arrival/departure at moving times, for example by allocating specific slots to students, thereby minimising disruption during specific periods.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	The facilities will include a 24-hour on-site security presence to protect residents and dissuade antisocial behaviour.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy ensures that there will be measures to promote sustainable transport use to reduce the number of cars brought to Brighton by students. Therefore, reducing the number of cars in Brighton which would otherwise contribute to congestion. Exceptions will apply to disabled students.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services, amenities or leisure.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	Measures to promote sustainable transport use include the provision of cycle loans which will encourage engagement in physical activity. The high-quality housing will seek to reduce health and wellbeing impacts from poor quality, noisy, cramped and poorly laid out accommodation.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The policy seeks to meet current student accommodation demand with purpose built, managed facilities. This will aid in offsetting demand within wider community areas, and free up housing to wider demographics. However, it does change the distribution of local health care demand, and may impact upon capacity.	0	-	Inclusive. No particularly sensitive protected characteristic.	Partially addressed through CP7. However, it is recommended that applications consider local health care capacity, and the change in demand directly attributable to what is proposed. Where appropriate, such demand should be addressed through design (i.e. onsite provision) or through an appropriate S106.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Environment	<p>Any major construction has the potential to impact local amenity (from air quality and noise pollution, and in this case a potential loss of views/ landscape). However, such developments will comply with environmental standards set to protect health.</p> <p>Once operational, the policy will not directly impact on the quality of the urban environment.</p>	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	<p>Environmental construction issues will be addressed at project level, subject to DM39/ CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA.</p>
Food Access	This policy will not influence food access.	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Community Cohesion	<p>The policy seeks to reduce housing pressure through the provision of high quality, purpose built and managed student accommodation.</p> <p>However, the introduction of large purpose-built student accommodation has the potential to modify local demography, and with it, impact upon community structure and cohesion.</p> <p>Potential impacts are addressed through overlapping policy, and will be further assessed and addressed through bespoke planning tailored to local circumstance and need.</p>	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	<p>Partially addressed through strategic allocation outlined in H3 and CPP1 CP21. H3 indicates robust management arrangements are proposed to minimise any negative impacts on the surrounding area.</p>
<b>DM9: Community Facilities</b>	<p><i>Planning permission will be granted for new or improved community facilities where all of the following criteria are met: a) the proposed use is compatible with adjoining and nearby uses; b) the site is close to the community it serves and is readily accessible by walking, cycling and public transport; and c) where feasible and appropriate, community facilities have been co-located to maximise their accessibility to residents and reduce the need for travel (for example at Community Hubs).</i></p> <p><i>Development that would lead to the loss of community facilities will only be permitted where it has been demonstrated that at least one of the following circumstances applies: a) replacement facilities of an appropriate quality and size will be provided as part of new development proposals or in an alternative suitable location that meets the criteria in part 1 of this policy; or b) the facility is no longer needed and suitable alternative provision with sufficient capacity is available in a location easily accessible to users of the facility; or c) the building or land is no longer suitable to accommodate the current use or any alternative suitable community use and cannot be reasonably adapted to do so; or d) it has been demonstrated that there is no current or future need or demand for the space, either in its current use or any alternative community use and evidence of active, flexible and appropriate marketing of the site for community use has been provided. Partial loss of floorspace through change of use will be supported when the operational need of the community use requires less floorspace or in order to sustain the viability of the existing use by cross-subsidy.</i></p>				
Demography	This policy will not influence demography.	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Income and	The policy seeks to retain and enhance the	0	+	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Employment	availability and accessibility of community facilities and amenities, thereby supporting community needs and benefitting income and employment.			No particularly sensitive protected characteristic.	
Education	The policy does not constrain the definition of community facilities, instead offering a range of examples, enabling flexibility that can be tailored to the varying needs of local communities, including education.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy ensures that all community facilities will be readily accessible by walking, cycling and public transport and where feasible will be co-located to maximise their accessibility to residents and reduce the need for travel.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	The policy seeks to retain and enhance the availability and accessibility to amenities and facilities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	The policy seeks to retain and enhance the availability and accessibility to amenities and facilities, important to maintaining good health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The policy does not materially influence demography and seeks to retain and enhance the availability and accessibility to amenities and facilities, important to maintaining good health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution, and in this case a potential loss of views/ landscape). Once operational, the policy will not directly impact on the quality of the urban environment.	0	+	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/ CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA.  No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy seeks to retain and enhance the availability and accessibility of community facilities and amenities, thereby supporting community cohesion through placement of key community resources and the development of social capital.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM10: Public Houses</b>	<i>Public houses will be protected. Planning permission will not be granted for redevelopment and/or change of use except where: a. it has been demonstrated that use as a public house would not be economically viable now or in the future and that options for diversification have been comprehensively explored; and b. it has been demonstrated that the local community no longer needs the public house and alternative provision meeting a similar need is available in the locality. Where an alternative use can be justified, priority will be given to re-use of the premises or site for alternative community facilities.</i>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy seeks to protect and retain community assets such as public houses, and the direct, indirect and induced income and employment they provide.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education provision.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not materially influence housing provision.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Crime and Safety	While public houses can be associated with antisocial behaviour crime and perception of crime, the policy focusses on the retention of public houses rather than the introduction of new public houses. Therefore, this policy is not considered to materially influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	The protection of public houses and prioritisation of community facilities where a change of use is granted, also protects the provision of services, amenities and leisure opportunities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not materially influence lifestyle, seeking to protect and retain assets of community value as opposed to creating new public houses.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy will not materially influence the environment, where the policy seeks to maintain the status quo and protect/retain public houses.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The protection of public houses and prioritisation of community facilities where a change of use is granted, protects and supports assets valuable to developing social capital and community cohesion.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
<b>City-Wide Development Management Policies: Employment and Retail</b>					
<b>DM11: New Employment / Business Floorspace</b>	<p><i>Development proposals involving the provision of new B1a, b and c Use Class business floorspace, either in stand-alone commercial or mixed-use schemes, should provide for well-designed buildings and layouts suitable for incorporating a range of unit sizes and types that are flexible, with good natural light, suitable for sub-division and configuration for new uses and activities; and for B1c light industrial use include adequate floor to ceiling heights; floor loading, power, servicing and loading facilities.</i></p> <p><i>Where development proposals involve the redevelopment of existing older/ poor quality and low density industrial and warehousing premises on protected industrial estates the council will require an efficient use of the site/ premises to provide higher density and flexibly designed business premises for B1, B2 and/or B8 uses.</i></p>				
Demography	This policy will not directly influence demography, but is key to encouraging inward investment and associated income and employment opportunities critical to maintaining healthy, vibrant and cohesive communities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	Development of new business floor space will support a number of direct, indirect and induced employment opportunities.	0	+	Inclusive. No particularly sensitive protected characteristic.	Overlaps with CPP1 CP2 and CP3. No additional recommendations.
Education	This policy will not directly influence education provision, but aids in addressing barriers to local income and employment uptake.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing provision.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will create increased employment opportunities and with it the need for associated transport provision and parking. As per the Parking Standards SPD, 10% of new office car parking provision to have electric vehicle charging provision.	0	0	Inclusive. No particularly sensitive protected characteristic.	Addressed within DM32, DM33, DM34 and DM35. No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy considers strategic provision that balances access and accessibility against conflicting land use with residential areas, and associated hazards.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Services, Amenities and Leisure	The policy is geared to support the development of a wide range of income and employment opportunities that support and sustain wider services and amenities through direct, indirect and induced income, employment and spending.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	The policy is geared to support the development of a sustainable, vibrant and cohesive city, through the creation of local income and employment opportunities, thereby supporting socio-economic health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not materially influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	The policy considers land use suitability and prevents conflicting purpose and use.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	The policy will not materially influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not materially influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM12: Primary, Secondary and Local Centre Shopping Frontages</b>	<p><i>Local Centres in Brunswick Town and Hove are added to the Brighton &amp; Hove retail hierarchy in addition to those set out in policy CP4 of Brighton &amp; Hove CPP1. The primary and secondary frontages of the Regional, Town and District shopping centres and the frontages of the Local Centres and Important Retail Parades are designated as shown on the Policies Map.</i></p> <p><i>Proposals for a change of use involving the loss at ground floor level of an existing shop (Class A1) to Class A2, A3, A4 or A5 uses within the defined Regional, Town, District and Local shopping centres, will be permitted in accordance with the respective criteria set out [see full Policy] and where it is demonstrated that the proposed change of use; would have a positive effect on the shopping centre by encouraging pedestrian activity and combined trips to the area for larger centres (Regional, Town and District); and would not be significantly detrimental to the amenities of occupiers of nearby properties or the general character of the area. A change of use at ground floor level to residential in a defined shopping centre will not be permitted.</i></p>				
Demography	This policy will not influence population number, composition or structure.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Income and Employment	The policy seeks to retain and enhance Brighton & Hove's retail economy and associated direct, indirect and induced employment opportunities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport, where it seeks to retain community assets and retail areas, and seeks to support the viability of small frontages that might remove the need for transport to larger retail areas.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to maintain and sustain access and accessibility to a range of community facilities and resources.	0	+	Inclusive, and particularly valuable to individuals with restricted or impaired mobility.	No additional recommendations.
Services, Amenities and Leisure	This policy seeks to maintain and sustain access and accessibility to a range of community facilities and resources.	0	+	Inclusive, and particularly valuable to individuals with restricted or impaired mobility.	No additional recommendations.
Lifestyle	This policy will not materially influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The policy allows for class D1 community uses such as doctors and dentists to be permitted in retail centres, which may influence additional health needs of the community.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy will not materially impact upon the urban environment.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Food Access	The policy seeks to retain and maintain the sustainability and viability of retail areas.	0	+	Inclusive, and particularly valuable to individuals with restricted or impaired mobility.	No additional recommendations.
Community Cohesion	The policy seeks to retain and maintain valuable community assets important to health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM13: Important Local Parades, Neighbourhood Parades and Individual Shop Units</b>	<i>In Important Local Parades, changes of use involving the loss of A1 retail units, will be permitted where the proposed use is demonstrated to be complementary to the retail function of the Parade, enhances its vitality and viability, and would not have an adverse impact on the local area. In addition, all of the following criteria should be met: the proposal would not result in the number of units in A1 retail use falling below 50% and a minimum of 5 retail units will be retained; and the proposed use is an appropriate use for a local shopping parade which would be complementary to the existing A1 retail uses; it has been demonstrated that the existing A1 retail unit is no longer economically viable and is not reasonably capable of being reused or redeveloped for an A1 retail use; and a shopfront would be retained or provided which would maintain an active frontage at ground floor level. Changes of use at ground floor to residential will not be permitted in Important Local Parades.</i>				
Demography	This policy will not influence population number, composition or structure and is more geared to retaining and enhancing valuable community assets.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy seeks to retain and enhance Brighton & Hove's retail economy and associated direct, indirect and induced employment opportunities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing, but retains and sustains valuable retail areas important to local communities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport, where it seeks to retain community assets and retail areas, and seeks to support the viability of small frontages that might remove the need for transport to larger retail areas.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Access and Accessibility	This policy seeks to maintain and sustain access and accessibility to a range of community facilities and resources.	0	+	Inclusive, and particularly valuable to individuals with restricted or impaired mobility.	No additional recommendations.
Services, Amenities and Leisure	This policy seeks to maintain and sustain access and accessibility to a range of community facilities and resources.	0	+	Inclusive, and particularly valuable to individuals with restricted or impaired mobility.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy will not materially impact upon the urban environment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	The policy seeks to retain and maintain the sustainability and viability of retail areas.	0	+	Inclusive, and particularly valuable to individuals with restricted or impaired mobility.	No additional recommendations.
Community Cohesion	The policy seeks to retain and maintain valuable community assets important to health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
<b>DM14: Special Retail Area - Brighton Marina</b>	<p><i>In order to maintain and enhance the special retail offer and range of provision within Brighton Marina, the change of use of existing retail (Use Class A1) premises to Use Class A2 (financial and professional services) and A3 (cafes and restaurants) and launderettes (Sui Generis) will be permitted provided that all of the following criteria are met; the proposed use would retain and/or complement the existing diversity and mix of retail uses (especially the convenience and service offer) and support non-retail uses such as leisure, tourism and commercial uses within the Marina; the proposed use would improve the vitality and viability of the Marina, including having a positive effect on the shopping environment by encouraging combined trips and attracting pedestrian activity to the retail areas of the Marina; and the development would not be materially detrimental to the amenities of occupiers of nearby properties or the general character of the Marina.</i></p> <p><i>In addition to the uses above, community uses primarily serving local residents in Use Class D1 (e.g. clinics, health centres, crèches, day nurseries) and D2 (e.g. gymnasiums) may be permitted provided that; a window display is maintained, in order to keep the frontage active; the proposal would directly serve residents of and visitors to the Marina; the proposed use would draw pedestrian activity into the Marina; and the proposal would not result in the loss of an occupied A1 retail unit where reasonable alternative premises for the non-retail use are available elsewhere in the Marina. Within Brighton Marina a change of use at ground floor level to residential in a retail/commercial/leisure frontage will not be permitted.</i></p>				
Demography	This policy will not directly influence demography, but seeks to support population growth.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy is intended to maintain and enhance the vitality and viability of the Marina, as an independent component of the City (residential, commercial, tourism, recreation etc), generating and sustaining significant direct, indirect and induced income and employment.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	Overlaps with DM32, DM33, DM34 and DM35.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to maintain and sustain access and accessibility to a range of	0	+	Inclusive. No particularly sensitive	No additional recommendations.



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	community facilities and resources.			protected characteristic.	
Services, Amenities and Leisure	This policy seeks to maintain and sustain access and accessibility to a range of community facilities and resources.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations
Lifestyle	This policy is flexible, and may support a range of service and facility options beneficial to maintaining healthy lifestyles.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is flexible, and may support a range of service and amenities beneficial to maintaining health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	Cumulative change in health care demand addressed through CPP1 DA2 and Infrastructure Delivery Plan No additional recommendations.
Environment	This policy is intended to sustain and enhance the quality of the urban and retail environment.	0	+	Inclusive. No particularly sensitive protected characteristic.	Protection of the Sea Front and associated marine environment addressed through Policy DM 38. No additional recommendations.
Food Access	The policy seeks to retain, maintain and enhance the sustainability and viability of retail areas and community assets.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM15: Special Retail Area - The Seafront</b>	<p><i>Development proposals including change of use for new shop, food and drink and drinking establishments (A1 – A5) and D1 galleries and museums (D2 Use Class) on the lower promenade Madeira Drive and within the seafront arches, will be permitted provided that all of the following criteria are met; the existing diversity and mix of retail, sport, leisure, cultural and recreation uses along the seafront will be retained or enhanced; the proposed development is of appropriate scale and design to complement the historic character and setting of the seafront (See Policies SA1 and CP4); the proposal will support the role of the seafront as recreation and tourist destination helping to extend footfall and reduce seasonality; and the proposed development or uses will not have a harmful impact on the amenity of local residents, visitors and the seafront due to noise, odour, disturbance and light pollution.</i></p> <p><i>The council will encourage temporary uses which help animate and activate vacant buildings or sites before regeneration/ construction commences. Provision of ancillary small-scale retail outlets will be permitted on identified seafront development sites or to support existing or proposed leisure/ tourism schemes (refer to seafront development site allocations).</i></p>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Income and Employment	The policy is intended to maintain and enhance the vitality and viability of the Seafront, generating and sustaining significant direct, indirect and induced income and employment.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	Overlaps with DM32, DM33, DM34 and DM35.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to maintain and sustain access and accessibility to a range of community facilities and resources.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy seeks to maintain and sustain access and accessibility to a range of community facilities and resources.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is flexible, and may support a range of service and facility options beneficial to maintaining healthy lifestyles.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The retaining and enhancing of existing sport, leisure and recreation uses of the area will present the opportunity to improve lifestyle choices by encouraging a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy is intended to sustain and enhance the quality of the urban and retail environment.	0	0	Inclusive. No particularly sensitive protected characteristic.	Protection of the Sea Front environment addressed through Policy DM 38. no additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Food Access	The policy seeks to retain, maintain and enhance the sustainability and viability of retail areas and community assets.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM16: Markets</b>	<i>Proposals for new or expanded markets should be located within the city's shopping centres as defined by City Plan Part One Policy CP4 Retail Provision. When considering applications for new permanent or expanded markets the following criteria will apply; planning permission will be refused for development which would result in the permanent loss of markets or pitches unless appropriate comparable replacement provision is made subject to the impact on existing shopping facilities and markets; proposals for new or improved markets and market stalls will be permitted within defined shopping centres where they would not cause individual or cumulative harm to the local area in terms of residential amenity, pedestrian and highway safety, parking congestion or the free flow of traffic, especially public transport; proposals should result in improvements to the markets' environment and management; and the council will ensure the appropriate control of hours of operation and that adequate arrangement is made for storage and disposal of litter and refuse, parking and servicing. Temporary permissions and/or planning conditions may be used to assess or regulate the impact of markets, including proposals for farmers markets, temporary markets or car boot sales.</i>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy seeks to retain and enhance income and employment opportunities from Markets, and the indirect and induced income and employment they generate, balanced against minimising conflicting land use or impacting upon residents.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Access and Accessibility	This policy will not materially influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	The policy seeks to retain and enhance additional retail opportunities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	The policy seeks to support and enhance market provision, balanced against minimising disruption or impact to residents, or result in conflicting land use.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	Improves access to food markets.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM17: Opportunity Areas for New Hotels and Safeguarding Conference Facilities</b>	<p><i>The following City Plan Part 1 Strategic Allocations are identified as suitable search areas for new hotel development: New Brighton Centre and Expansion of Churchill Square; Brighton Inner Harbour; Black Rock Site; New England Street Area; Hove Station Area.</i></p> <p><i>Proposals will be assessed against the Development Plan policies, in particular CP6 Visitor Accommodation, and should not compromise the priorities and aspirations set out in the adopted Development Area proposals and the allocated mix of permitted uses set out in the Strategic Allocations.</i></p> <p><i>In order to maintain the city's role as a conference destination existing large capacity conference and banqueting provision will be maintained and enhanced. Proposals for loss of these facilities would need to demonstrate: availability of adequate provision elsewhere in the city; and that the existing use was no longer viable or could no longer be sustained on a long-term basis; or partial loss enables the upgrade of remaining conference and banqueting provision; or Accord with a Strategic Allocation set out in CPP1</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Income and Employment	The policy has the potential to provide a variety of short and long term direct, indirect and induced employment opportunities in the construction, hospitality and tourism industries.	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	The policy has the potential to modify local transport requirements.	0	0	Inclusive. No particularly sensitive protected characteristic.	Addressed through overarching DM policies.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve access and accessibility to more accommodation for visitors to the city, in accordance with Policy CP6 in CPP1.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will provide increased hotel accommodation and could enhance associated amenities for tourism.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply	0	0	Inclusive. No particularly sensitive	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	with environmental objective levels set to protect health.			protected characteristic.	through an appropriately scoped EIA and or HIA. No additional recommendations.
Food Access	This policy is not anticipated to influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy is not anticipated to directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>City-Wide Development Management Policies: Design &amp; Heritage</b>					
<b>DM18: High Quality Design and Places</b>	<p><i>Development proposals must demonstrate a high standard of design and make a positive contribution to a sense of place and the visual quality of the environment. The council requires an integrated approach to the design process from project inception where place making and sustainable development are considered as one.</i></p> <p><i>Proposals for development will be expected to consider the following key design aspects: local context; scale and shape of buildings; building materials and architectural detailing; and spaces between and around buildings taking into account: purpose and function; access and linkages; uses and activities; and comfort, image and sociability.</i></p> <p><i>Major development proposals will be required to demonstrate how the criteria above have been considered and addressed in their plans. In addition to the above, major development proposals on strategic and/or prominent sites should also consider the incorporation of an artistic element.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	Will not directly impact on income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	The policy does not directly influence housing provision, geared more towards the quality of the urban environment and design feature expectations.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	The policy has the potential to influence urban design principles, including modal interchange and active transport.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Crime and Safety	The quality of the urban environment has the potential to influence crime and perceptions of crime.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy influences the quality, accessibility and appeal of the urban environment important to supporting good health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services and amenities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	The quality of the urban environment can modify individual behaviour, where poor perceptions of safety, crime and appeal can result in less interaction, and diminish social, physical and mental health and wellbeing.	0	+	Inclusive, However, the significance of this can vary within demographic groups, where the elderly in particular are more sensitive to poor quality urban environments and perceptions of safety and crime.	No additional recommendations.
Health Needs	This policy will not directly influence health care needs, but supports healthier, more cohesive and vibrant communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	Overlap with CPP1 CP18, CP12 and CP13 Consider exploring healthy urban design principles within the Urban Design Framework.
Environment	The policy seeks to support high quality urban environments, facilitating healthy, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and/or HIA.  No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	Well-designed high quality urban environments	0	+	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	increase community interaction and with it, social, mental and physical health benefits.			No particularly sensitive protected characteristic.	
<b>DM19: Maximising Development Potential</b>	<i>New development proposals should seek to maximise opportunities to use of land and allocated sites and to make efficient use of available land. Planning applications will be expected to demonstrate that development proposals meet all of the following requirements: maximise opportunities for a mix of uses across the site; any proposed residential development should comply with Policy CP14 Housing Density in CPP1; achieve efficient use of the site in terms of building layouts and design; and avoid inefficient use of land, for example with regard to car parking, circulation space, amenity and open space.</i>				
Demography	The policy seeks to maximise development potential balanced against DM16, CPP1 CP12, and CP14.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy seeks to maximise development potential.	+	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	The policy seeks to maximise development potential balanced against DM16, CPP1 CP12, and CP14.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	Following initial review, the Policy was refined to provide additional clarity. No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	The type of development will affect how or if it will affect services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	Following initial review, the Policy was refined to provide additional clarity. Policies DM18 and DM21 support the retention/ creation of amenity space.
Lifestyle	The type of development proposed will affect	0	0	Inclusive.	No additional recommendations.



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	how or if it will affect lifestyle.			No particularly sensitive protected characteristic.	
Health Needs	This policy will not directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	The policy seeks to maximise the development potential of sites, and will be balanced against CP12, CP14 and DM16.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM20: Protection of Amenity</b>	<i>Planning permission for any development including change of use will be granted where it would not cause loss of amenity to the proposed, existing and / or adjacent users, residents, occupiers or where it is not liable to be detrimental to human health.</i>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing provision.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	The policy will not materially impact upon services or amenities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The policy will not materially influence health care.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy will not influence environment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM21: Extensions and Alterations</b>	<i>Planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will be granted if the proposed development: is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area; takes account the existing character of the area; and uses materials sympathetic to the parent building.</i>				
Demography	This policy provides additional flexibility, and the ability to modify homes to cater to the changing demographic needs of residents as they proceed through life.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and	The extension and alteration of existing	+	+	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Employment	buildings has the potential to support income and employment, but can also improve the energy efficiency and reduce the cost of living.			No particularly sensitive protected characteristic.	
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy provides additional flexibility, and the ability to modify and enhance homes to cater to the changing needs of residents as they proceed through life.	0	+	Inclusive. No particularly sensitive protected characteristic.	Each individual planning application is always treated on its own merit. No additional recommendations.
Transport	The policy facilitates natural population maturation and growth, and with it, varying transport requirements.	0	0	Inclusive. No particularly sensitive protected characteristic.	Addressed within DM32, DM33, DM34 and DM35. No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services amenities or leisure.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	The policy has the potential to improve home lifestyles.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	The policy is intended to support the development of a high quality urban environment.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy supports the enhancement of homes to facilitate longstanding communities balanced against the creation and maintenance of high quality urban environments.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM22: Landscape Design and Trees</b>	<p><i>Proposals will be required to retain and provide for appropriate landscape design, trees and planting as part of the development scheme.</i></p> <p><i>Works to a protected tree will be permitted only where they do not damage the amenity value and health of the tree and/or are the minimum consistent with good arboricultural practice. The felling of a protected tree will only be permitted where it is severely diseased or dangerous, or, it is necessary to accommodate development of national importance which cannot be located elsewhere; and, a replacement tree is provided of a type, size and location to the satisfaction of the council.</i></p> <p><i>On major and public realm schemes a Green Infrastructure plan and details of structural landscaping, which contribute to the existing overall landscape quality of an area, will need to be agreed with the council prior to the determination of a planning application. It may be a requirement, in appropriate cases, that some landscaping is planted prior to development commencing. (See Policy DM# Green Infrastructure and Nature Conservation).</i></p>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will facilitate the retention of existing amenity spaces.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by protecting/ creating open green space to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy will facilitate the protection and retention of protected trees, existing trees and other green landscape, which will contribute to a healthier urban environment and better mental health of residents.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM23: Shopfronts</b>	<p><i>Permission will be granted for a new, replacement or altered shop front provided that the shop front: respects the scale, style, proportions, detailing, materials and finish of the parent building and surrounding buildings; retains a visible means of support to the building above and does not interrupt or obscure any architectural details; has a fascia that is proportionate in depth to the scale of the shop front and which retains or reinstates vertical breaks between buildings; integrates all elements of the shop front, including provision for security measures, blinds and advertisements where required; incorporates all reasonable measures to make the shop front accessible to all.</i></p> <p><i>In conservation areas and in listed buildings shop front proposals must preserve or enhance the special architectural and historic interest of the area or building. Good quality traditional shop fronts or surviving elements must be retained and where necessary restored. New or replacement shop fronts in traditional buildings should be based upon historic evidence or nearby historic examples wherever possible.</i></p> <p><i>Security measures will be permitted where they are well designed, integrated into the shop front and maintain a window display. Where temporary security measures are necessary, such as when a property is vacant, any boarding up should be decorated to match the shop front or building.</i></p> <p><i>Blinds or awnings will be permitted where they are sensitively designed and located. They should relate to a shop window and cover the full width of the fascia but not</i></p>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
<p><i>obscure any architectural features. On a listed building or a historic building in a conservation area a traditional retractable canvas blind will be permitted where this would not adversely affect the building's proportions or harm a historic shop front or other important feature. Permission will not be granted for blinds above fascia level.</i></p> <p><i>This policy will apply to all uses that have a ground floor commercial frontage with public access, e.g. A1, A2, A3, A4 and A5 uses.</i></p>					
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not materially influence income or employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy facilitates the appropriate use of security measures to protect shop front displays, which will improve their safety and potentially dissuade crime in the area.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy seeks to addresses accessibility, including for individuals with limited mobility	0	+	Inclusive, and particularly relevant for individuals with mobility impairments. However, due to the historic nature of the City, full wheelchair accessibility may not always be achievable, where in a small number of cases the entrance to a small historic shop unit may be restricted in width and or has a high stone step or steps.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Services, Amenities and Leisure	This policy will not influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy seeks to conserve and support high quality urban environments.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM24: Advertisements</b>	<p><i>Consent will be granted for advertisements and/or signs where they are sensitively designed and located so that they do not harm the visual amenity of the site or wider area and do not adversely affect public safety. Consideration will be given to: the character of the area, the siting of advertisements, size and proportion, design, materials, lettering and colour, means of fixture, method and extent of illumination, and cumulative impacts.</i></p> <p><i>Advertisements affecting a heritage asset or its setting must cause no harm to the significance of the asset. Particular regard will be had to the impact on any architectural or historic features of the site and to the chosen materials and finish. Any illumination should be by means of individual halo or internally illuminated letters on an unlit background or by means of discreet external trough lights or spot lights.</i></p> <p><i>Advertisements outside the built-up area must be sensitively designed and be in keeping with the rural area and landscape and should not be illuminated.</i></p> <p><i>Applications for advertisement hoardings or scaffold shrouds will be subject to particular scrutiny due to their scale and potential impact on amenity and public safety. Any consent granted will be for a strictly limited period.</i></p>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not materially influence crime or safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	The policy is intended to support high quality urban environments and prevent intrusion or annoyance within residential areas.	0	+	Inclusive. No particularly sensitive protected characteristic.	Overlap with SPD07 No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM25: Communications Infrastructure</b>	<p><i>Planning applications for telecommunications development will be permitted where all of the following criteria have been met: there will be no significant impact on the character or appearance of the building on which, or space within which, the equipment is located, including contributing to an over accumulation of street clutter, in accordance with CPP2 Place Making Policy; the significance, appearance, character and setting of heritage assets are conserved or enhanced, in accordance with CP15 Heritage; there is no adverse/ unacceptable effect on important wildlife sites, areas of landscape importance and their setting including the setting of the South Downs National Park; all options have been explored for sharing of existing equipment and/or erecting masts on existing tall buildings or other structures, as demonstrated clearly within the application documents; the proposal is appropriately designed, minimising size and scale, and camouflaging appearance wherever possible; all masts and additions to existing masts are self-certified to meet International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards; it has been demonstrated that the telecommunications infrastructure will not cause significant and irremediable interference with respect to other electrical equipment, air traffic services or instrumentation operated in the national interest.</i></p> <p><i>When planning permission for satellite antenna (dish or aerial) is required, applications will be granted where they are sensitively located so as not to be visible from the street or other public spaces, do not detract from the character and appearance of the surrounding area, are the minimum possible size and of an appropriate colour.</i></p> <p><i>Planning permission and/or listed building consent may be refused for satellite antenna equipment that would harm the appearance, character and setting of heritage assets.</i></p> <p><i>New development or major renovation works to existing buildings should facilitate high speed broadband and advancement in communication networks where possible and ensure that sufficient ducting space for digital connectivity infrastructure is provided as part of the development.</i></p> <p><i>Where possible, the council will encourage the removal of older communication equipment that is no longer required in order to minimise visual impact.</i></p>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy seeks to minimise impacts upon the quality and appeal of the urban environment.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM26: Conservation Areas</b>	<i>Development proposals within conservation areas, including alterations, change of use, demolition and new buildings, will be permitted where they preserve or enhance the distinctive character and appearance of that conservation area, taking full account of the appraisal set out in the relevant character statement. Particular regard will be had to: the urban grain and/or historic development pattern of the area, including plot sizes, topography, open space and landscape; The typical building forms and building lines of the area, including scale, rhythm and proportion; the cohesiveness or diversity of an area; the retention of buildings, structures and architectural features that contribute positively to the identified character and appearance of the area; the preservation or enhancement of key views; the primary importance of street elevations (or other publicly visible elevations) and the roofscape; The importance of hard boundary treatments and the distinction between public and private realm; the retention of trees and gardens where these are integral to the significance of the area; the use of building materials and finishes that respect the area; the retention of historic street furniture; the council will give particular consideration to the retention of a mix of uses in areas where such a mix contributes positively to the character and appearance of the area, including any cumulative impacts; new development within a conservation area should be of the highest design quality and</i>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
<i>should take the opportunity to enhance the special interest of the area wherever possible, having regard to any adopted management plan.</i>					
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	The policy seeks to support the delivery of housing provision and quality. Where there is the potential to impact upon heritage asset the NPPF requires any public benefits to be weighed against that harm.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Environment	This policy will facilitate the protection of key views and retention of trees and gardens, which can be positive to the health and wellbeing of communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM27: Listed Buildings</b>	<p><i>A listed building should be retained in viable use and good repair. Proposals involving the alteration, extension, or change of use of a listed building will be permitted where they would not harm the special architectural or historic interest of the building, having particular regard to: the exterior of the building, its design, construction, fabric, finishes and architectural features; the interior of the building, its plan form, internal hierarchy, construction, fabric, finishes, features and fixtures; any curtilage structures or hard surfaces; any boundary wall, railings, gates or fences etc; any group value the building possesses; the significance of any past additions to the building or later phases of its development; any historical associations that the building has; the design quality of any proposed additions; the use of materials which are appropriate historically, functionally and aesthetically; the impact of any excavation works on the building's structural integrity and archaeological interest; the potential reversibility of any alterations.</i></p> <p><i>Where vacancy is an on-going concern, consent will be granted for a new viable use that is consistent with the conservation of the building's special interest, provided that this would not unacceptably conflict with other policies or material considerations. In applying other policies the council will have special regard to the benefits of bringing the listed building back into use.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy seeks to retain and protect listed buildings, and does not materially influence housing provision or quality.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy will facilitate the retention and preservation of buildings with special historic and architectural value within the community.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM28: Locally Listed Heritage Assets</b>	<p><i>The council will strongly encourage the retention of locally listed heritage assets and their continued use. Applications for demolition or substantial alteration (including any loss of key components) will be expected to demonstrate that the option of retention and reuse has been fully explored.</i></p> <p><i>Alterations and extensions to a locally listed heritage asset, or new development within its curtilage, should be of a high standard of design that respects the special interest of the asset as set out in the Local List (or, where not included, within a submitted heritage statement).</i></p> <p><i>Other potential non-designated heritage assets may on occasion be identified as part of the pre-application process, particularly where they occupy sites or locations</i></p>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<i>that are not readily visible from a public viewpoint. Where they possess a sufficient degree of significance they will be subject to this policy. In all such cases that significance will be assessed against the selection criteria set out in The Local List of Heritage Assets (PAN07).</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy seeks to retain and protect locally listed heritage, and does not materially influence housing provision or quality.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Environment	This policy will facilitate the retention and preservation of locally listed heritage assets.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM29: The Setting of Heritage Assets</b>	<p><i>Development within the setting of a heritage asset will be permitted where its impact would not harm the contribution that setting makes to the asset's significance, by virtue of the development's siting, footprint, density, scale, massing, design, materials, landscaping or use.</i></p> <p><i>In assessing the contribution that setting makes to significance, and the impact of a development on that setting, the council will have particular regard to the following considerations: the physical surroundings of the asset, including topography and townscape; the asset's relationship with the Downland landscape, the sea or seafront and with other heritage assets; the asset's historic or cultural associations with its surroundings, including patterns of development and use; the importance of any sense of enclosure, seclusion, remoteness or tranquillity; the way in which views from, towards, through and across the asset allow its significance to be appreciated; whether the asset is visually dominant and any role it plays as a focal point or landmark; and whether the setting was designed or has informally occurred over time, including the degree of change to the setting that has taken place.</i></p> <p><i>Opportunities should be taken to enhance the setting of a heritage asset through new development. Where a major development impacts on the setting of multiple heritage assets, priority should be given to enhancing the setting of the asset(s) of greatest significance.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy seeks to retain and protect the setting of heritage assets, and does not materially influence housing provision or quality.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				No particularly sensitive protected characteristic.	
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy seeks to protect the setting of heritage assets within the community.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM30: Registered Parks and Gardens</b>	<p><i>Permission will be granted for development proposals that would preserve or enhance the historic layout, character, designed features and principal components of a registered park and garden of special historic interest. In assessing this, the council will have particular regard to the impact of development on any notable view of, within or across the park or garden.</i></p> <p><i>As an exception to the above, and where permission is required, temporary uses or events (including associated structures) may be permitted where any harm caused would be strictly temporary, minor and easily reversible, having regard to the significance of the site within the park and garden, the scale of impact, timing and any public benefits arising from the use or event.</i></p>				



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
<i>The production of management plans for registered parks and gardens and the implementation of identified enhancement works will be positively encouraged.</i>					
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy could influence the potential uses of parks and gardens, and the provision of recreational and leisure facilities to the community.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by protecting/ creating open green space to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Environment	This policy will facilitate the retention and preservation of local parks and gardens, which will provide a healthy urban environment beneficial to preserving both human health and wildlife.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy could facilitate stronger community cohesion via recreational and leisure facilities and uses made available.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM31: Archaeological Interest</b>	<p><i>Development proposals affecting heritage assets with archaeological interest will be permitted where it can be demonstrated that development will not be harmful to the archaeological interest of the heritage assets or their settings, having regard to their significance. This will include: direct impacts on designated sites (e.g. developments requiring Scheduled Monument Consent); indirect impacts on the settings of designated sites; and impacts on sites that have the potential to include heritage assets with archaeological interest, (having consulted the Historic Environment Record).</i></p> <p><i>In all such cases the applicant will be expected to consult with the Historic Environment Record (HER) in order to provide for one of three outcomes: no significant impact considered likely and no further consultation with the HER considered necessary; a Historic Environment Consultation Report; a desk-based assessment.</i></p> <p><i>The results of any report or assessment should be included within a Heritage Statement, which must accompany the planning application.</i></p> <p><i>Where the council has reason to believe, either from the archaeological assessment or from other evidence sources, that significant archaeological remains may exist, a suitable field evaluation and/or survey (e.g. for standing buildings and structures) will be required.</i></p> <p><i>In some cases permission may be granted subject to a requirement that no development shall take place until the developer has secured the implementation of a programme of archaeological work (including field work, post excavation analysis, reporting and archiving), in accordance with a Written Scheme of Investigation approved by the council.</i></p> <p><i>Preservation in situ of archaeological sites or remains is the preferred option. Wherever practical, opportunities should be taken for the enhancement and interpretation of remains left in situ.</i></p> <p><i>Where the assessment shows that preservation in situ is not justified, developers will be required to: record any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and to make this record publicly accessible; and make provision for the conservation and storage of artefacts.</i></p> <p><i>Planning conditions may be imposed, or a planning obligation sought, in order to secure these requirements.</i></p>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy will facilitate the retention and preservation of local heritage assets with historic or archaeological interests.	0	+	Inclusive. No particularly sensitive protected characteristic.	Overlaps with DM27 and DM28, No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Community Cohesion	This policy will not directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM32: The Royal Pavilion Estate</b>	<p><i>Proposals that seek to re-establish the Royal Pavilion estate as a single historic estate will be encouraged and supported. Such proposals should be informed by a Conservation Plan that seeks to reconnect and unify the numerous heritage assets that comprise the estate. It is expected that a successful scheme should achieve all of the following: provide a more legible and coherent perimeter treatment; enhance entrances and create a sense of arrival; improve security within the estate and design out anti-social behaviour; transform the quality and infrastructure of the gardens and enable the management of activities within it; provide better management of vehicular traffic into and within the estate; ensure more effective and attractive pedestrian circulation through the estate; provide better signage and interpretation; enhance key views into and across the estate; and encourage greater biodiversity within the gardens.</i></p> <p><i>With regard to the Royal Pavilion itself proposals will be supported where they seek to contribute to at least one of the following objectives: improve the visitor welcome; increase accessibility; restore additional areas of the building and open them up for public access; or improve catering facilities for functions and events.</i></p> <p><i>Temporary uses within the gardens will be assessed against the policy on Registered Parks and Gardens with particular regard to all of the following: the role of the gardens as a setting for the listed buildings; the protection of key views; potential impacts on historic fabric and protective measures; and the importance of the formal and quieter character of the east lawn.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy has the potential to support direct, indirect and induced employment opportunities for hospitality and horticultural staff.	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy can influence transport, due to the better management of vehicular traffic in the estate, and the improvement of pedestrian circulation within the estate, which may encourage more active travel.	0	+	Inclusive. No particularly sensitive protected characteristic.	Active travel further addressed through Policy DM32. No additional recommendations.
Crime and Safety	This policy has the potential to improve safety and reduce ASB in the estate vicinity through the provision of improved security within the estate.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Access and Accessibility	This policy will improve access and accessibility to a local monument of historic and cultural value.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will improve access and accessibility to a local monument of historic and cultural value, which in turn provides recreational and leisure facilities to the community.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by protecting/ creating open green space to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will not directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	The policy seeks to promote the retention and preservation of a local urban garden, with the potential to provide a healthy urban environment beneficial to preserving both human health and wildlife.  The encouragement of active travel will also have associated health benefits to the community and its visitors.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations; active travel further addressed through Policy DM32.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy could facilitate stronger community cohesion via recreational and leisure facilities and uses made available.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>City-Wide Development Management Policies: Transport and Travel</b>					
<b>DM33: Safe, Sustainable and Active Travel</b>	<p><i>The council will promote and provide for the use of sustainable transport and active travel by prioritising walking, cycling and public transport in the city. This will support the objectives, projects and programmes set out in the Local Transport Plan and other strategy and policy documents. New developments should be designed in a way that is safe and accessible for all users, and encourages the greatest possible use of sustainable and active forms of travel.</i></p> <p style="text-align: center;"><u><i>Pedestrians (including wheelchair users)</i></u></p> <p><i>In order to encourage walking as a mode of travel, new development should: provide for safe, easy and convenient access to/from proposed development for all</i></p>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<p><i>pedestrians, irrespective of their level of personal mobility; and contribute towards improvements to the wider pedestrian environment, providing for a safe and attractive public realm, including signage, seating, shade/shelter and planting; and maintain, improve and/or provide pedestrian/wheelchair accessible routes that are easy, convenient and safe to use, giving consideration to pedestrian desire lines within and outside site boundaries.</i></p> <p style="text-align: center;"><u>Cyclists</u></p> <p><i>In order to ensure a safe and accessible environment for cyclists, new development should: provide for safe, easy and convenient access for cyclists to/from proposed development; and provide or contribute towards, the city's network of high quality, convenient and safe cycle routes; and protect existing and proposed cycle routes unless satisfactory mitigation is provided or provision is made for an alternative alignment; and provide for sufficient levels of cycle parking facilities in line with the Parking Standards for New Development (SPD14) (and any subsequent revisions) which must, wherever possible, be under cover, secure, convenient to use, well-lit and as close to the main entrance(s) of the premises as is possible. Short stay visitor cycle parking could be uncovered but must be located close to the building entrance(s) and benefit from high levels of natural surveillance; and make provision for high quality facilities that will encourage and enable cycling including communal cycle maintenance facilities, workplace showers, lockers and changing facilities.</i></p> <p style="text-align: center;"><u>Public Transport Users</u></p> <p><i>In order to promote and provide for greater levels of public transport usage in the city (including bus, coach, taxi and rail travel), new development should: be located and designed to provide good access to public transport services and facilities; and provide or contribute towards improvements to the public transport network/infrastructure including passenger interchanges and facilities; and directly fund or contribute towards improvements and/or extensions to existing bus services and/or the provision of new bus routes; and protect and, where appropriate, enhance existing and proposed public transport routes.</i></p> <p style="text-align: center;"><u>Safe Travel</u></p> <p><i>Planning permission will be granted for developments that meet all of the following criteria: do not create road safety problems or danger for any road user, especially those who are most vulnerable; do not prejudice the implementation of proposed road safety improvements set out in the Local Transport Plan (and subsequent revisions/successor documents) and the council's Road Safety/Safer Roads Strategy; and create safe and secure layouts which minimise the risk of collision or potential conflict between road users.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy overlaps with a number of policies designed to locate future developments that encourage sustainable and active transport links, supporting Brighton & Hove's varied economies.	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy is specifically geared towards	0	+	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	addressing and improving sustainable transport options and promoting active travel throughout Brighton & Hove, with a priority modal shift away from private vehicles and increased use of sustainable and active transport for both recreation and transportation.			No particularly sensitive protected characteristic.	
Crime and Safety	This policy seeks to improve road safety by imposing safety criteria to be met for planning permission to be granted, as well as requiring new developments to provide safe and convenient access for pedestrians, cyclists and public transport users to and from developments.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to increase access and accessibility for all users in the community, regardless of their level of personal mobility.	0	+	Inclusive. The elderly and disabled.	No additional recommendations.
Services, Amenities and Leisure	This policy seeks to improve access and accessibility to services, amenities and facilities throughout the community.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy seeks to encourage the increased use of physical activity as a key mode of transport and recreation, and is geared to improve the quality of the urban environment (with social, mental and physical health benefits).	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The policy supports physical activity for recreation and as a key mode of transport, while removing community barriers and improving the quality of the urban environment, contributing to physical, social and mental health benefits and facilitating healthy living for longer.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy seeks to contribute towards improving the local environment by encouraging a modal shift away from private car use and associated emissions, severance and risk of collision.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not directly influence food	0	0	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	access.			No particularly sensitive protected characteristic.	
Community Cohesion	Supporting a modal shift away from private vehicle has the potential to remove community barriers and reinforce social and community cohesion.	0	+	Inclusive. No particularly sensitive protected characteristic..	No additional recommendations.
<b>DM34: Transport Interchanges</b>	<i>The development of purpose-built interchanges including park and ride facilities, coach parking, lorry parking or freight consolidation centres will be supported where proposals meet all of the following criteria: it can be demonstrated that the development will have a significant positive effect in reducing congestion in the city centre and/or mitigating other issues within designated areas, for example through air quality improvements in AQMAs; the need to travel through residential areas, the central area and Conservation Areas is minimised; appropriate design and landscape measures are incorporated to minimise the visual and amenity impact; there is no unacceptable impact on local and strategic road network and its capacity to safely and efficiently accommodate the movement generated or attracted by the development; provision is made for the needs of those with mobility difficulties and for the safety and security of all users; the site is located on or close to a major radial route into the city; and for park and ride sites, complementary measures are implemented to ensure the reliability and enhance the attractiveness of using such a facility.</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy seeks to respond to transport demand, critical to sustaining a vibrant city.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing, but might aid in addressing conflicting or competing land use.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	The policy is specifically geared towards addressing and improving transport interchange and supporting a modal offset to public and active transport options to and within the city. The policy also covers HGV and coach movements, prioritising options that benefit the city.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations; sustainable/ active travel further addressed through Policy DM32.
Crime and Safety	This policy seeks to improve road safety for all users and the strategic road network, by	0	+	Inclusive. No particularly sensitive	No additional recommendations.



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<p>requiring provisions to be made to ensure the safety of its users.</p> <p>The policy also covers the safety and security at intermodal facilities to remove barriers limiting their use, further encouraging modal offset to public and active transport.</p>			protected characteristic.	
Access and Accessibility	The policy seeks to manage the transport needs of the city, balanced against supporting the delivery of an urban environment conducive to healthy, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	The policy seeks to manage the transport needs of the city, balanced against supporting the delivery of an urban environment conducive to healthy, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	Policy text refined to provide additional clarity No additional recommendations.
Lifestyle	<p>The policy seeks to manage the transport needs of the city, balanced against supporting the delivery of an urban environment conducive to healthy, vibrant and cohesive communities.</p> <p>The lifestyle benefits for city residents are largely brought about by improved hazard management (air, noise risk of collision and community severance).</p> <p>Visitor benefits are more the increased physical activity brought about by modal interchange improvements.</p>	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health care need, but will contribute towards the delivery of an urban environment conducive to healthy, vibrant and cohesive communities (preventing and delaying the onset of poor health and associated health care.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy facilitates the improvement of local air quality and environmental noise from reduced congestion and vehicular traffic in central, residential and conservation areas of the city, which will promote a healthier urban environment.	0	+	Inclusive. No particularly sensitive protected characteristic..	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Food Access	This policy will not directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy seeks to manage the transport needs of the city, balanced against supporting the delivery of an urban environment conducive to healthy, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM35: Travel Plans and Transport Assessments</b>	<p><i>Transport Statements, Transport Assessments and Travel Plans should be provided to support planning applications for all developments that are likely to generate significant amounts of movement/travel in line with the NPPF or any subsequent national or locally derived standards and guidance.</i></p> <p><i>Larger developments requiring Transport Assessments should also consider the cumulative transport impacts arising from other committed or planned developments (i.e. development that is permitted or allocated and there is a reasonable degree of certainty delivery will occur). Development will not be permitted where the residual cumulative impact of the development is severe, unless provision is made for appropriate mitigation.</i></p> <p><i>A Transport Assessment should be submitted to support any development located within or adjacent to an AQMA.</i></p> <p><i>All development proposals should include appropriate measures to ensure that journeys by private car are minimised and to make the greatest possible use of sustainable travel in order to deliver the objectives for sustainable transport set out in Policy CP9 of the City Plan Part One. Where necessary, planning obligations will be sought to facilitate or support such measures.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	The policy seeks to manage the transport needs of the city, balanced against supporting the delivery of an urban environment conducive to healthy, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1. No additional recommendations.
Crime and Safety	This policy will not directly influence crime, but does facilitate a modal offset to active transport	0	+	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	through the planning/coordination of transport plans.			No particularly sensitive protected characteristic.	
Access and Accessibility	The policy seeks to manage the transport needs of the city, balanced against supporting the delivery of an urban environment conducive to healthy, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not directly influence services and amenities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	The policy seeks to manage the transport needs of the city, balanced against supporting the delivery of an urban environment conducive to healthy, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health care need, but will contribute towards the delivery of an urban environment conducive to healthy, vibrant and cohesive communities (preventing and delaying the onset of poor health and associated health care.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy facilitates the improvement of local air quality through the requirements for a TA in developments located near AQMAs, which will promote a healthier urban environment.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy seeks to manage the transport needs of the city, balanced against supporting the delivery of an urban environment conducive to healthy, vibrant and cohesive communities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM36: Parking and Servicing</b>	<p><i>Provision of parking, including 'blue badge' holder and cycle parking, in new developments should follow the standards set out in Appendix 2 (of CPP2). The provision of adequate parking facilities and their design should be appropriate to the scale, nature, location and users of the proposed development.</i></p> <p><i>Where a development is likely to result in overspill car parking on-street, applicants will be required to submit an on-street parking survey to demonstrate there is sufficient car parking capacity in the immediate vicinity of the site to support the extra demand created by the new development. Where this cannot be demonstrated the council may require the development to be 'permit free'.</i></p>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<p><i>New developments should include infrastructure to support the use of low emission vehicles.</i></p> <p><i>Parking spaces for people with a mobility related disability ('blue badge' holders) should be sited closest to the main or most suitable access, to the development. Where these spaces cannot be laid out within the development site, developers may be required to provide dedicated spaces on-street or where appropriate support a mobility scheme or specially adapted public transport infrastructure.</i></p> <p><i>Provision for large vehicles to service new developments should be provided on-site, including sufficient manoeuvring space.</i></p>				
Demography	This policy will not materially influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	<p>This policy will seek to refine developments to more effectively address existing parking pressure within the city while further encouraging the transition to low and zero local emission vehicles.</p> <p>The “permit free” approach reinforces the requirement of developers to proactively investigate, assess and address parking overspill.</p>	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	The policy seeks to address existing parking pressure within the city while further encouraging the transition to low and zero local emission vehicles.	0	+	Inclusive – mobility impaired or otherwise disabled individuals (“blue badge holders”).	Sustainable/active travel further addressed through Policy DM32 and also CP9 of CPP1.
Crime and Safety	This policy will not directly influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy seeks to address existing parking pressure within the city while further encouraging the transition to low and zero local emission vehicles and facilitating improvements in access and accessibility.	0	+	Inclusive – mobility impaired or otherwise disabled individuals (“blue badge holders”).	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Services, Amenities and Leisure	This policy will not directly influence services and amenities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	The policy seeks to address existing parking pressure within the city, contributing towards improvements in the urban environment beneficial to health, lifestyle and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health care need, but will contribute towards the delivery of an urban environment conducive to healthy, vibrant and cohesive communities (preventing and delaying the onset of poor health and associated health care).	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy facilitates the improvement of the local environment (air quality, noise, transport safety) by promoting active transport through the provision of more cycle parking in new developments, while further supporting the transition to zero and low local emission vehicles.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy will not influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy is not anticipated to influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>City-Wide Development Management Policies: Environment and Energy</b>					
<b>DM37: Green Infrastructure and Nature Conservation</b>	<p><i>Development proposals will be required to demonstrate that they safeguard or contribute to the existing multifunctional network of Green Infrastructure and the connections between spaces within and beyond the City, ensure that the ecosystems services of the area are retained, and, complement UNESCO Biosphere objectives.</i></p> <p><i>Proposals must seek to protect species and habitats. Proposals must protect and prevent damaging impacts to the following and, where possible, seek to enhance: Nature Improvement Area; protected and notable species and habitats; ancient woodland; aged/veteran trees; protected trees; the City's National Elm Collection; designated sites of importance to nature conservation.</i></p> <p><i>Proposals liable to affect such sites and/or features either directly or indirectly must be supported by an appropriate and detailed site investigation/ assessment and accord with the mitigation hierarchy. Measures to avoid any harmful impacts and minimise adverse effects will be required. Proposals liable to cause demonstrable</i></p>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<p><i>harm to such sites and/or features will not be permitted. (See also Policy DM22 Landscape Design and Trees policy).</i></p> <p><u>Designated sites:</u></p> <p><i>Proposals within a designated site of nature conservation importance or which could impact upon a designated site must demonstrate that any adverse effects would not undermine the objectives of the designation, features of interest/importance and/or integrity of the area. Proposals within a designated site, as detailed below, will be permitted only where it can be demonstrated that there are no alternative sites, the proposal accords with policies CP10 and CP16, and: within International/European sites: there are imperative reasons of overriding public interest within National sites: there are overriding benefits of national importance within a Local Nature Reserve: there are overriding benefits of importance to the South East, or, it is sympathetic and ancillary development to the designation within a local site: there are overriding benefits of citywide importance, or, it is sympathetic and ancillary development to the designation.</i></p> <p><i>Proposals liable to cause direct or indirect harm to a designated site that accord with the requirements and exceptions above must provide: details to demonstrate that the objectives of the designation and integrity of the area will not be undermined; measures included to provide biodiversity net gains; improvements to public appreciation of the site; and, funded management plans that secure the protection and enhancement of remaining features.</i></p>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy seeks to increase access to and understanding of the environment.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy seeks to protect the quality and appeal of green networks and spaces important to current and future generations.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities	This policy is not anticipated to directly influence	0	0	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
and Leisure	services and amenity.			No particularly sensitive protected characteristic.	
Lifestyle	This policy is not anticipated to directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy is specifically geared towards protecting and enhancing the city's green spaces and natural assets and biodiversity.	0	+	Inclusive. No particularly sensitive protected characteristic.	Also addressed by Policies DM20, DM29 and DM37; no additional recommendations.
Food Access	This policy will not directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM38: Local Green Space</b>	<i>The following green areas, as defined on the policies map, are designated and protected as Local Green Spaces: Hollingbury Park, Three Cornered Copse, Ladies' Mile and Benfield Valley. Enhancements consistent with Local Green Space designation will be supported and will be required where proposed development may impact the Local Green Space.</i>				
Demography	This policy will not influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy doesn't influence access or accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	The policy doesn't influence service, amenities or facilities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	The policy does not afford any additional protection of the four sites listed, but does require enhancement where proposed developments consented.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	The policy seeks to designate green areas considered of particular importance to local communities, and subject to development in very rare circumstances, will seek appropriate mitigation.	0	0	Inclusive. No particularly sensitive protected characteristic.	Also addressed by Policies DM20, DM29 and DM37, as well as CP16 and CP17 of the CPP1. No additional recommendations.
Food Access	This policy will not directly influence food access, but may protect and enhance local ecosystem services (such as pollination) that could improve food production.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM39: Development of the Seafont</b>	<i>Proposals which generate a need for enhanced coastal defences will be required to meet all of the following criteria: accord with the relevant Shoreline Management Plan and Coastal Strategy Study; be of a design and appearance that is in keeping with their surroundings; be maintained as part of the development and not be detrimental to coastal processes, existing and/or proposed coastal defences/coastal protection works and their maintenance; and where appropriate, include escape</i>				



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<p><i>routes in the event of tidal flooding, where possible, on north side of buildings, providing windows and access ways that are capable of withstanding storm attack.</i></p> <p><i>Proposals should be designed to take account of the particular conditions experienced in the coastal zone, for example in layout, design, landscaping and materials proposed, and should be resilient to the effects of climate change and designed to avoid adverse impacts from and on the coastal and marine environment in accordance with Policy DM37 Green Infrastructure and Nature Conservation.</i></p> <p><i>Proposals should safeguard the importance of the seafront and beach as an open space and maintain and enhance public access to and along the coast and to sea-based activities (see CP16 Open Space and CP17 Sports Provision).</i></p> <p><i>There will be a presumption against development extending onto the shingle beach. As an exception the council will support the provision of new small scale public amenities of an appropriate design (such as toilets and facilities for coastal sport uses such as showers, changing rooms and lifeguard facilities) or improvements to existing areas of hardstanding or access to the beach, shoreline and sea-based activities.</i></p> <p><i>All developments providing sea-based activities or with a potential impact upon the marine environment should be in accordance with the Marine South Plan.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing, but supports development that is conducive to addressing current and future flood and storm defence.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve and enhance access and accessibility to the Sea Front while also protecting it from the detrimental effects of climate change, thereby protecting and enhancing the continued use as open space.	0	+	Inclusive, and further includes features to increase the use by elderly and mobility impaired individuals.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Services, Amenities and Leisure	This policy seeks to improve and enhance access and accessibility to the Sea Front and encourage the use of its associated amenities and sea-based recreational activities.	0	+	Inclusive, and further includes features to increase the use by elderly and mobility impaired individuals.	No additional recommendations.
Lifestyle	Supports physical activity and the enjoyment of the city's natural assets.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health needs, but is conducive to supporting an active, vibrant and cohesive community.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy is specifically geared towards protecting and enhancing Brighton & Hove's Sea Front and associated marine environment, and improving its resilience to the threats of climate change.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	The policy would not directly influence access to food.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy seeks to improve social capital through the protection of and encouraging the use of coastal open spaces for recreational and leisure activities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM40: Protection of the Environment and Health- Pollution and Nuisance.</b>	<p><i>Planning permission will be granted for development proposals that enhance the City's high-quality environment and can demonstrate that they will not give rise nor be subject to material nuisance and/or pollution that would cause unacceptable harm to health, safety, quality of life, amenity, biodiversity and/or the environment (including air, land, water and built form). Proposals should seek to alleviate existing problems through their design.</i></p> <p><i>Proposals liable to cause or be affected by pollution and/or nuisance will be required to meet all the following criteria: be supported by appropriate detailed evidence that demonstrates: the site is suitable for the proposed use and will not compromise the current or future operation of existing uses; pollution and/or nuisance will be minimised; appropriate measures can and will be incorporated to attenuate/mitigate existing and/or potential problems in accordance with national and local guidance; and, appropriate regard has been given to the cumulative impact of all relevant committed developments as well as that of the proposal and/or effect of an existing pollution/nuisance source; support the implementation of local Air Quality Action Plans and help support the local authority meet the Government's air quality and other sustainability targets; provide, when appropriate, an Air Quality Impact Assessment to consider both the exposure of future and existing occupants to air pollution, and, the effect of the development on air quality. Air quality improvements and/or mitigation must be included wherever possible; have a positive impact, where practicable, on air quality when located within or close to an Air Quality Management Area and not worsen the problem. Particular regard must be given to the impacts of emissions from transport, flues, fixed plant, and, heat and power systems; and, ensure outdoor lighting is well designed; low impact; efficient; the minimum necessary with an appropriate balance between intensity, fittings, height and structures; and, not cause unacceptable detriment to public and highway safety, the night sky and the South Downs National Park International Dark Sky Reserve.</i></p> <p><i>When a proposal, including the remediation measures, invokes the need for an Environmental Impact Assessment the findings of the assessment must be</i></p>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
<i>appropriately taken into account in the proposal.</i>					
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education, it does however set out standards for areas that are suitable for schools to be built, with regards to air quality and nuisance (i.e. site suitability).	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing, it does however set out standards for areas that are suitable for residential developments to be built, with regards to air quality and nuisance (site suitability).	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime but seeks to improve the safety and wellbeing of residents through hazard management and avoidance (i.e. remove or control hazards and their potential community exposure through planning and mitigation).	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy is not anticipated to directly influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy is not anticipated to directly influence services and amenities, however it does influence the suitability of sites for development (potentially including amenities).	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is not anticipated to directly influence lifestyle.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Health Needs	The policy reinforces/complements the regulatory planning and permitting process set to be protective of the environment and health.	0	+	Inclusive, but a disproportionate benefit to the elderly and those individuals whose health may already be compromised.	No additional recommendations.
Environment	The policy reinforces/complements the regulatory planning and permitting process set to be protective of the environment and health.	0	+	Inclusive. No particularly sensitive protected characteristic.	CPP1 CP18 defined best practice and is only now picked up by the recent amendment to the EU EIA Directive and its transposition into UK Planning.  There may be a need to provide guidance on how population and health is addressed through development in the city, as there may be some confusion as to whether a separate HIA is needed to comply with CP18 in addition to an EIA, or whether it is included under the Population and Health requirement.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	The policy reinforces/complements the regulatory planning and permitting process set to be protective of the environment and health, and in doing so, supports the delivery of an urban environment conducive to facilitating a healthy, vibrant and cohesive community.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM41: Polluted Sites, Hazardous Substances &amp; Land Stability</b>	<i>Development proposals must ensure that they do not prejudice health, safety and the quality of the City's environment and ecosystem services. Proposals must be supported by a desktop survey and where appropriate a site investigation and must demonstrate that all of the following requirements are met: the development is appropriate for the location taking account of ground conditions, land instability and vulnerability of future and surrounding occupants; appropriate measures have been taken, or are provided for, to address hazardous substances, installations and notifiable pipelines; the development provides for the suitable re-use of polluted land and buildings and delivers appropriate remediation to safeguard and protect the end users of the site and prevent leaching; and provision is made for appropriate measures necessary to protect the environment, future users and surrounding occupants.</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and	This policy will not directly influence income and	0	0	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Employment	employment.			No particularly sensitive protected characteristic.	
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime, but reinforces the regulatory planning and permitting process to identify and manage potential hazards to prevent significant environmental or health risk.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	The policy does not materially influence access or accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy is not anticipated to directly influence services and amenities but will influence site suitability.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is not anticipated to directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The re-use of polluted land and buildings as well as brownfield sites is likely to reduce threats posed by contamination to human health, safety and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy seeks to enhance the productivity of and encourage the re-use of Brighton & Hove's polluted land and buildings and brownfields sites. This could help reduce threats posed by contamination to health, safety and the	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	environment.				
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM42: Protecting the Water Environment</b>	<i>In consultation with the council and relevant statutory bodies, planning applicants should consider the potential impacts on water quality resulting from the design, construction and operation of proposed development. Where necessary, development proposals should include measures to reduce any risk to the water environment and its ecology and aim to protect and improve water quality (of surface water, groundwater and the sea). Development proposals will not be permitted if they have an unacceptable impact on the quality and potential yield of local water resources used for public water supplies. Planning permission may be refused if relevant site investigations and risk assessments have not been undertaken and if necessary mitigation measures are not provided. The council in liaison with Southern Water will take account of the capacity of existing on and off-site water and sewerage infrastructure and the impact of development proposals on this infrastructure. Applicants will be required to demonstrate that capacity exists on and off-site in the sewerage network to serve the development or that it can be provided at the nearest point of adequate capacity ahead of occupation to avoid sewer flooding. Where necessary, and as advised by Southern Water, the council will seek improvements to water and/or sewerage infrastructure related and appropriate to the development so that improvements are completed prior to occupation of development.</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime but reinforces the regulatory planning and permitting process to identify and manage potential hazards to	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	prevent significant environmental or health risk.			protected characteristic.	
Access and Accessibility	This policy is not anticipated to directly influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy is not anticipated to directly influence services and amenities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is not anticipated to directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy is specifically geared to protect and enhance Brighton & Hove's surface and ground water resources and the sea, and seeks to protect and improve urban sewerage systems and the public water supply.	0	+	Inclusive. No particularly sensitive protected characteristic.	Protection of the marine environment further addressed through Policy DM38. No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM43: Sustainable Urban Drainage</b>	<i>The design and layout of all new buildings, and the development of car parking and hard standing, will be required to incorporate appropriate Sustainable Drainage Systems (SUDS) capable of ensuring that there is a reduction in the level of surface water leaving the site unless it can be demonstrated not to be reasonably practicable. Subterranean development, for example, storage tanks, basements or subterranean car parks, will not be permitted in areas where there has been a history of groundwater emergence. SUDS should be sensitively located and designed to ensure that the quality of local water is not adversely affected; and should promote improved biodiversity, an enhanced landscape/townscape and good quality spaces that improve public amenities in the area. Details of the proposed SUDS should be submitted as part of any planning application including provision for arrangements for the whole life management and maintenance of the provided SUDS.</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing, but the SFRA will inform suit suitability and design.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime, but seeks to improve safety for developments and residential areas from flood risk and groundwater emergence.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy is not anticipated to directly influence access and accessibility	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy seeks to protect and improve the landscape/townscape around it in order to provide high quality spaces that improve public amenity.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is not anticipated to directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy is specifically geared to protect Brighton & Hove's water resources from contamination, and seeks to minimise and manage the risk of flooding and extreme	0	+	Inclusive. No particularly sensitive protected characteristic.	Protection of urban environmental health further addressed through Policy DM39. No additional recommendations.



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	weather events.				
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM44: Energy Efficiency and Renewables</b>	<p><i>The following standards of energy efficiency and energy performance will be required unless it can be demonstrated that doing so is not technically feasible and/or would make the scheme unviable: all development including conversions and change of use of existing buildings to achieve at least 19% improvement on the carbon emission targets set by Part L 2013; all development to achieve a minimum Energy Performance Certificate (EPC) rating of, i) EPC 'C' for conversions and changes of use of existing buildings to residential and non-residential use, ii) EPC 'B' for new build residential and non-residential development. Opportunities for new development to achieve greater reductions in CO2 emissions through the use of passive design, fabric standards, energy efficiency measures and low and zero carbon technologies will be encouraged in: a) Development Areas 1- 7 (City Plan Part 1); b) Housing Allocations in the urban fringe (Policy H2); c) Within industrial areas identified and safeguarded in City Plan Part One Policy CP3.3. Where it can be demonstrated that the minimum CO2 reduction targets cannot be met on-site, mitigation measures may be sought in accordance with CPP1 Policy CP7 Infrastructure and Developer Contributions. All development will be expected to submit an energy statement to provide details of the low and zero carbon energy technologies used including the size/capacity of the systems and the estimated CO2 savings that will be achieved.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy encourages new and innovative industry and low carbon opportunity areas to spearhead energy efficiency advancements.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy encourages research and development through low carbon opportunity areas to spearhead energy efficiency advancements.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	<p>The policy sets a minimum housing energy efficiency standard (more challenging than the national requirement) to drive energy efficiency and work towards the goal of becoming a zero carbon city by 2030.</p> <p>This improves housing quality and efficiency, but can increase cost.</p>	0	+	Potential impact on housing affordability with the elderly and socio-economically deprived most affected, but addressed through DM4 and DM5.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				No particularly sensitive protected characteristic.	
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy is not anticipated to directly influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy is not anticipated to directly influence services and amenities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is not anticipated to directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy is specifically geared to improve Brighton & Hove's environmental footprint by meeting emission targets that will help improve local air quality and energy performance, and ultimately enhance the city's resilience to future environmental change.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM45: Community Energy</b>	<p><i>Developers of medium and major development schemes are encouraged to actively seek community energy partners to deliver low and zero carbon energy solutions which are 'led by'; or 'meet the needs' of; and provide a positive local benefit to communities.</i></p> <p><i>On medium scale and major developments where viability issues restrict the applicants' ability to maximise the potential for low and zero carbon energy as part of their scheme, community energy solutions should be explored which are 'led by' or 'meet the needs' of communities and provide a way to install technologies at reduced or</i></p>				

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<i>potentially no upfront cost. In such instances, this approach will particularly be encouraged. The definition 'led by' or 'meet the needs' of local communities is defined as full community ownership and control of a low carbon energy solution or project. This model provides the greatest scope for long term accessible and inclusive benefits for the local community and will therefore receive the greatest level of support. Other models exist such as split ownership, joint venture, equity shares, and post-construction community buy out.</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy seeks to encourage research and development of low and zero carbon energy providers to partner with community developments, and thus will support a variety of direct, indirect and induced employment opportunities for new developments.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy seeks to improve knowledge and understanding of low and zero carbon energy technologies and encourage their use.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve access and accessibility to the long-term benefits of using more sustainable and efficient energy technologies.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy is not anticipated to directly influence services and amenities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is not anticipated to directly influence	0	0	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	lifestyle.			No particularly sensitive protected characteristic.	
Health Needs	This policy is not anticipated to directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy is specifically geared to improve Brighton & Hove's environmental footprint by encouraging the research and development of sustainable energy technologies.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy facilitates community led initiatives with the aim of 'meeting the needs' of local communities, which gives full community ownership and control of low carbon energy solutions and projects.  This has the potential of supporting greater community cohesion and involvement.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>DM46: Heating and Cooling Network Infrastructure</b>	<p><i>All proposals that include combined heat and power (CHP) should achieve good practice by meeting CHP Quality Assurance standards (CHPQA) and should demonstrate that heating and cooling systems have been selected in accordance with the heating and cooling hierarchy and CIBSE Heat Network Code of Practice; All proposals that include heat networks must demonstrate they offer heat service customer protection by adopting a customer protection scheme (such as Heat Trust or equivalent); and</i></p> <p><i>All development incorporating heat network infrastructure which is proposed within or adjacent to a heat priority area will be expected to meet the minimum standards specified in the CIBSE Heat Network Code of Practice and demonstrate consideration of future connection to a wider heat network, including;</i></p> <p><i>a) control systems and temperatures of operation; b) routing of pipework and location of the energy centre; c) safeguarded access for external pipework into the energy centre; and d) space within the energy centre for a future heat substation.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing supply, but supports energy efficiency and running costs	0	+	Inclusive. Socio-economically deprived, elderly and infirm, more susceptible to excess winter mortality.	No additional recommendations.
Transport	This policy will not directly influence transport.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to encourage and improve accessibility to heat networks.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy is not anticipated to directly influence services and amenities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is not anticipated to directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will contribute in maintaining health independent living for longer by improving access to and affordability of heating.	0	0	Inclusive. Socio-economically deprived, elderly and infirm, more susceptible to excess winter mortality.	No additional recommendations.
Environment	This policy establishes city standards for heating and cooling infrastructure and the future proofing of new developments where appropriate to accommodate retrofitting of	0	+	Inclusive. Socio-economically deprived, elderly and infirm, more susceptible to excess	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	benefit to health.			winter mortality.	
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy will not directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>Site Allocations</b>					
<b>SA7: Benfield Valley</b>	<p><i>Land at Benfield Valley will be protected and enhanced as an important green wedge into the urban area and a valued Local Wildlife Site and Local Green Space. The council will promote and support the careful use and management of land and buildings at Benfield Valley to achieve the following objectives: the continued protection and enhancement of the wider biodiversity and landscape role and character of Benfield Valley as an important green wedge connecting the urban area to the South Downs National Park; securing biodiversity conservation and enhancements; including the ongoing and positive management of wildlife habitats and securing a long term funded management and maintenance plan to be agreed with the council; the creation of 'gateway' facilities and interpretation facilities in connection with the South Downs National Park; the protection and enhancement of the open spaces at Benfield Valley to include a long term funded management and maintenance plan to be agreed with the council; improved public access through the site and to the wider natural environment through the provision and improvement of safe pedestrian and cyclist access including the north/ south linear footpath/cycleway on the eastern side of Benfield Valley and existing rights of ways; the sympathetic repair and re-use of Benfield Barn and its associated structures and walls in a way that is compatible with and integrates with the landscape character of Benfield Valley, the wider natural environment and the Benfield Barn Conservation Area.</i></p> <p><i>Residential development in accordance with the identified development areas shown to the north and south of Hangleton Lane will be permitted provided that such development addresses the key considerations set out in Policy (H2 Urban Fringe Housing Sites). Development proposals will be required to preserve the settings of the Benfield Barn and Hangleton Conservation Areas and contribute towards the achievement of the key objectives as listed above (cross reference to H2 Urban Fringe Housing Sites and SA4 City Plan Part One).</i></p> <p><i>Appropriate uses of the Benfield Barn and outbuildings within the conservation area will be non-intensive community and /or recreational facilities appropriate to the area. Proposals for the use of the buildings should include provision for a respective long term funded management and maintenance plan, to be agreed with the council.</i></p> <p><i>Development proposals will be subject to the criteria set out in Policy SA4 City Plan Part One.</i></p>				
Demography	This policy has the potential to facilitate natural population growth.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	This policy will not directly influence income and employment.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Housing	The policy outlines the potential for housing development, including the potential for 3 stories and higher densities that do not materially impact upon the area.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	With population growth comes a corresponding increase in transport requirements.	0	0	Inclusive. No particularly sensitive protected characteristic.	Transport requirements addressed through DM32, DM33, DM34 and DM35. No additional recommendations.
Crime and Safety	This policy will not influence crime, but seeks to improve pedestrian and cyclist safety.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to increase the housing stock and quality balanced against protecting areas of open space and biodiversity.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy seeks to protect and enhance Benfield Valley as an important green space in the city, thus increasing its use as a public recreational and leisure space.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy contributes towards meeting the city's housing target, while protecting and enhancing a valuable area of open space of benefit to health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to directly influence health needs, but supports the development of creating an urban environment and housing conducive to good health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	This policy balances housing provision with the retention and preservation of an important local green space which will provide a healthy urban environment beneficial to preserving both human and environmental health, as well as wildlife.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Community Cohesion	This policy seeks to accommodate natural population growth and enable longstanding social and family networks, while supporting the development of shared amenities and social capital key to community cohesion.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>Strategic Site Allocations</b>					
<b>SSA1: Brighton General Hospital Site</b>	<p><i>The Brighton General Hospital site as shown on the Policies Map is allocated for comprehensive mixed-use development to include: 10,000 – 12,000 sq m health and care facility (D1); a minimum of 200 dwellings; and community facilities.</i></p> <p><i>Planning permission will be granted for proposals that accord with the Development Plan and meet the following site-specific requirements: provide land to accommodate a new secondary school to be developed by the council or its nominee; achieve a high quality of design which preserves and where possible enhances the setting of the Grade II Listed Building and non-designated heritage assets; create active frontages along Freshfield Road and Pankhurst Road; maintain and improve the existing amenity greenspace through an integrated landscape, open space and public realm network to include the provision of children's play space and/or a multi-use sports facility; deliver sustainable transport infrastructure improvements that provide and promote public and sustainable transport and improved safe pedestrian and cyclist access to and through the site to support the mixed-use development; the developer will enter into a training place agreement to secure training for local people.</i></p>				
Demography	This policy includes the provision of 200 dwellings as part of a mixed-use development site, and therefore will facilitate natural population growth.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The various proposed developments are likely to provide a variety of short and long term direct, indirect and induced employment opportunities.	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	<p>The policy will facilitate natural population growth, and with it, a change in local service demand, including education. Such demand would be partially addressed through CIL.</p> <p>The policy further seeks to encourage development to include the provision of training for local people through the Local Employment Scheme.</p>	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will provide 200 new residential dwellings set to achieve a high quality of design and sustainability.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy overlaps with Policy DM32 and seeks to encourage public and sustainable	0	+	Inclusive.	Sustainable/ active travel further addressed



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	transport through the provision of sustainable transport infrastructure and active transport access, with subsequent benefits to health and wellbeing.			No particularly sensitive protected characteristic.	through Policy DM32 and also CP9 of CPP1. School travel plan.
Crime and Safety	This policy will not influence crime but seeks to improve pedestrian and cyclist safety.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve accessibility to housing and local amenities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy includes the provision of a variety of services and amenities such as a healthcare facility, community facilities and shopping frontages, public open space, and transport infrastructure.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by protecting/providing open green space and active travel facilities to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy includes the provision of a health and care facility to cater to the needs of new residents created by the development.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.  Once operational, the policy seeks to protect and enhance the local environment, greenspace, and heritage assets. The provision of sustainable transport infrastructure is likely to further this effort by reducing impact to air quality that would be caused by an increase in vehicular traffic.	0	+	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA.  No additional recommendations.
Food Access	This policy is not anticipated to directly influence	0	0	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	food access.			No particularly sensitive protected characteristic.	
Community Cohesion	This policy seeks to create a sustainable and inclusive community with shared community facilities and amenity space, which is likely to improve cohesiveness and community interaction.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>SSA2: Combined Engineering Depot, New England Road</b>	<p><i>The Combined Engineering Depot, New England Road as shown on the Policies Map is allocated for comprehensive mixed-use development to include: a minimum of 100 dwellings; and the provision/replacement of a minimum of 1,000 sq m B1 workspace and managed starter office units.</i></p> <p><i>Planning permission will be granted for proposals that accord with the Development Plan and meet the following site-specific requirements: contribute towards the local priorities for the wider Development Area as set out in City Plan Part One Policy DA4; achieve a high quality of design and amenity which responds to the close proximity of the railway lines; sustainable transport infrastructure improvements that provide and promote public and sustainable transport and improved safe pedestrian and cyclist access to the site to support the mixed-use development; improvements to the pedestrian environment along New England Road including the introduction of an active and engaging streetscape and improved lighting; take into account impact on local air quality and improvements and/ or mitigation will be sought; enhance and strengthen green infrastructure and secure enhancements to biodiversity in the area; building heights and massing should respect strategic city-wide views and the setting of nearby heritage assets; and the developer will enter into a training place agreement to secure training for local people.</i></p>				
Demography	This policy includes the provision of 100 dwellings as part of a mixed-use development site, and therefore will influence population size and composition in the area.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy includes the provision/ replacement of at least 10,000 sq m of B1 workspace and office units, which will provide a variety of short and long term direct, indirect and induced employment opportunities.	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	<p>This policy seeks to accommodate natural population growth, which will in turn, alter local education demand.</p> <p>However, such demand is addressed through overlapping policy and CIL.</p> <p>The policy also includes the provision of training for local people to increase construction employment opportunities.</p>	+	+	Inclusive. No particularly sensitive protected characteristic.	<p>Community Infrastructure Levy and S106 for education</p> <p>The Brighton &amp; Hove Local Employment Scheme seeks to provide apprenticeships and training opportunity including construction.</p> <p>No additional recommendations.</p>
Housing	This policy will provide at least 100 new residential dwellings set to achieve a high quality of design and sustainability.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Transport	This policy overlaps with Policy DM32 and seeks to encourage public and sustainable transport through the provision of sustainable transport infrastructure and active transport access, with subsequent benefits to health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1. No additional recommendations.
Crime and Safety	This policy will not influence crime but seeks to improve pedestrian and cyclist safety.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve accessibility to housing local amenities, as well as improving the pedestrian environment through better streetscape and lighting.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy includes the provision of a variety of high quality amenities in close proximity to the development, secures the protection of city-wide views, and transport infrastructure.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by protecting/providing open green space and active travel facilities to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	The policy facilitates population growth and with it, the need for health care. However, changes in demand are addressed through CIL and appropriate S106	0	+	Inclusive. No particularly sensitive protected characteristic.	Addressed through CIL and S106. No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.  Once operational, the policy seeks to protect and enhance the local environment, greenspace, heritage assets, city views and biodiversity. The provision of sustainable transport and green infrastructure is likely to further this effort by reducing impact to air quality that would be caused by an increase in	0	+	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and/or HIA.  No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	vehicular traffic.				
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy seeks to create a sustainable and inclusive community, which is likely to improve cohesiveness and community interaction.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>SSA3: Land at Lyon Close, Hove</b>	<p><i>Land at Lyon Close, Hove as shown on the Policies Map is allocated for comprehensive mixed-use redevelopment to deliver more effective and coordinated use of the whole site. Development/redevelopment across the allocated site will deliver the following: the retention/replacement of a minimum of 5,700 sq m net B1a office floorspace through the mixed-use development of the following sites: Spitfire House, 141 Davigdor Road - 1,000 sq m (retention); 113-119 Davigdor Road - 700 sq m; P&amp;H House 106 - 112 Davigdor Road - 1,000 sq m; Preece House 91-103 Davigdor Road – 2,000 sq m; Peacock Industrial Estate – 1,000 sq m; a minimum of 300 residential units; expanded D1 health facilities (GP surgery) and/or community uses subject to demonstration of need and deliverability; and ancillary small-scale retail uses. Should the retail warehouse units come forward for redevelopment during the Plan period then the council will seek a mix of B1 business and residential uses.</i></p> <p><i>Planning permission will be granted for proposals that accord with the Development Plan and meet the following site-specific requirements: proposals relating to individual buildings and/or sites forming part of the allocation will be required to demonstrate they will not prejudice delivery of the quantum of development and uses identified in this policy; all proposals, including changes in existing business uses (Use Class B1-B8), will be expected to contribute to the provision of a range of office and flexible workspaces including medium floor plate offices and start up business floorspace suitable for small business; development should be of a high quality of design and amenity which responds to the close proximity of the railway lines; incorporate active uses at lower floor levels providing an active and engaging streetscape to Davigdor Road, Lyon Close and the upper part of Holland Road; development should contribute to a coherent townscape, improved public realm and provide shared amenity space; provision should be made for sustainable transport infrastructure improvements that provide and promote public transport and improved pedestrian and cyclist access to and through the site to support the mixed-use development; development should provide for a mix of dwelling type, tenure and size to cater for a range of housing requirements and to improve housing choice (see Policy CP19); and the developer will enter into a training place agreement to secure training for local people.</i></p>				
Demography	This policy includes the provision of at least 300 dwellings as part of a mixed-use development site, and therefore will facilitate population growth.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy includes the provision/replacement of at least 5,700 sq m of B1 workspace and office units, which will provide a variety of short and long term direct, indirect and induced employment opportunities.  There is the potential for some employment loss and disruption during construction.	-	+	Inclusive. No particularly sensitive protected characteristic.	Consider how to retain or replace employment impacted upon during construction.
Education	This policy is likely to indirectly increase local education demands by facilitating natural population growth. However, such demand will	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	be addressed through CIL The policy also includes the provision of training for local people.				
Housing	This policy will provide at least 300 new residential dwellings of mixed type, size and tenure, set to achieve a high quality of design and sustainability, catering to a range of housing requirements and thus increasing choice.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy overlaps with Policy DM32 and seeks to encourage public and sustainable transport through the provision of sustainable transport infrastructure and active transport access, with subsequent benefits to health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve accessibility to housing, local amenities, as well as improving the pedestrian and cyclist access.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy includes the provision of a variety of high quality amenities in close proximity to the development, and provides public open space and transport infrastructure.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by protecting/providing shared amenity space and active travel facilities to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will facilitate population growth, and with it, health care demand. It includes however, provision for D1 health facilities (GP Surgery) is included, demand dependent.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply	0	+	Inclusive. No particularly sensitive	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	with environmental objective levels set to protect health.  Once operational, the policy seeks to protect and enhance the local environment, greenspace, heritage assets, town scape and public realm. The provision of sustainable transport and green infrastructure is likely to further this effort by reducing impact to air quality that would be caused by an increase in vehicular traffic.			protected characteristic.	through an appropriately scoped EIA and or HIA.  No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy seeks to create a sustainable and inclusive community with active community facilities and amenity space, which is likely to improve cohesiveness and community interaction.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>SSA4: Sackville Trading Estate and Coal Yard</b>	<p><i>Land at Sackville Trading Estate and Coal Yard as shown on the Policies Map is allocated for a comprehensive mixed-use development to include: a minimum of 500 residential units; a minimum of 6000m<sup>2</sup> B1 employment floorspace; ancillary retail and food and drink outlets; high quality public realm including a public square; children's playspace and/or an informal multi use sports area; and community facilities based on local need.</i></p> <p><i>Planning permission will be granted for proposals that accord with Development Plan policies and meet the following site-specific requirements: contribute towards the local priorities for the wider Development Area as set out in City Plan Part One Policy DA6; achieve a high quality of design and amenity which responds to the close proximity of the railway lines; improve permeability into the site by providing accessible pedestrian linkages to Sackville Road, and from the eastern end of the existing Coal Yard to Hove Station or Fonthill Road or other location south of the railway line; be designed to facilitate the creation of additional connections to Newtown Road should future redevelopment occur on adjacent sites; make provision for sustainable transport infrastructure improvements that provide and promote public and sustainable transport in particular safe and improved pedestrian and cyclist access to and through the site to support the mixed-use development; ensure new development proposals take into account impact upon local air quality and that improvements and/or mitigation are sought wherever possible; and the developer will enter into a training place agreement to secure training for local people.</i></p>				
Demography	This policy includes the provision of at least 500 residential units as part of a mixed-use development site, and therefore will facilitate population growth.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy includes the provision/ replacement of at least 6000 sq m of B1 workspace and office units, as well as retail outlets and other community facilities which will provide a variety of short and long term direct, indirect and induced employment opportunities. There is	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	limited opportunity to impact on existing income and employment, as many of the trading units are vacant.				
Education	<p>This policy will facilitate natural population growth, and with it, associated facility demand, including education.</p> <p>However, such demand is addressed through CIL.</p> <p>The policy also includes the provision of training for local people to maximise the uptake of construction opportunities.</p>	+	+	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	<p>Community Infrastructure Levy and S106 for education.</p> <p>Local Employment Scheme:</p> <p><i>“Apprenticeships, training and job opportunities for local residents are sought on major developments. Developers, through their contractors and sub-contractors are required to provide local employment opportunities to equate to a minimum of 20 % of the workforce.</i></p> <p><i>Training provision is also a key element of the benefits to be offered on all major developments during demolition (where practicably possible due to the specific skills required) and construction phases.”</i></p> <p>No additional recommendations.</p>
Housing	This policy will provide at least 300 new residential units set to achieve a high quality of design, amenity and sustainability.	0	+	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Transport	This policy overlaps with Policy DM32 and seeks to encourage public and sustainable transport through the provision of sustainable transport infrastructure and active transport access, with subsequent benefits to health and wellbeing.	0	+	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	<p>Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1.</p> <p>No additional recommendations.</p>
Crime and Safety	This policy will not influence crime, but seeks to improve safety for pedestrians and cyclists.	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Access and Accessibility	This policy seeks to improve accessibility to pedestrian linkages in the vicinity, facilitate the proximity to railway lines, and create additional connections to major roads and transport	0	+	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	networks in the area.				
Services, Amenities and Leisure	This policy includes the provision of a variety of high quality amenities and leisure facilities in close proximity to the development, and provides public open space and transport infrastructure.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will present the opportunity to improve travel facilities to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy will facilitate population growth, and with it, health care demand. However, such demand will be addressed through CIL	0	+	Inclusive. No particularly sensitive protected characteristic.	CIL S106. No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.  Once operational, the policy seeks to improve/mitigate any impacts to local air quality. The provision of sustainable transport infrastructure is likely to further this effort.	0	+	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and/or HIA.  No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy seeks to create a sustainable and inclusive community with active community facilities and amenity space, which is likely to improve cohesiveness and community interaction.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>SSA5: Madeira Terrace and Drive</b>	<p><i>The Madeira Terraces and Madeira Drive as shown on the Policies Map are allocated for a vibrant and balanced mix of uses potentially including: retail uses (Use Classes A1, A3, A4, A5); commercial space (Use Class B1); hotel (Use Class C1); galleries/museum(s) (Use Class D1); and/or leisure uses (Use Class D2) appropriate to the character of the seafront.</i></p> <p><i>Planning permission will be granted for proposals that accord with the Development Plan and meet the following site specific requirements: seek the wider restoration and repair of the remainder of the Terraces and access points; seek infrastructure improvements (including internet) along Madeira Drive; provide improved sustainable transport and pedestrian facilities to address severance along the seafront and to improve access to and along Madeira Drive for visitors and residents linking access improvements to the Black Rock site and the Marina; provide improved access to the beach for visitors of limited mobility; support and contribute towards a coordinated</i></p>				



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<i>approach to public realm improvements including shared surfaces; improved lighting, signage and wayfinding; allow small scale hardstanding areas on the 'back of the' beach parallel to Madeira Drive to provide basic visitor amenities such as toilets, shelter, kiosks and lifeguard facilities (see DM39 Development on the Seafront policy); conserve and enhance biodiversity in the area; encourage a variety of temporary/ pop up uses consistent with the area's role as a centre for cultural, sports and family based activities.</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy could include the provision of retail outlets, commercial space, a hotel, galleries and leisure uses which will provide a variety of short and long term direct, indirect and induced employment opportunities.	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy seeks to encourage public and sustainable transport through the provision of sustainable transport and pedestrian facilities, with subsequent benefits to health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1.
Crime and Safety	This policy will not influence crime but is inherently geared to address an existing hazard and facilitating renewal and use.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve accessibility to the sea front for visitors and residents, and has special consideration for improving access to the beach for visitors of limited mobility.	0	+	Inclusive. Persons of limited mobility.	No additional recommendations.
Services, Amenities and Leisure	This policy includes the provision of a variety of high quality amenities and leisure facilities to improve the area's role as a centre for cultural, sports and family based activities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Lifestyle	This policy will present the opportunity to improve lifestyle choices by providing public open space and active travel facilities to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.  Once operational, the policy seeks to protect and enhance the local environment including biodiversity in the area. The provision of sustainable transport facilities is likely to further this effort.	0	+	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and HIA.  No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy seeks to enhance the area's role as a cultural and recreational centre, and improve public access and use, thereby creating a public realm which will improve community cohesion and interaction.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>SSA6 Former Peter Pan leisure site (adjacent Yellow Wave), Madeira Drive</b>	<p><i>The Former Peter Pan Leisure site, Madeira Drive as shown on the Policies Map is allocated for the following range of uses: leisure uses (Use Class D2) or art and heritage uses (Use Class D2) appropriate to the character of the seafront; and ancillary supporting retail uses (A1, A3) use class as part of a mixed-use scheme.</i></p> <p><i>Planning permission will be granted for proposals that accord with the Development Plan and meet the following site-specific requirements: contribute towards the priorities for the Seafront as set out in City Plan Part One Policy SA1, including supporting the role of the seafront as an all year recreation attraction for residents and tourists; achieve a high quality of design and sustainability which preserves and where possible enhances the setting the Conservation Area, adjacent Listed Buildings/ structures, the character of the seafront and strategic views; provide for sustainable means of transport to and from the site and demonstrate good linkages for pedestrians and cyclists; complement the regeneration of Madeira Terraces and Drive (SSA4) and contribute to a coordinated approach to enhance the public realm; and improve accessibility and connectivity between the site and the beach and sea.</i></p>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Income and Employment	The policy includes the provision of retail and leisure use which will provide a variety of short and long term direct, indirect and induced employment opportunities.	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy seeks to encourage public and sustainable transport through the provision of sustainable transport, pedestrian and cyclist facilities, with subsequent benefits to health and wellbeing.	0	+	Inclusive. No particularly sensitive protected characteristic.	Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1. No additional recommendations.
Crime and Safety	The policy seeks to increase footfall and renewal of a valuable city asset, improving the quality and safety of the urban environment, while reducing perceptions of and opportunistic crime which can influence behaviour and use of the area.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve accessibility between the site and the beach and sea, and works in conjunction with Policy SSA5.	0	+	Inclusive. No particularly sensitive protected characteristic.	Further addressed through Policy SSA5. No additional recommendations.
Services, Amenities and Leisure	This policy includes the provision of a variety of high quality amenities and leisure facilities which in conjunction with Policy SSA5 will contribute to improving the public realm and development of new amenities, facilities and temporary uses/events in keeping with a vibrant city by the sea.	0	+	Inclusive. No particularly sensitive protected characteristic.	Further addressed through Policy SSA5. No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by providing public open space and active travel facilities to enable recreational activities and encourage a more	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	active lifestyle.				
Health Needs	This policy is not anticipated to directly influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.  Once operational, the policy seeks to protect and enhance the local environment- including the setting of the Conservation Area, adjacent Listed Buildings, character of the seafront and strategic views. The provision of sustainable transport facilities is likely to further this effort.	0	+	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA.  No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy seeks to enhance the area's role as a cultural and recreational centre, and improve public access and use, thereby creating a public realm which will improve community cohesion and interaction.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>SSA7: Land Adjacent to American Express Community Stadium, Village Way</b>	<i>Land Adjacent to the American Express Community Stadium, Village Way as shown on the Policies Map is allocated for: B1a (offices) and/or D1 (health/education) uses associated with the Stadium and/or the Universities.</i>  <i>Planning permission will be granted for proposals that accord with the Development Plan and meet the following site-specific requirements: contribute to towards the local priorities for the wider Development Area as set out in City Plan Part One Policy DA3 Lewes Road; achieve a high quality of design which respects and enhances the adjoining stadium development and download character; development should preserve and where possible enhance the setting of the South Downs National Park and nearby heritage assets; sustainable transport infrastructure will be required to support proposals and to ensure that there is no adverse air quality impact; contribute towards Biodiversity Plan objectives, green infrastructure and wider landscaping enhancements through creative landscape solutions (including features such as green walls and green roofs); the developer will enter into a training place agreement to secure training for local people.</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The provision of offices and health/education facilities adjacent to the stadium will support a	+	+	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	number of short and long-term direct, indirect and induced employment opportunities.			protected characteristic.	
Education	This policy seeks to enhance education facilities and provide training for the local population.	+	+	Inclusive. Has the potential to help address neighbouring pockets of high socio-economic deprivation.	Overlaps with Local Employment Scheme – see CP2 and CP9 and SA6:  “The Brighton & Hove Local Employment Scheme originates from the City Employment & Skills Plan and seeks to contribute towards reducing inequalities by securing training and job opportunities for unemployed and underemployed residents of Brighton & Hove. Contributions will be sought from new major development schemes towards training in building and construction skills with a minimum 20% target requirement.”
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy specifically states the requirement for sustainable transport infrastructure that will address existing transport challenges.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to enhance access and accessibility to the stadium and wider natural landscape in its vicinity.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy seeks to improve and enhance the amenities and leisure facilities in the area, by the development associated facilities to the stadium and universities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by providing facilities to enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Health Needs	The policy includes the option for healthcare facility development, complementing the joint medical school.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.  Once operational, this policy seeks to improve and enhance the local environment by various means- for example minimising impact to local air quality by providing sustainable transport infrastructure, contributing to biodiversity and green infrastructure objectives, and enhancing the setting of local heritage assets such as the South Downs.	0	+	Inclusive. The resident student population will be subject to construction impacts.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and HIA.  A CEMP and TMP will be generated to minimise disruption and address cumulative impacts from the stadium on students and neighbouring village.  No additional recommendations.
Food Access	This policy is not anticipated to directly influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy has the potential to facilitate stronger community cohesion with the neighbouring communities, particularly if they afford education training and employment opportunities or benefit from shared amenities and facilities.	0	+	Inclusive. Neighbouring pockets of socio-economically deprived areas.  The neighbouring community is a sensitive one.  The policy seeks to address community cohesion and aid in addressing inequality.	No additional recommendations.
<b>Housing Sites</b>					
<b>H1: Housing and Mixed-Use Sites</b>	<i>The sites listed are allocated for housing (Use Class C3) or mixed-use development including housing and other specified uses. Planning permission will be granted for proposals that accord with the Development Plan and which provide minimum indicative amounts of development shown in the tables.</i>				
Demography	This policy identifies the opportunity to develop 45 sites which will facilitate natural population growth.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Income and Employment	The policy includes the provision of several mixed-use sites including business and employment floorspace, and commercial use which will provide a variety of short and long term direct, indirect and induced employment opportunities.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Education	This policy has the potential to increase the demand for educational facilities, as well as the capacity for education provision in the area. However, this is addressed through CIL.	0	+	Inclusive. No particularly sensitive protected characteristic.	Change in demand addressed through CIL and S106. No additional recommendations.
Housing	This policy will provide over 1000 new residential units, key to meeting housing targets, and accommodating natural population growth.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy is likely to result in increased transport demand within the areas. However, addressed through overlapping policy.	0	+	Inclusive. No particularly sensitive protected characteristic.	Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1. No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy will not directly influence access and accessibility.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will facilitate population growth, and with it demand for services, amenities and leisure, however, this is addressed more broadly through the DM policies.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to	0	0	Inclusive.	Environmental construction issues will be

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	<p>impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.</p> <p>Once operational, homes will be compliant with the DM policies ensuring housing design, suitability and quality.</p>			No particularly sensitive protected characteristic.	<p>addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and/or HIA.</p> <p>No additional recommendations.</p>
Food Access	This policy is not anticipated to directly influence food access.	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Community Cohesion	This policy is not anticipated to directly influence community cohesion.	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
<b>H2: Urban Fringe Housing Sites</b>	<p><i>The sites listed are allocated for housing (Use Class C3). Planning permission will be granted for proposals that accord with the Development Plan and which meet the indicative site/development requirements in Table 1 and all of the following criteria: provision is made for 3+ bedroom family-sized dwellings in accordance with provisions set out Table 1; opportunities to secure additional and /or improved publicly accessible open space provision are incorporated within the proposed scheme; local food growing opportunities are incorporated within the proposed scheme; improved linkages and access to the South Downs National Park and surrounding areas are secured where feasible; and appropriate regard is given to the need for local community facilities and renewable energy provision; provision of land for self and/or custom build serviced plots will be encouraged.</i></p>				
Demography	This policy includes the development of 14 sites into residential units, which will facilitate natural population growth and accommodate the needs for a wide demographic.	0	+	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Income and Employment	The policy seeks to improve housing stock, type and quality.	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Education	This policy will facilitate population growth, and with it, a proportionate increase in local education demand. However, this is addressed through the overlapping DM policies and CIL.	0	0	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Housing	This policy will provide new residential units and also 3+ bedroom family-sized dwellings which will influence the quality, number, type and size of housing in the area.	0	+	<p>Inclusive.</p> <p>No particularly sensitive protected characteristic.</p>	No additional recommendations.
Transport	This policy is likely to result in increased vehicular traffic in the area as well as increased	0	0	Inclusive.	Sustainable/ active travel further addressed



Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	demand for public transport, this is however addressed through the overlapping DM policies.			No particularly sensitive protected characteristic.	through Policy DM32 and also CP9 of CPP1. No additional recommendations.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve access and accessibility to housing, public open space and the South Downs National Park.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy includes the provision of local community facilities and improves public open space. The loss of any community amenities or open space is addressed through the overlapping DM policies.	0	+	Inclusive. No particularly sensitive protected characteristic.	Loss of any community amenities and facilities is addressed through the overarching DM policies that seeks to minimise, replace and or enhance such amenities and facilities through development. No additional recommendations.
Lifestyle	This policy will present the opportunity to improve lifestyle choices by providing improved access to housing, public open space and the South Downs National Park, which could enable recreational activities and encourage a more active lifestyle.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health. Once operational, this policy includes the provision of renewable energy to the community.	0	+	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA.
Food Access	This policy seeks to improve local food growing opportunities by incorporating this within the proposed scheme.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
Community Cohesion	This policy seeks to develop housing to complement and enhance host communities.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>H3: Purpose Built Student Accommodation-Lewes Road Bus Garage</b>	<i>The Lewes Road Bus Garage site and 118-132 London Road as shown on the Policies Map are allocated for new purpose-built student accommodation (PBSA) development to provide a minimum of 400 bedspaces. Planning permission will be granted for proposals that accord with Policies CP21 and DM7 relating to Purpose Built Student Accommodation and other policies in the Development Plan.</i>				
Demography	This policy includes the provision of a minimum of 400 bedspaces for students, and will increase the proportion of students in the area, thereby influencing the number, structure and composition of the population.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	In accordance with Policy DM7, all purpose-built student accommodations will maintain an effective 24-hour staffing/security presence, therefore providing long-term income and employment opportunities.	0	+	Inclusive. No particularly sensitive protected characteristic.	Further addressed in Policy DM7, no additional recommendations.
Education	This policy is not anticipated to directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will provide new student accommodation which in combination with the wider DM policies will aid in reducing pressure on existing housing.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy has the potential to influence transport demand due to the increased student presence. However, Policy DM7 includes measures to encourage sustainable transport including discounted bus tickets.	0	+	Inclusive. No particularly sensitive protected characteristic.	Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1. No additional recommendations.
Crime and Safety	In accordance with Policy DM7, 24-hour on-site security will be required, which will increase safety and potential dissuade crime in the surrounding local area.	0	+	Inclusive. No particularly sensitive protected characteristic.	Further addressed in Policy DM7. No additional recommendations.
Access and Accessibility	This policy is not anticipated to directly influence access and accessibility.	0	0	Inclusive. No particularly sensitive	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
				protected characteristic.	
Services, Amenities and Leisure	This policy includes the provision of local community facilities and improves public open space.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy is not anticipated to influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.	0	0	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA.  No additional recommendations.
Food Access	This policy is not anticipated to influence food access.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Community Cohesion	This policy is not anticipated to directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
<b>Other Site Allocations</b>					
<b>E1: Opportunity sites for business and warehouse uses</b>	<i>Planning permission will be granted for business and warehouse premises (Use Classes B1 and B8), as indicated, on land at Hangleton Bottom, Hangleton Link Road, North Portslade.</i>				
Demography	This policy will not directly influence demography.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Income and Employment	The policy includes the provision of business floorspace which will provide a variety of short and long term direct, indirect and induced employment opportunities and allow firms and	+	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	businesses to expand.				
Education	This policy will not directly influence education.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Housing	This policy will not directly influence housing.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Transport	This policy has the potential to alter vehicular traffic in the area.	0	0	Inclusive. No particularly sensitive protected characteristic.	Sustainable/ active travel further addressed through Policy DM32 and also CP9 of CPP1.
Crime and Safety	This policy will not influence crime and safety.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Access and Accessibility	This policy seeks to improve access and accessibility to more employment floorspace to allow offices and businesses to expand.	0	+	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Services, Amenities and Leisure	This policy will not directly influence services and amenity.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Lifestyle	This policy will not directly influence lifestyle.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Health Needs	This policy is not anticipated to influence health needs.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.
Environment	Any major construction has the potential to impact local amenity (from air quality and noise pollution). However, developments will comply with environmental objective levels set to protect health.	0	0	Inclusive. No particularly sensitive protected characteristic.	Environmental construction issues will be addressed at project level, subject to DM39/CP18, and are likely to be further assessed through an appropriately scoped EIA and or HIA. No additional recommendations.
Food Access	This policy is not anticipated to influence food	0	0	Inclusive.	No additional recommendations.

Health Determinant	Health Pathway	Potential Health Outcome		Protected Characteristics	Recommendation/ Comments
		Construction	Operation		
	access.			No particularly sensitive protected characteristic.	
Community Cohesion	This policy is not anticipated to directly influence community cohesion.	0	0	Inclusive. No particularly sensitive protected characteristic.	No additional recommendations.

## 5 Results and Conclusion

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### Results Summary

- 5.1 It is important to note that the HEqIA process is not linear, and was run parallel to the refinement of CPP2 to afford the greatest opportunity to iteratively inform the process. In so doing the initial recommendations, comments, issues and opportunities raised during the process were imbedded within the final iteration of CPP2.
- 5.2 As a consequence, and as summarised in Table 5.1, the final run of the HEqIA, demonstrates that CPP2 is largely neutral or positive for health and equality; and inherently inclusive of a wide population demographic, including all protected characteristics.
- 5.3 Residual impacts identified are largely a factor of where the policy supports natural population growth, and healthy, independent living for longer, which will unavoidably create additional amenity and facility demand. This in itself is not health or equality impact per-se, and more a measure of success and an unavoidable feature of fostering an inclusive, healthy, vibrant community.

**Table 5.1: HEqIA Appraisal Summary**

Policy	Construction											Operation								Comments								
Health Determinant	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion		
<b>Housing, Accommodation and Community</b>																												
DM1																												
DM2																												
DM3																												
DM4																												
DM5																												
DM6																												
DM7																												
DM8																												
DM9																												
DM10																												
<b>Employment Tourism and Retail</b>																												
DM11																												
DM12																												
DM13																												
DM14																												
DM15																												
DM16																												
DM17																												
<b>Design &amp; Heritage</b>																												
DM18																												
DM19																												
DM20																												
DM21																												
DM22																												
DM23																												

Policy	Construction										Operation										Comments										
	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility		Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion				
DM24																															
DM25																															
DM26																															
DM27																															
DM28																															
DM29																															
DM30																															
DM31																															
DM32																															
DM33																															
<b>Transport and Travel</b>																															
DM34																															
DM35																															
DM36																															
<b>Environment and Energy</b>																															
DM37																															
DM38																															
DM39																															
DM40																															
DM41																															
DM42																															
DM43																															
DM44																															
DM45																															
DM46																															



Policy	Construction													Operation													Comments
	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion	Demography	Income & Employment	Education	Housing	Transport	Crime & Safety	Access & Accessibility	Services, Amenities, Leisure	Lifestyle	Health Needs	Environment	Food Access	Community Cohesion	
Health Determinant																											
<b>Site Allocations</b>																											
SA7																											
<b>Strategic Site Allocations</b>																											
SSA1																										Potential for some employment loss and disruption during construction.	
SSA2																											
SSA3																											
SSA4																											
SSA5																											
SSA6																											
SSA7																											
<b>Housing Sites</b>																											
H1																											
H2																											
H3																											
<b>Other Site Allocations</b>																											
E1																											

## **Development Management Policies**

### **Housing, Accommodation and Community**

- 5.4 The range of housing, accommodation and community development management policies, is inherently geared to not only address forecasted population growth in the city, but to also account for increasing life expectancy, an ageing demographic and residents with limited mobility or special needs.
- 5.5 Development management policies relating to the provision of new housing are geared to support healthy lifestyle choices, through provision of cycling infrastructure and promoting alternatives to car use. Policies also support the protection of important community facilities such as public houses to help preserve community identity and support community cohesion.
- 5.6 Potentially negative impacts are associated with facilitating natural population growth, and relate to increased demand for local education, healthcare and transport services. However, these are addressed through overlapping policy and further addressed through appropriate planning contributions (CIL and S106).

### **Employment and Retail**

- 5.7 The development management policies relating to employment and retail place importance on the retention of retail areas and markets as important community assets and generation of new business, employment, services and amenities for the public. As a result, health and wellbeing is supported through improving opportunities for social interaction and socio-economic circumstance.
- 5.8 In addition, the employment and retail development policies support increasing demand on local healthcare services from population growth as D1 community uses (such as doctors and dentists) are to be permitted in retail centres.
- 5.9 Overall, the impacts from the construction and operation of all employment and retail development management policies are either neutral or positive, and are inherently inclusive and do not discriminate against any particularly sensitive protected characteristic.

### **Design and Heritage**

- 5.10 The design and heritage development management policies contribute to the provision and retention of high quality urban environments which incorporate healthy urban design features and principles, supporting healthier more cohesive and vibrant communities. Examples include: improving social interaction and community cohesion; contributing to the development of safe neighbourhoods; improving provision of active transport infrastructure; and protecting valuable open space, recreational and leisure facilities to encourage a more active lifestyle and enhance wellbeing.
- 5.11 Overall, the impacts from the construction and operation of all design and heritage development management policies are either neutral or positive, and are again inherently inclusive and do not discriminate against any particularly sensitive protected characteristic.

## **Transport and Travel**

- 5.12 The transport and travel development management policies ensure that there is an adequate response to the increasing transport demand within Brighton & Hove. BHCC supports infrastructure that would facilitate park and ride and encourages a switch to low emission vehicles which help to improve air quality within the city.
- 5.13 A primary focus of the policies is to improve road safety and encourage sustainable and active transport links, creating a modal shift away from private vehicles. This in turn helps to improve physical activity with social, mental and physical health benefits for all demographics; helps to improve healthy independent living for longer, and delays the onset of poor health and the need for care.
- 5.14 Overall, the impacts from the construction and operation of all transport and travel development management policies are either neutral or positive, and are inclusive in the way that they aim to ensure convenient access for pedestrians, cyclists and public transport users regardless of their level of personal mobility and do not discriminate against any particularly sensitive protected characteristic.

## **Environment and Energy**

- 5.15 The environment and energy development management policies aim to protect Brighton & Hove's high-quality environment and as a result protect health and wellbeing through making good use of brownfield sites for development, protecting and enhancing green space and reducing pollution and nuisance. Such policies help mitigate against precursors to adverse health conditions (air quality, noise, land contamination), and also encourages social interaction and active lifestyles.
- 5.16 Overall, the impacts from the construction and operation of all environment and energy policies are either neutral or positive, and are inclusive in the way that they do not discriminate against any particularly sensitive protected characteristic.

## **Site Allocation Policies**

### **Site Allocations**

- 5.17 Overall, the impacts from the construction and operation of the site allocation policy is either neutral or positive, and are inclusive in the way that they do not discriminate against any particularly sensitive protected characteristic.

### **Strategic Site Allocations**

- 5.18 The Strategic Site Allocations, Housing Sites and Other Site Allocations are largely neutral or positive, where residual impacts relate to where there may be a potential impact on amenities or employment during the construction phase.
- 5.19 In each case, the allocations are inherently inclusive and do not discriminate against any particularly sensitive or protected community characteristic.

## Conclusion

- 5.20 CPP2 represents a comprehensive and inclusive suite of policies geared to fostering a healthy, vibrant, cohesive and sustainable population. The core challenge of the HEqIA has been to consider any one policy in isolation, as the policies are so closely linked, intertwined and interdependent that initial comments on one policy, were addressed not only in overlapping CPP2 policies, but within CPP1 policies and wider Supplementary Planning Guidance. For clarity, this is not a criticism, and more a feature of a City Plan that has imbedded health and equality to its core.

## 6 Health and Equalities Action Plan

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### Introduction

- 6.1 CPP2 constitutes a comprehensive and coordinated framework of development management policies and a suite of site allocations designed to address existing circumstances, facilitate sustainable, equitable and successful community growth, and actively drive healthy urban design at the project level.
- 6.2 This Health and Equalities Action Plan (HEqAP) follows on from that of CPP1, and provides additional recommendations to further support the delivery of the overarching strategic aims and objectives of CPP2.

### Protection of Human Health

- 6.3 There are a number of policies within CPP2 which demonstrate a coordinated approach to addressing community health issues at the strategic level, and support the delivery of CPP1 policies relevant to the protection of health and wellbeing.
- 6.4 In particular, DM39 (Protection of the Environment and Health – Pollution and Nuisance), aims to protect the environment and human health through management of pollution and nuisance. While this policy is inclusive of a range of pollution types, any direct action required by the policy focusses on air quality (i.e. through conducting an Air Quality Impact Assessment where considered appropriate).
- 6.5 While the control of air quality is key to the protection of human health, consideration of the effects of other significant environmental and socio-economic health pathways such as noise, transport and employment are considered just as important when assessing overall impacts on health and wellbeing.
- 6.6 While a number of major developments are required to perform an Environmental Impact Assessment (EIA), which covers a range of health pathways and now assesses the impact on human health itself (refer to Appendix B for further information), it is recommended that the council consider whether a proportionate HIA should be undertaken for any large development which falls outside EIA requirement. This would ensure the consideration of the protection and promotion of human health in the local planning process, actively supporting BHCC's aim to achieve for healthier, more cohesive and vibrant communities.

### Healthy Urban Design

- 6.7 With development comes the opportunity to integrate health urban design features in planning. Where applicable, planning applications should explicitly consider healthy urban design features to show due consideration to integrating health in planning. Joint Strategic Health Needs Assessments (JSNA) are generated for all regions, and set out local health challenges, priorities

and opportunities. It is recommended to consider whether the emerging Urban Design Framework SPD could include best practice or design advice and sign-post the JSNA to developers, to inform their proposed development and how it can help support local health improvements.

- 6.8 For additional clarity, it would be useful for the Brighton and Hove JSNA to include a heading on bespoke healthy urban design features.

## **Supplementary Guidance**

- 6.9 CP18 defined best practice, reinforcing health through planning years before the amendment to the 2017 Environmental Impact Assessment (EIA) Regulations [3] requiring a Population and Health section within EIA.
- 6.10 As a result, there is a natural transition developing from conducting HIA for major developments, to providing a Population and Human Health ES Chapter.
- 6.11 Conducting HIA remains beneficial as a standalone document or in addition to a Population and Human Health ES Chapter for particularly large or controversial major developments where there may be a high degree of community concern, or where the location of the development is home to a particularly sensitive or deprived population.
- 6.12 Therefore, our recommendation from CPP1 persists that the council should consider preparing a concise Supplementary Planning Document or Technical Guidance document to support the carrying out of HIAs. In addition, and in the absence of any formal guidance on the inclusion of health in EIA, it is our recommendation that the Supplementary Planning Document/Technical Guidance also include your expectation for health within EIA.
- 6.13 Such a document could include the following:
- an extensive list on the types of health pathways which should be considered during the scoping stage; and
  - thresholds which determine the type of health assessment (qualitative or quantitative) which should be undertaken.

## **Key Performance Indicators**

- 6.14 Key performance indicators (KPIs) monitor the performance of the HEqAP and enable it to reflect changes in local circumstance. KPIs can be either quantitative or qualitative and applied to a number of potential health outcomes including physical health, well-being and economic health. It is however, often not possible to directly attribute changes in community health to specific policies or projects. As such, and remaining consistent with our recommendations for CPP1, it is recommended to set high-level health KPIs to measure general success of the policies, and to focus upon key health determinants known to play a key role in addressing local inequality and health.

6.15 Recommended health KPIs include:

**Table 6.1: Key Performance Indicators**

Monitoring Data	Method	Measure	Responsibility
HIA Supplementary Planning Guidance	Prepare Supplementary Planning Document (SPD) or technical guidance for HIA that clearly catalogues design features and principles that BHCC will support.	Publication of SPD/Technical Guidance and the number of HIAs submitted.	BHCC
Affordable housing provision	Monitor the delivery of affordable housing and also funding allocation where a financial contribution is made in lieu of on- site provision.	Housing stock and affordability statistics are collected and published by Department for Communities and Local Government.	BHCC
Student population	Review whether the housing requirements of the student population are adequately met and supported by purpose built university accommodation.	The current Student Housing Strategy 2009-2014, highlights the importance of improving supply and working with landlords to improve accommodation quality. The Student Housing Strategy 2018 scoping indicates than any update to the 2009-2014 document will uphold the priorities of the 2009-2014 strategy. BHCC should work with education providers and landlord associations.	BHCC, University of Brighton, University of Sussex
Mid-year population estimates	Monitor population growth and density at the ward level alongside housing delivery to determine service and amenity requirements.	Mid-year population estimates are collected and published by the Office for National Statistics. BHCC provide an annual update of these statistics via their Community Insight interactive mapping tool, however no trend analysis is currently available.	BHCC
Hospital admission rates (cardiovascular, respiratory and alcohol related admissions)	Monitoring hospital admission rates provides a means to establish trends in morbidity and inequality across Brighton & Hove.	Summarised in annual Public Health England health profiles, available online.	NHS Brighton and Hove, annual report from the Director of Public Health
Education attainment and local skills base	Education attainment and the availability of school places provide a measure of both access to services and equality.	Data on education attainment is available through the NOMIS. The availability of school places is not accessible through the public domain.	BHCC
Employment and unemployment	Monitor employment at the ward level as an overarching measure of socio- economic success.	Data is available through NOMIS. BHCC provide an annual update of Jobseekers Allowance statistics via their Community Insight interactive mapping tool, however no trend analysis is currently available.	BHCC

Monitoring Data	Method	Measure	Responsibility
The Indices of Multiple Deprivation (IMD)	Monitor change in the IMD rank of Lower Super Output Areas, Wards, Local Authority Districts and Unitary Authorities to establish any change in relative deprivation and inequality.	The IMD is typically updated every three to four years, although the date of the next publication has not yet been scheduled. The most recent published IMD statistics are from 2015. BHCC provide an update of IMD statistics via their Community Insight interactive mapping tool, however no trend analysis is currently available.	BHCC
Healthy Life expectancy	Life expectancy in Brighton and Hove remains high, and is anticipated to increase further. However, the years of life spent in good health, is a better measure City performance.	Data is available through national statistics	BHCC



## References

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- [1] BHCC, "Equality Impact and Outcome Assessment (EIA) Template - 2018," 2018. [Online]. Available: <http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/BHCC%20and%20CCG%20EIA%20Template%20with%20guidance%20FINAL%20Jan18.doc>.
- [2] J. Kemm, "Critical Guide to HIA," 2007. [Online]. Available: [www.apho.org.uk/resource/item.aspx?RID=44422](http://www.apho.org.uk/resource/item.aspx?RID=44422).
- [3] UK Parliament, "The Town and Country Planning (Environmental Impact Assessment) Regulations 2017," April 2017. [Online]. Available: [http://www.legislation.gov.uk/uksi/2017/571/pdfs/uksi\\_20170571\\_en.pdf](http://www.legislation.gov.uk/uksi/2017/571/pdfs/uksi_20170571_en.pdf). [Accessed 1 June 2017].
- [4] IEMA, "Health in Environmental Impact Assessment: A Primer for a Proportionate Approach," 2017. [Online]. Available: <https://www.iema.net/assets/newbuild/documents/IEMA%20Primer%20on%20Health%20in%20UK%20EIA%20Doc%20V11.pdf>. [Accessed 13 November 2017].

# Appendices

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# Appendix A: Community Profile

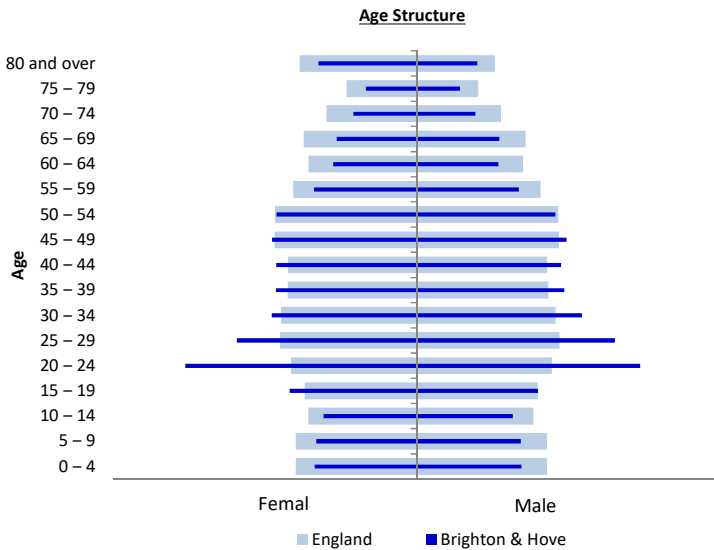
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# BRIGHTON & HOVE COMMUNITY PROFILE

## Introduction

Evidence suggests that different communities have varying susceptibilities to health impacts and benefits as a result of social and demographic structure, behaviour and relative economic circumstance; the aim of the following information which makes up this community profile, is to put into context the local health and equality circumstance of the surrounding communities of Brighton & Hove Unitary Authority which makes up the study area, drawing from available statistics.

## Demography



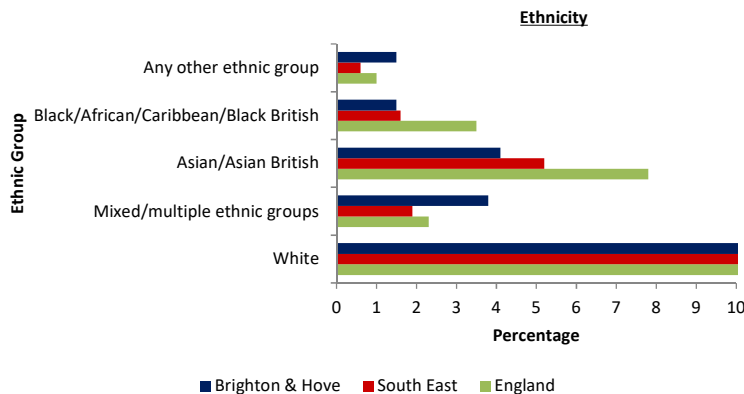
Source: Office for National Statistics

Population Change			
Area	2013	2016	Change (%)
Brighton & Hove	278,112	289,229	4.0
East Sussex	534,402	547,797	2.5
South East	8,792,766	9,026,297	2.7
England	53,865,817	55,268,067	2.6

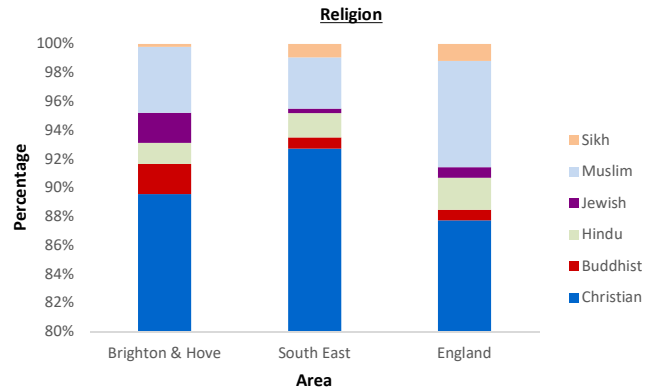
Source: Office for National Statistics

Overall, the level of population growth in the study area is higher than that of the county, regional and national averages. The study area shows a relatively large elderly population, albeit slightly lower than the national average. Notably the proportion of 20-29 year olds is much greater than national levels.

In terms of ethnic makeup, Brighton & Hove show a majority White population, consistent with regional and national levels. Asian/ Asian British makes up the next largest ethnic group, although still lower than regional and national levels. Those of mixed ethnicity is the only ethnic minority group that makes up a larger proportion of the population than regional and national levels, and is twice as high as the national average. Christianity is the main religion of the study area, although it is lower than the regional average. Muslims make up the second largest religious group, followed by Buddhist and Jewish groups.



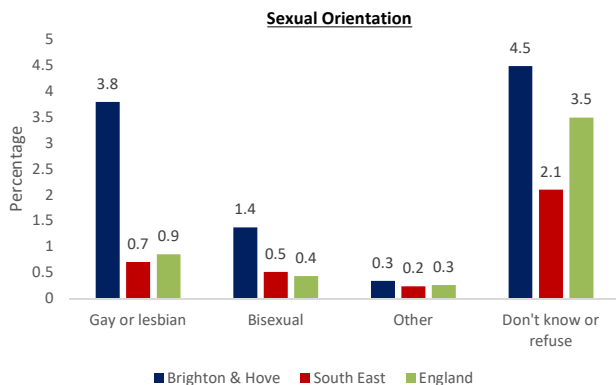
Source: NOMIS



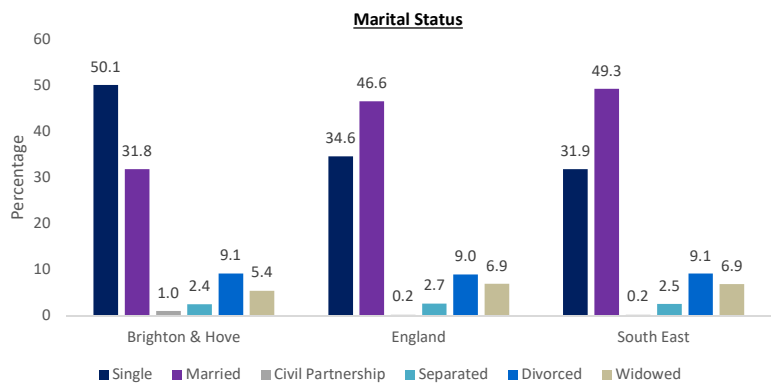
Source: NOMIS

The majority of the population within Brighton & Hove are of a heterosexual sexual orientation, but this majority figure is a lower majority than for regional and national averages. Brighton & Hove has a higher proportion of the population who identify in all other sexual orientation categories. Most notably, the proportion of gay or lesbian residents is over four times the regional and national average.

There is a much larger 'single' population and lower 'married' in Brighton & Hove compared to regional and national averages. There is also a much higher proportion of residents in Brighton & Hove in a civil partnership, five times the regional and national averages.



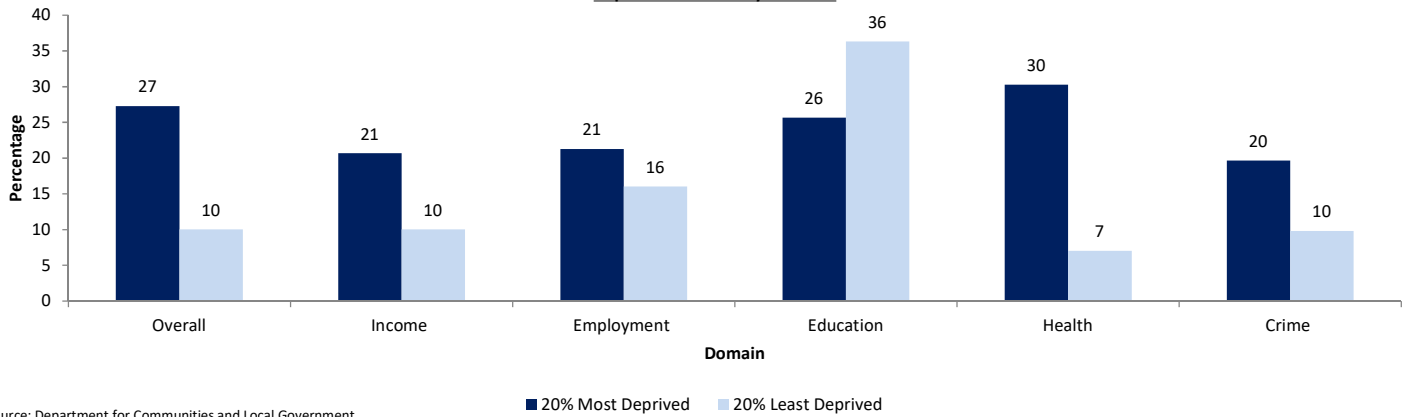
Source: Office for National Statistics



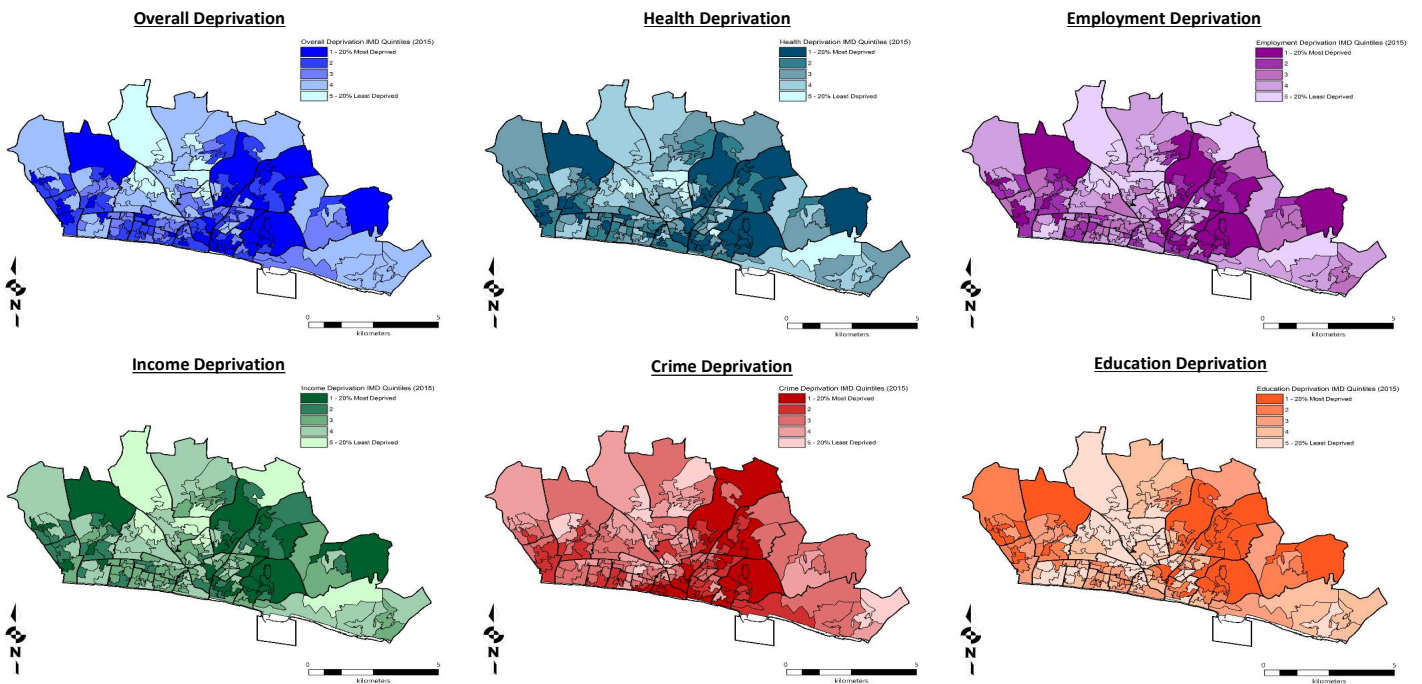
Source: Office for National Statistics

# Deprivation

Deprivation Summary Statistics



Source: Department for Communities and Local Government

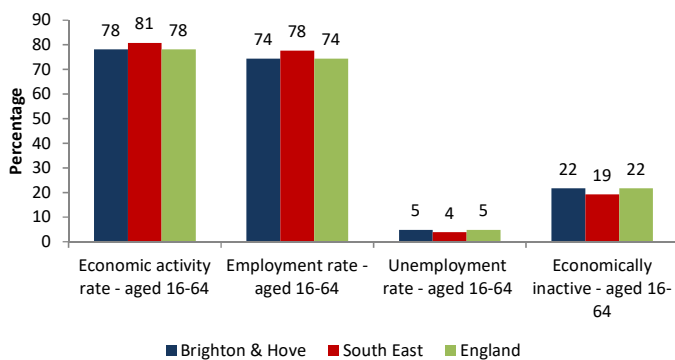


Source: Department for Communities and Local Government

The six images above show deprivation at Lower Super Output Area (LSOA) level for the Brighton & Hove Unitary Authority; overall deprivation is presented in addition to selected individual deprivation domains comprising: health, employment, income, crime and education. The overall deprivation category is defined by a combination of all domains (some of which are not included individually in the images above). Overall, 27% of LSOAs are in quintile 1 (20% most deprived), while 10% are in quintile 5 (20% least deprived). Health deprivation is the worst performing domain, with 30% of LSOAs in quintile 1; education follows closely with 26% of LSOAs in quintile 1. However, education also has the highest proportion of LSOAs (36%) in quintile 5.

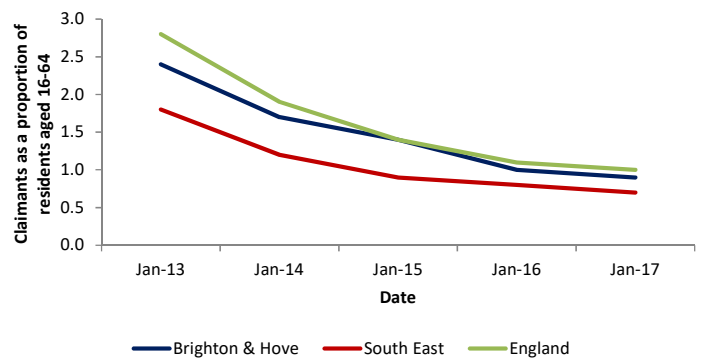
# Socio-economic Factors

Economic Activity



Source: NOMIS

Job Seekers Allowance



Source: NOMIS



Source: NOMIS

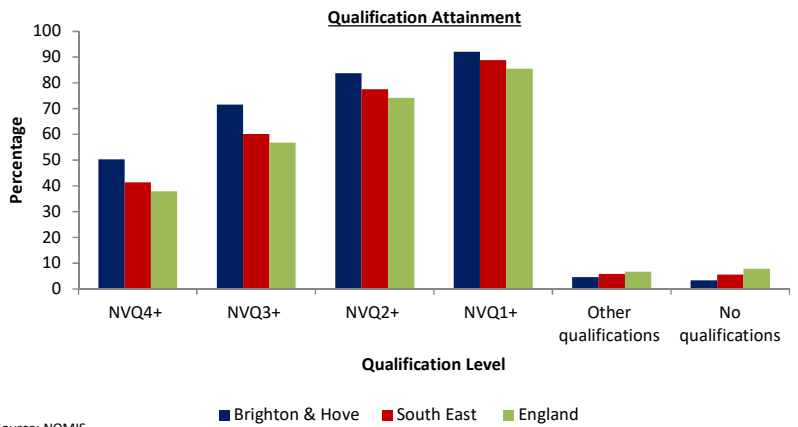
Economic activity and employment rates within the study area are both below the regional average but equal to the national average, while economic inactivity and unemployment rates for Brighton & Hove are higher than regional but equal to national averages. Those who are economically inactive are those who are unemployed (in the conventional form), and are not seeking employment. Common reasons for economic inactivity include long-term sickness or disability, looking after a family/home, being a student, or being retired. A proportion of the economic inactivity within the study area could be attributed to students (see demographics section).

The number of unemployed people claiming Jobseekers' Allowance in the study area has been reducing over the past few years, and broadly tends to be just below the national average, but higher than the regional average.

The proportion of residents claiming Jobseekers' Allowance for over 1 year in the study area (used as a proxy for long-term unemployment), is higher than the regional average but lower than nationally.

Income for full-time workers in the study area has been fluctuating, but overall increasing over the past few years. It is just above the national average but below regional levels.

A higher proportion of residents in Brighton & Hove have attained NVQ1+ to NVQ4+ level qualifications than the regional and national averages. A slightly lower proportion of study area residents have obtained "other" qualifications or no qualifications compared to regional and national levels, indicating that overall the study area performs better than regional and national averages in terms of qualification attainment.

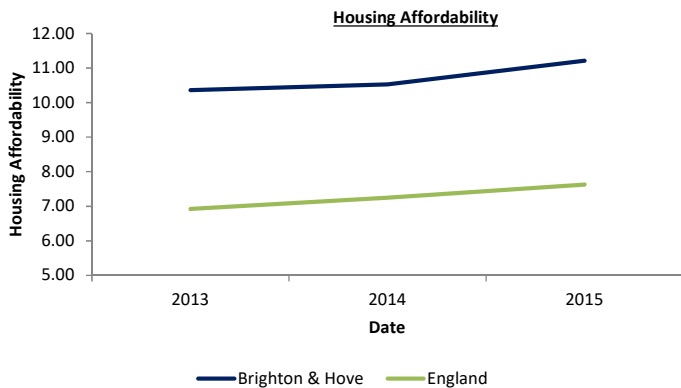


Source: NOMIS

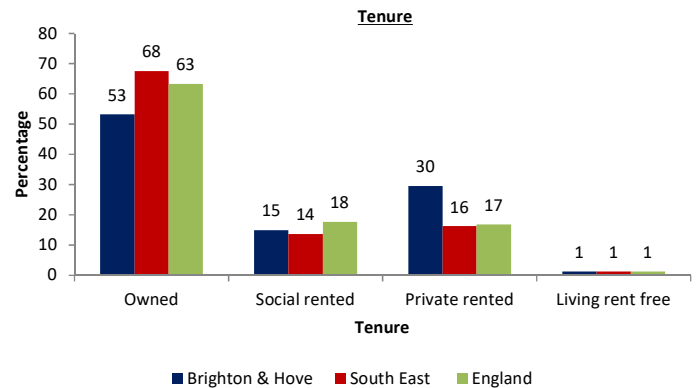
## Housing

Housing tenure in the study area shows that a lower proportion of residents own their house compared to regionally and nationally. The proportion of social rented housing is slightly higher than the regional average but lower than the national average, while private rented housing is much higher in the study area than both regionally and nationally. The proportion of those living rent free is very low and the same as regional and national averages.

Trend analysis shows that housing is becoming increasingly unaffordable in Brighton & Hove, which has consistently had more unaffordable housing than the national average.



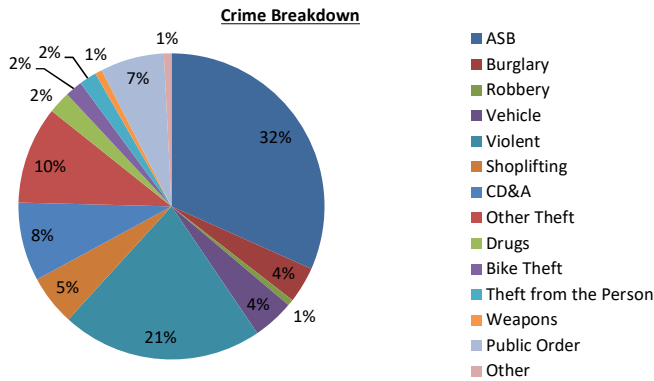
Source: Department for Communities and Local Government



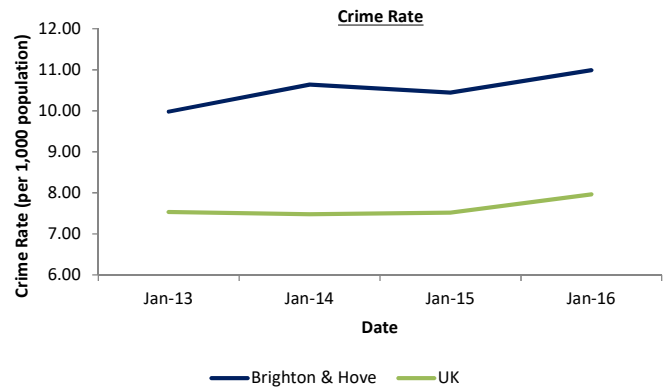
Source: NOMIS

# Crime

Crime rate within the study area is consistently higher than the UK average, and has been generally increasing over the past few years. Following an increase from 9.98 to 10.64 per 1,000 population between 2013 and 2014, crime rates reduced very slightly between 2014 and 2015 to 10.44 per 1,000 population. They have since been increasing again, up to 10.99 per 1,000 population in 2016. When analysing the types of crimes being committed, most recent figures show that the largest contribution (32%) is from "anti-social behaviour" (ASB), followed by "violent crimes" (21%) and "other theft" (10%).



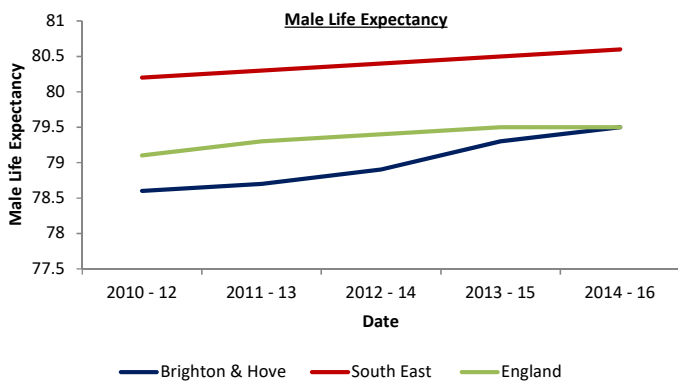
Source: UK Crime Stats



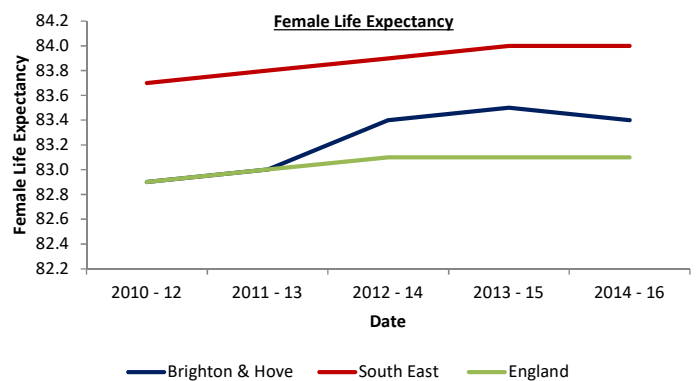
Source: UK Crime Stats

# Life Expectancy

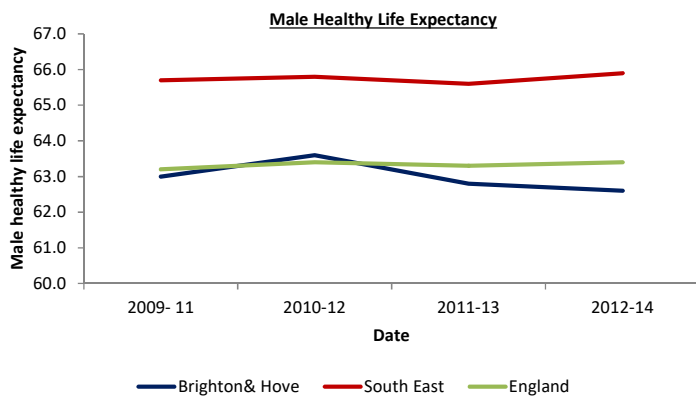
The study area average for male life expectancy is below both regional and national averages, however the most recent figures (2014-16) show an increase up to the national average of 79.5 years. Female life expectancy has consistently been lower than the regional average, with it being equal to the regional average between 2010 and 2012, and increasing since then to higher than this (83.4 years). Generally, life expectancy for both genders is increasing with the regional and national trend, although female life expectancy has shown a slight decrease between 2013 and 2016. Most recent figures (2014-16) show 1.1 and 0.6 years lower life expectancy in Brighton & Hove compared to the regional average for males and females respectively. There is no difference in life expectancy for males, and 0.3 years higher life expectancy for females, when compared to the national average.



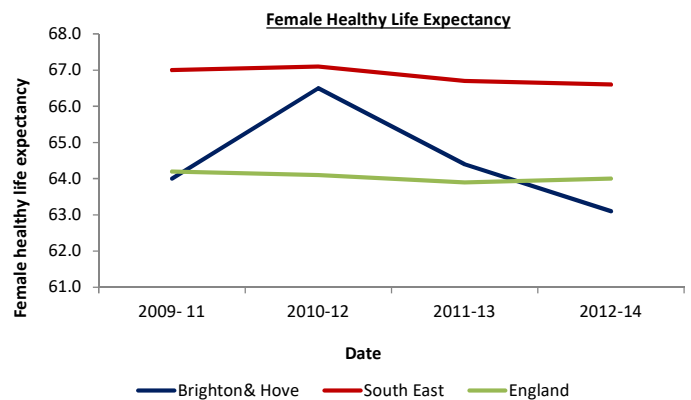
Source: PHE Health Profiles



Source: PHE Health Profiles



Source: Office for National Statistics

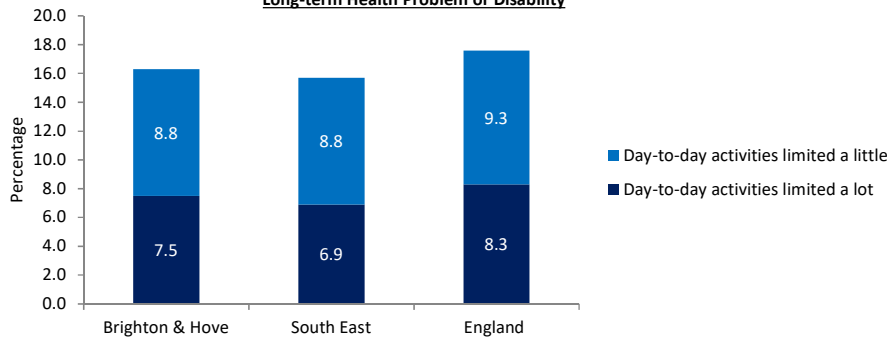


Source: Office for National Statistics

When considering healthy life expectancy (HLE), or the proportion of life spent in "good" health, the pattern changes. For both males and females, the general trend is a decrease in HLE over the last few years. In Brighton & Hove, male HLE is mostly below regional and national levels, and most recent figures (2012-14) are declining. Female HLE in the study area has fluctuated more in comparison, and is generally below regional and above national averages. Although it increased between 2009 and 2012, it has been decreasing steadily since then, and most recent figures are below the national average.

# Physical Health

**Long-term Health Problem or Disability**



Source: NOMIS

The proportion of the Brighton & Hove population with a long-term health problem or disability which limits day-to-day activities a little is equal to the regional average and lower than the national average. There is a higher proportion of the population within Brighton & Hove whose day-to-day activities are limited a lot from a long-term health problem or disability compared to the regional average, however this remains lower than the national average.

ICD Code	Disease	Emergency Hospital Admissions Incidence Rate (per 100,000)	
		England	Brighton & Hove
<b>Cardiovascular</b>			
I00-I09	Rheumatic heart disease	2.6	2.0
I10-I15	Hypertensive diseases	23.2	18.4
I20-I25	Ischaemic heart diseases	249.1	198.0
I26-I28	Pulmonary heart disease & diseases of pulmonary circulation	48.3	38.4
I30-I52	Other forms of heart disease	326.7	259.8
I60-I69	Cerebrovascular diseases	166.7	132.6
I70-I79	Diseases of arteries, arterioles & capillaries	38.7	30.7
I80-I89	Diseases of veins & lymphatic system nec.	73.0	58.0
I95-I99	Other & unspecified disorders of the circulatory system	41.3	32.9
<b>Respiratory</b>			
J00-J06	Acute upper respiratory infections	223.2	189.1
J09-J18	Influenza & pneumonia	435.2	368.6
J20-J22	Other acute lower respiratory infections	270.3	228.9
J30-J39	Other diseases of upper respiratory tract	28.2	23.9
J40-J47	Chronic lower respiratory diseases	356.1	301.7
J60-J70	Lung diseases due to external agents	37.2	31.5
J80-J99	Other diseases of the respiratory system	81.0	68.6

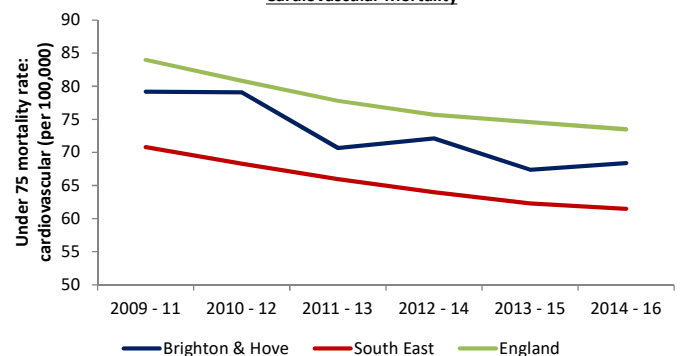
Source: Hospital Episode Statistics (corrected using SAR for CHD and COPD)

Emergency hospital admissions incidence rates for both cardiovascular and respiratory diseases in Brighton & Hove are lower than the national averages. For cardiovascular diseases, "other forms of heart disease" has the highest incidence rate in the study area, followed by "ischaemic heart diseases". For respiratory diseases, "influenza & pneumonia" has the highest incidence rate, followed by "chronic lower respiratory diseases".

From the statistics analysed for respiratory disease, cardiovascular disease and cancer, cancer is the main cause of death causing 138.6 deaths per 100,000 population compared to cardiovascular diseases which cause 68.4 deaths per 100,000 population and respiratory diseases which cause 27.6 deaths per 100,000 population.

Mortality from cardiovascular disease has been fluctuating, but decreasing overall since 2009, and has consistently been lower than national and higher than regional averages.

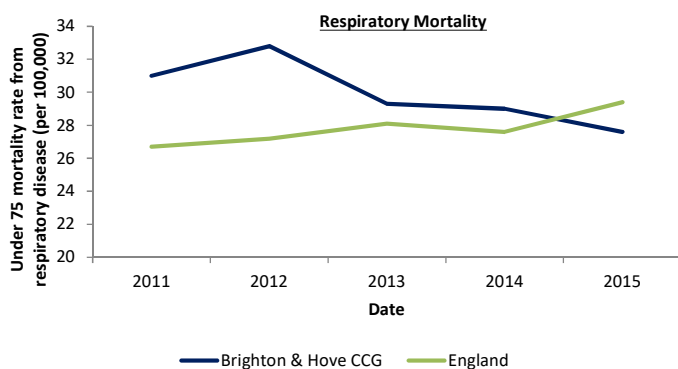
**Cardiovascular Mortality**



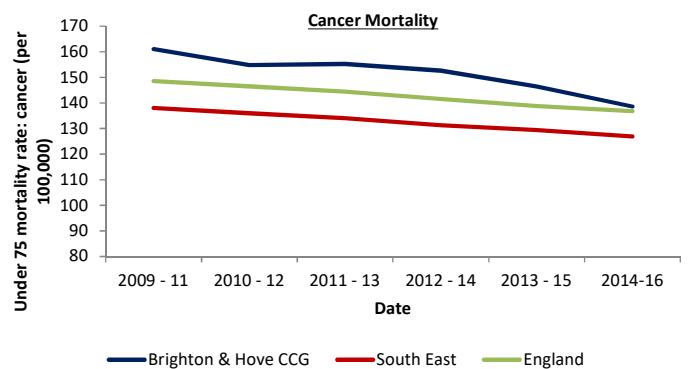
Source: PHE Health Profiles

The mortality rate for respiratory disease has shown a fair amount of variation; following an increase between 2011 and 2012, it has largely been decreasing, with a static period between 2013 and 2014. Generally it has remained above the national average, however since mid-2014 it has reduced to lower than the national average, which continues to increase.

The under 75 mortality rate for cancer in Brighton & Hove has been decreasing since 2009 apart from a slightly static period between 2011 and 2013, however it has consistently been higher than both the regional and national averages. Most recent figures (2014-16) show that the study area is approaching national levels.



Source: HSCIC

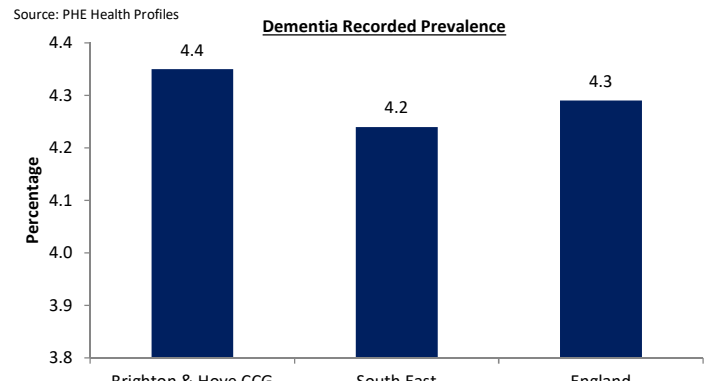
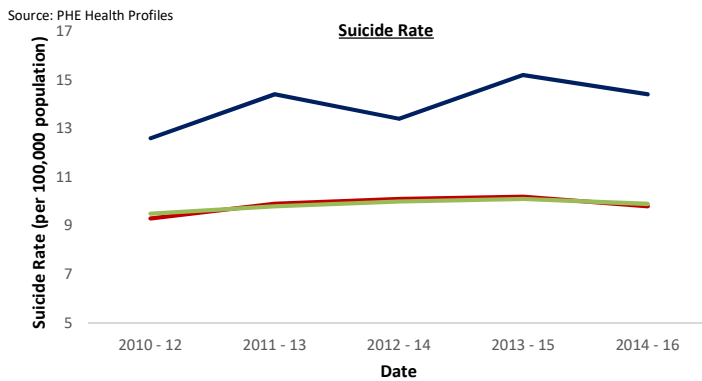
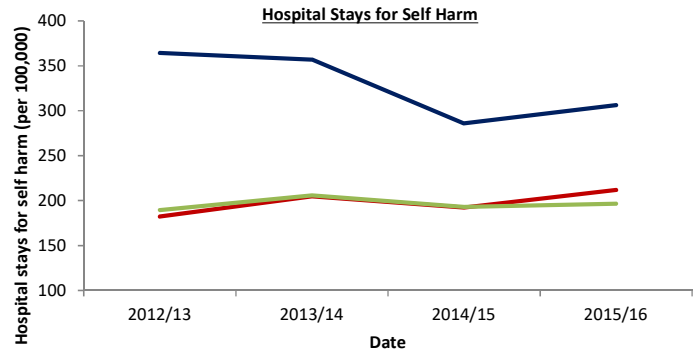
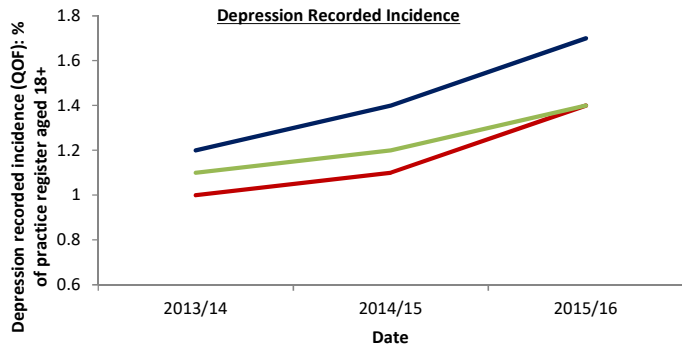


Source: PHE Health Profiles



# Mental Health

Depression recorded incidence within the study area has been consistently higher than the regional and national averages and has been increasing since 2013/14 following regional and national trends. Hospital stays for self-harm in the study area have overall been above regional and national averages. There is a decrease between 2012 and 2013/14, followed by a sharper decline until 2014/15. However, since 2014/15 this figure has started to increase, following regional and national trends. Brighton & Hove has a consistently higher suicide rate than regional and national averages which has remained relatively static over the years. Brighton & Hove also has a higher dementia recorded prevalence (age 65+) than regional and national averages.

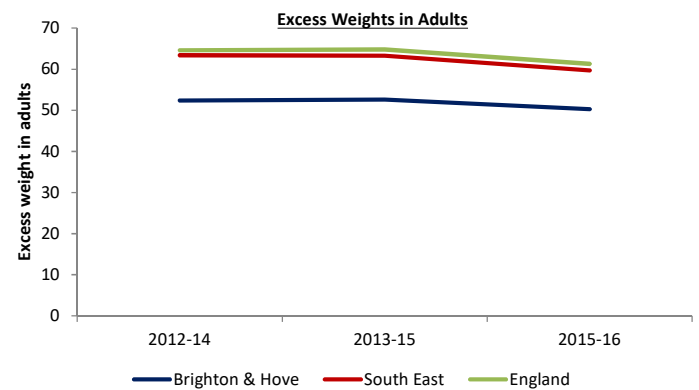
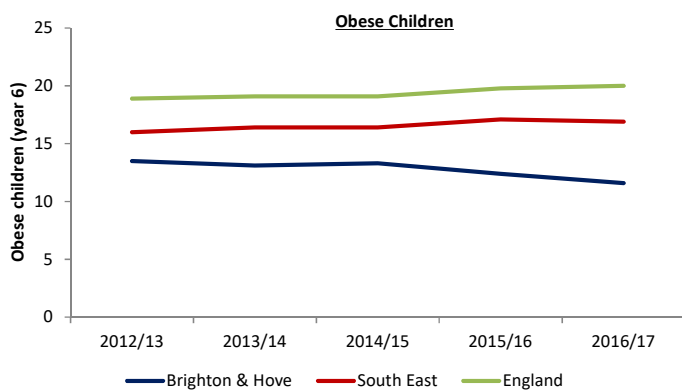


Source: PHE Health Profiles

Source: PHE Health Profiles

# Lifestyle

The proportion of obese children in Brighton & Hove has consistently been below both the regional and national averages. While it has been fairly stable until 2014/15 similar to the regional and national trends, it has been decreasing since then in comparison to the slight increase seen in regional and national trends. The proportion of adults with excess weight has also been consistently below regional and national averages, and has been decreasing gradually since 2012.

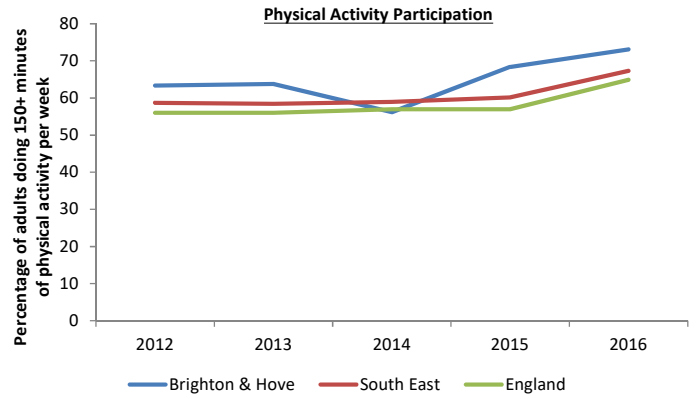


Source: PHE Health Profiles

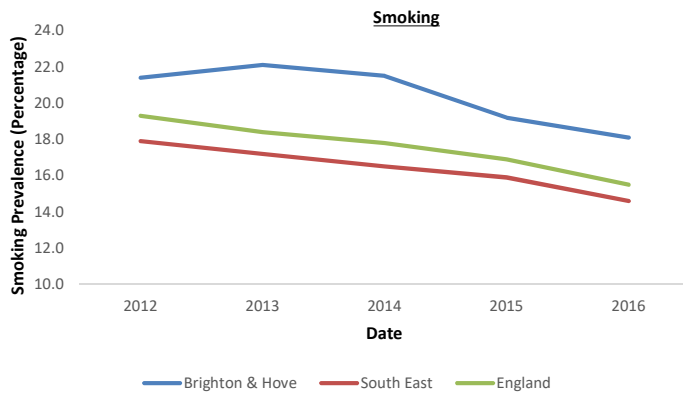
Source: PHE Health Profiles

The trend for the percentage of adults who engage in 150+ minutes of physical activity per week is slightly more complex; while it has been static between 2012 and 2013 in keeping with regional and national trends, it decreased sharply to levels below the latter between 2013 and 2014, but has been increasing since then.

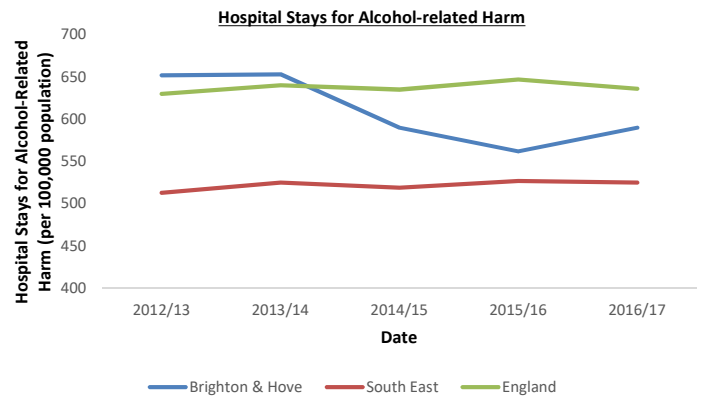
Smoking prevalence in the study area has been generally decreasing over the past few years, similar to but higher than regional and national trends. Hospital stays for alcohol related harm have fluctuated over the years; starting off static and above regional and national averages, and then decreasing between 2013 and 2015 to a level between regional and national averages, before starting to increase again.



Source: PHE Health Profiles



Source: PHE Health Profiles



Source: PHE Health Profiles

## Conclusion

When analysing the Brighton & Hove Unitary Authority, it is clear that the study area performs below the national average on a variety of socio-economic and health indicators. In terms of demographics, the study area shows a relatively large proportion of young people (20-29 years) than nationally, and these tend to be temporary residents such as students who do not contribute to the economy. Another point to consider is that although life expectancy in the study area is generally increasing, the proportion of life spent in "good" health is declining and below both regional and national averages. This means that although people are living longer, a larger proportion of them are suffering from various illnesses and disabilities. A growing need for provisions for an increasing number of older people with multiple long term health problems should therefore be anticipated.

Socio-economically, income and employment rates are lower than the national average, but higher than and equal to regional levels respectively. Housing is increasingly unaffordable and crime rate is increasing, both more so than nationally. Education is the best performing indicator with a higher proportion of residents with NVQ1+ to 4+ qualifications compared to the national average, which is also reflected in the Education IMD deprivation domain.

Although Brighton & Hove generally has better cardiovascular and respiratory hospital admissions than the national average, mortality from cancer and respiratory diseases is higher than national levels. Unlike nationally, these trends are declining. Mental health problems are increasing and are higher than national levels, with more residents suffering from depression, long-term mental health problems, self-harm and dementia than nationally. Lifestyle indicators such as child and adult obesity are lower than national levels, and residents engage in higher levels of physical activity than nationally. However, smoking and alcohol consumption are higher than nationally.

## Appendix B: Health in EIA Briefing

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CP18 Healthy City within CPP1 states that:

*“planning will support programmes and strategies which aim to reduce health inequalities and promote healthier lifestyles through the following:*

- *Carry out health impact assessments (HIA or incorporated into a sustainability appraisal) on all planning policy documents.*
- *Require HIA on all strategic developments in the city.*
- *Require larger developments demonstrate how they minimise negative impacts and maximise positive impacts on health within the development or in adjoining areas (where the benefits of new development can be maximised).”*

Since CPP1 was published, an amendment to the 2017 Environmental Impact Assessment (EIA) Regulations [3] has been made which ensures that major developments provide an Environmental Statement (ES) and assess the direct or indirect significant effects of the proposed development on population and human health.

As a result, there is a natural transition developing from conducting HIA for major developments (relevant to CP18 Healthy City point 3), to providing a Population and Human Health ES Chapter. The publication of the IEMA Health in EIA Primer for a Proportionate Approach [4] provides an initial response to the change to the EIA Regulations, and IEMA are in the process of developing further guidance on how to approach the assessment of health in EIA.

HIA remains most applicable for minimising negative impacts and maximise positive impacts associated with planning policy documents (CP18 Healthy City point 1) and strategic developments in the city (CP18 Healthy City point 2). However, conducting HIA remains beneficial in addition to a Population and Human Health ES Chapter for particularly large or controversial major developments where there may a high degree of community concern, or where the location of the development is home to particularly sensitive or deprived population. In this case, it is our recommendation that predefined thresholds are established and applied (e.g. where a residential development has >X housing units or will house X amount of people).



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