

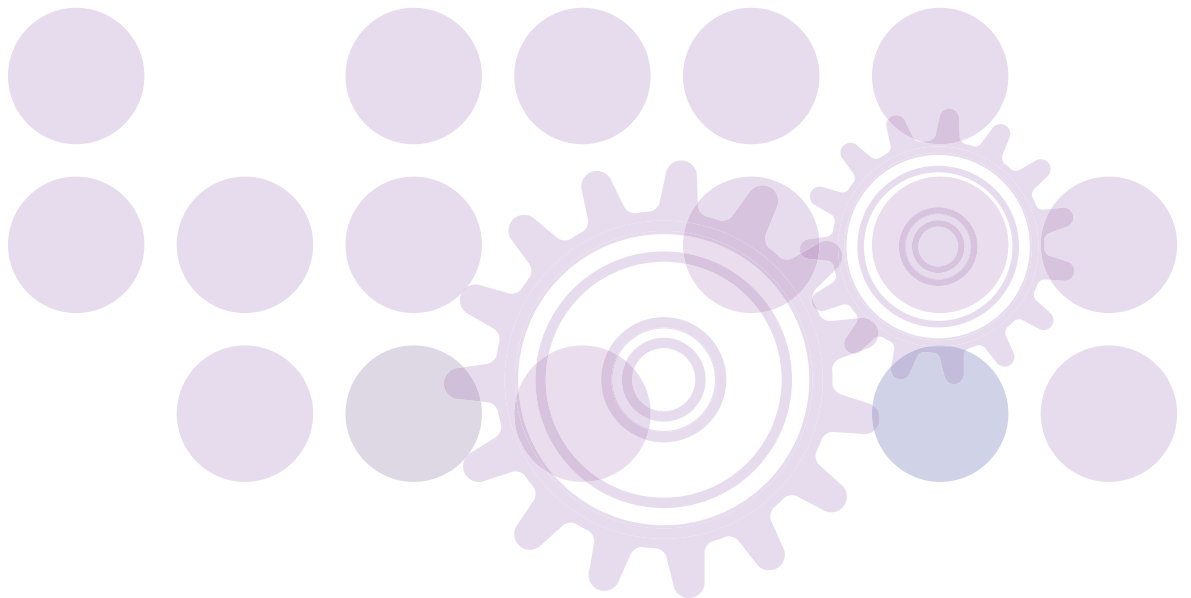
spd 05

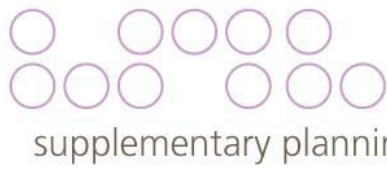
supplementary planning document

Brighton & Hove City Council Local Development Framework

adopted 23rd March 2006

Circus Street Municipal Market





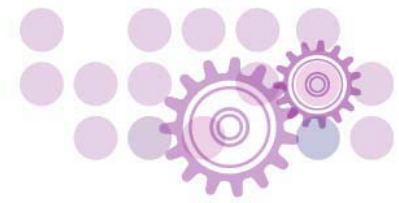
What is an SPD?

A Supplementary Planning Document (SPD) is one of the material considerations that can be taken into account when determining a planning application. It forms a part of the Local Development Framework (LDF) and is intended to elaborate upon policies in the Development Plan Documents (DPD). This SPD is one of a series produced by Brighton & Hove City Council and it is to be read in conjunction with the DPD. Each SPD has been subject to a period of formal consultation and approval under the LDF. In preparing this SPD the council has had particular regard to Government policy as set out in Planning Policy Statement 1: Delivering Sustainable Development; Planning Policy Statement 6: Town Centres; Planning Policy Statement 9: Biological and Geological Conservation; Planning Policy Guidance Note 3: Housing; Planning Policy Guidance Note 4: Industrial, Commercial Development and Small Firms; Planning Policy Guidance Note 13: Transport; and Planning Policy Guidance Note 15: Planning and the Historic Environment, PPS22: Renewable Energy.

This SPD was adopted by the council's Environment Committee on 23rd March 2006. It supplements policies EM2, EM9, and HO1 of the Brighton & Hove Local Plan 2005.



Contents	Page no.
Section A – Background to this Document	4
1 Introduction	4
2 SPD Status and Procedures	4
3 Sustainability Appraisal and Consultation	4
4 Objective and Purpose of this SPD	4
5 Monitoring and Review	5
 Section B – Preliminary Framework	 6
1 The Circus Street Municipal Market Site	6
2 SWOT Analysis	8
3 Issues and Opportunities Plan	9
4 Planning Context	11
5 Vision	19
 Section C – Development Principles	 21
1 Social Sustainability	21
2 Economic Sustainability	21
3 Environmental Sustainability	22
4 Public Realm	23
5 Layout and Urban Form	23
6 Scale and Density	24
7 Mix of Uses	24
8 Sustainable Transport	25
 Section D – Application Stage	 26
1 Implementation and Information Requirements	26
2 Contacts and Further Guidance	28
 Section E – Appendices	 29
Annex 1 – Urban Design Analysis	29
Annex 2 - Development Options	41
Annex 3 – Useful Links	49
Annex 4 – Monitoring to be Undertaken	50



Section A: Background to this Document

1. Introduction

Brighton & Hove City Council is seeking to regenerate the Circus Street Municipal Market site to provide a mixed-use development incorporating employment workspace and residential use with affordable housing. It is intended that this scheme be outstanding in terms of urban design and sustainability. In addition, the University of Brighton, who own part of the site, is currently looking to rationalise their facilities and to improve the quality and adaptability of their accommodation on the site. Since the closure and relocation of the Market, the surrounding area has inevitably suffered from the gradual degradation of the site. It is hoped that the guidance contained in this SPD will assist in bringing the site forward for comprehensive redevelopment.

In December 2004, the Economic Regeneration team and the University of Brighton commissioned Building Design Partnership (BDP) to complete an urban capacity study of this site and the nearby Edward Street Quarter. This study, entitled 'Urban Design Analysis and Guidance', provided advice on possible forms of redevelopment for both sites, taking account of existing constraints and the surrounding urban environment. The study was not intended to be a masterplan for the sites; it has, however, assisted with the preparation of this Supplementary Planning Document (SPD).

2. SPD Status and Procedures

Planning Policy Statement 12 (2004) sets out the Government's policy on the preparation of Local Development Frameworks. Supplementary Planning Documents (SPDs) are included in this framework. SPDs may cover a range of issues, both thematic and site specific, which may expand policy or provide further detail to policies in a development plan document. They must not, however, be used to allocate land. SPDs may take the form of design guides, area development briefs, master plan or issue-based documents which supplement policies in a development plan document.

3. Sustainability Appraisal and Consultation

As required by PPS12, this SPD has been the subject of a Sustainability Appraisal and has been prepared with the benefit of significant levels of consultation. A sustainability appraisal report specifically relating to this SPD is available from the Council, together with a consultation report which summarises the consultation undertaken during the preparation of this document. This document incorporates the recommendations of the Sustainability Appraisal.

4. Objective and Purpose of the Supplementary Planning Document

The primary objective of the SPD is to supplement existing local plan policies and ensure the future physical, social, and environmental regeneration of the Circus Street site.



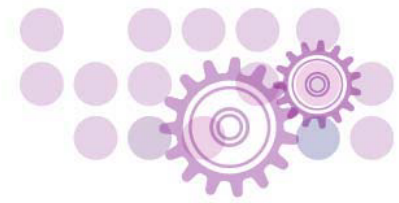
The purpose of the SPD is to establish the principles and parameters to guide and control future development and enable an overall vision for Circus Street to be realised, against which future proposals can be assessed. Guidance on the mix of uses and physical form of the site is provided, together with a summary of the planning requirements for planning applications and the measures that the Local Planning Authority will pursue to implement all aspects of the regeneration. In particular, the SPD fulfils the following roles:

- ❑ it supplements Policies EM2, EM9 and HO1 of the Local Plan;
- ❑ it articulates a possible vision for the area;
- ❑ it provides greater certainty on the form and quality of acceptable development, including the public realm, and guidance for prospective developers and landowners on how this might be achieved;
- ❑ it assists the Local Planning Authority in the consideration of planning applications;
- ❑ it provides guidance on the conservation, use and setting of listed buildings in the area;
- ❑ it provides the basis for future decisions on assembling land to provide certainty, including the potential use of Compulsory Purchase Orders; and
- ❑ it establishes standards for environmental sustainability within the scheme against which all proposals will be assessed.

5. Monitoring and Review

This SPD will be monitored, reviewed and updated to ensure that it remains relevant and in accordance with development plan policy. The SPD will become part of the Local Development Framework upon its adoption.

The Local Plan will be replaced by a series of development plan documents that form the Local Development Framework (LDF). The SPD will be reviewed when the LDF is adopted to ensure that there is still a chain of conformity with development plan policy, and to take into account changes that may have occurred in and around the site during that time.



Section B: Preliminary Framework

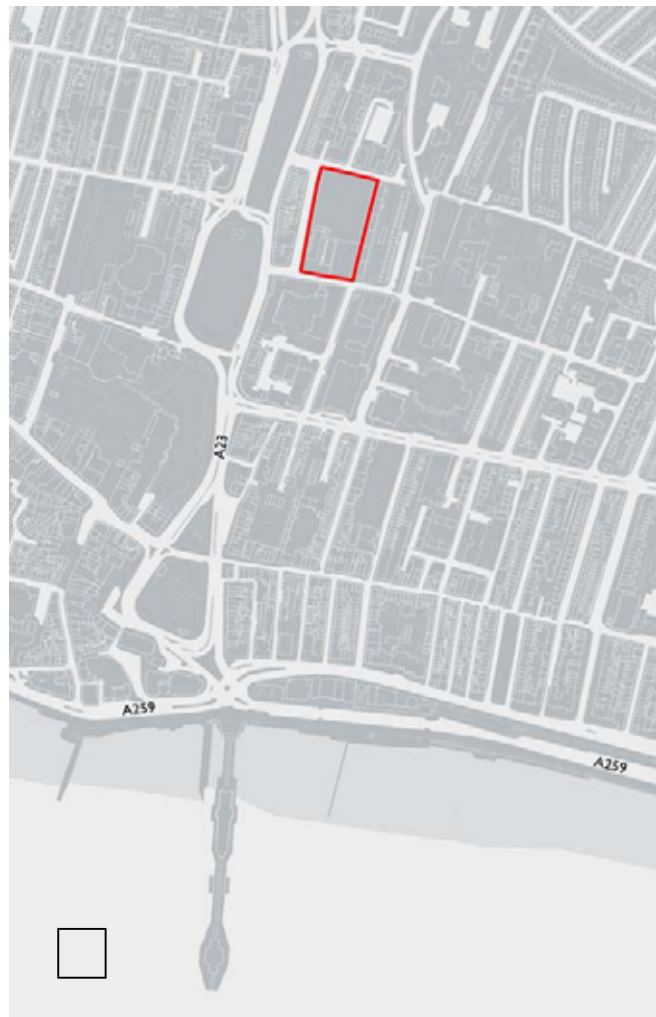
I. Circus Street Municipal Market

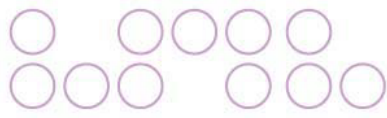
This 0.75 hectare site comprises a parcel of land to the east of Circus Street, bounded by Kingswood Road and Morley Street, as shown in the figure ground plan below. It is presently occupied by the dilapidated former municipal market building, though the market has now been relocated and the building is used for short-term uses including a wood recycling project.

The site is located close to the heart of Brighton city centre, within an existing mixed-use area. It is situated near to a major arterial road linking the nearby city centre with the eastern side of Brighton. Circus Street is a secondary road positioned parallel to Grand Parade, where the A23 from London, A270 from Lewes and A259 coast road all converge. The site is within walking distance of the city centre, the seafront and Brighton mainline railway station. There are existing good public transport links to London, Gatwick Airport, surrounding towns and within the city.

The site's position also puts it at the base of the academic corridor stretching along the A23/A270/A27T and it is adjacent to the University's main city centre property which accommodates the Faculty of Arts and Architecture and the Sallis Benney Theatre. It is therefore a prime location for further academic development. The Valley Gardens Conservation Area borders the site to the west and south.

The topography is an important feature of the site and the surrounding area. The site is situated on a steeply sloping hillside that rises up from the valley bottom that comprises Grand Parade and Valley Gardens. As a result there is a sharp rise in ground levels between the western and eastern sides of the site.





spd



circus street site

supplementary planning document



Brighton & Hove City Council's Local Development Framework

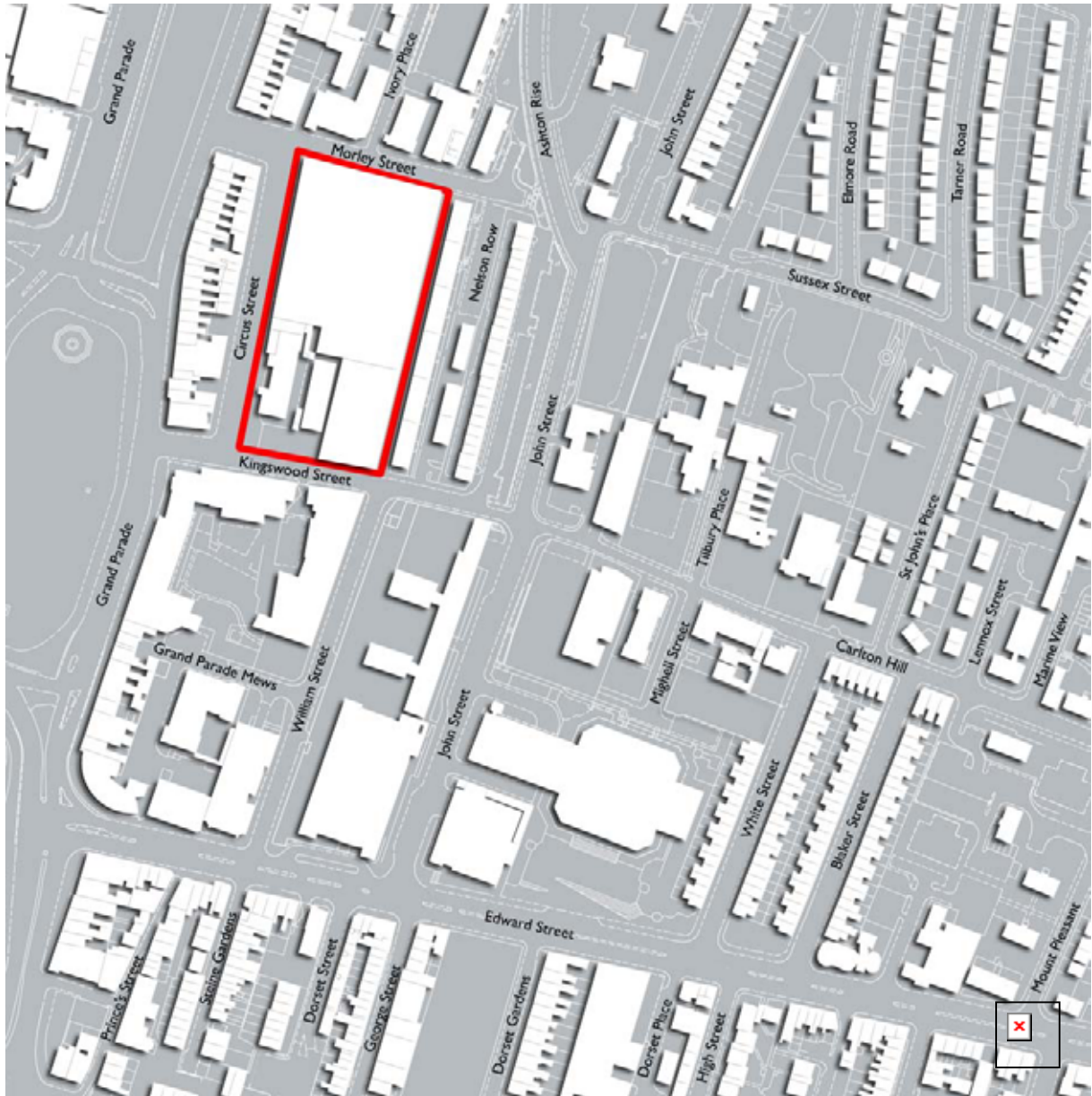


Figure Ground Plan of Circus Street Municipal Market



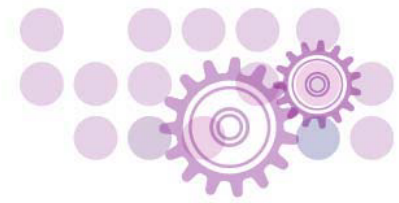
Aerial Photographs of the Circus Street Municipal Market site



2. SWOT Analysis

Taking account of the urban design analysis outlined in Annex I, a SWOT analysis of the Circus Street site can be summarised as follows:

Strengths	Weaknesses
<ol style="list-style-type: none"> 1 Wonderful location – within walking distance to city centre and railway station 2 Strong visual links to Grand Parade 3 Large site available for immediate development 4 Adjacent to Valley Gardens Conservation Area 5 Public footway access route to the east of the site 6 Situated at the base of a west-facing hillside – good east/west aspect 7 Good views across the valley 8 Market Diner – significant facility contributing to local character 	<ol style="list-style-type: none"> 1 Surrounded by poor facades and inactive edges 2 Lies immediately adjacent to medium rise residential property with overlooking issues 3 Area generally suffers from a run-down feel 4 West side of Circus Street presents 'backs' – but combined access is required.
Opportunities	Threats
<ol style="list-style-type: none"> 1 Wholesale redevelopment will raise the profile of the site and its surroundings 2 Potential site for landmark buildings to draw people into the site whilst respecting the location 3 Potential realignment of streets to reinstate urban north-south grid 4 Narrowing of Circus Street 5 Redefinition of edges to streets 6 Retention and restoration of Municipal Markets building façade 7 Redistribution of residential uses throughout the site 8 To 'green' the Circus Street edge and to introduce urban biodiversity features throughout 9 Level changes could produce interesting and innovative townscape solutions 10 University uses will add activity to the site 	<ol style="list-style-type: none"> 1 Potential minor contamination of the site 2 Level changes may make land more expensive and/or difficult to develop 3 Evening economy uses may harm residential amenity



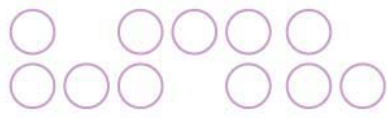
3. Issues and Opportunities Plan

The plan overleaf highlights the key issues and opportunities raised by the SWOT analysis. One of the key issues is that of the site's topography, which can be viewed both as an opportunity and a threat. Whilst a level site is more straightforward to develop, a sloping site can produce interesting townscape solutions and means that the site will benefit from excellent views.

The prime location of the site presents an opportunity for a high profile scheme, demonstrating excellence in sustainable development and with the potential for public realm improvements alongside any new development, acting as a catalyst for the wider regeneration of the area.

The Issues and Opportunities plan highlights the following key points:

- ❑ the chance to realise wholesale mixed-use redevelopment of the site
- ❑ the improvement of street frontages and the opportunity to reinstate the urban grid in order to create a new north-south connection
- ❑ the opportunity to provide a range of housing opportunities
- ❑ the improvement of views into the site from Grand Parade
- ❑ The opportunity to 'green' the site, to soften the landscape and improve the quality of life.

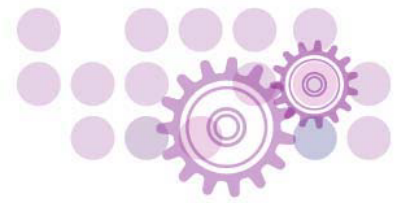


spd

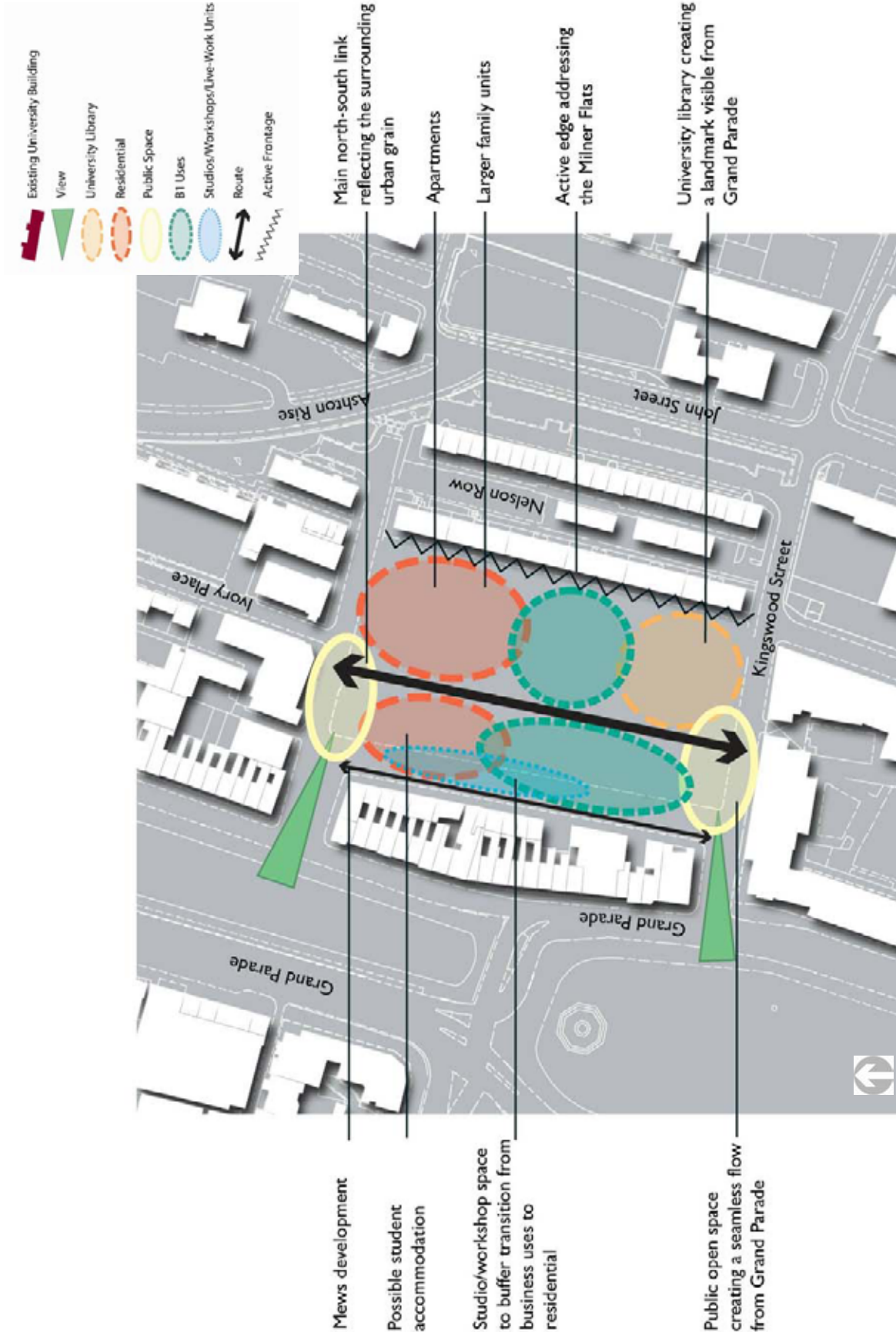


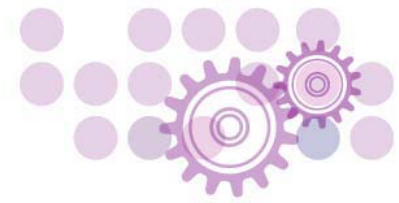
circus street site

supplementary planning document



Brighton & Hove City Council's Local Development Framework





4. Planning Context

Overview

The purpose of this section is to review the policy context relevant to the Circus Street Municipal Market Site. Given that the SPD will form part of Brighton and Hove's Local Development Framework (LDF), it is important to provide a brief summary of the statutory framework in which it is being prepared. In addition, this section considers the national, regional and local policies and strategies which the document should be in general conformity with and will be a material consideration against which any applications may be assessed.

National Planning Policy

The Planning and Compulsory Purchase Act 2004 sets out the reforms to the planning system and introduces a two-tier planning structure: At the regional level, Regional Spatial Strategies will replace Regional Planning Guidance in setting out policies, while at the local level, Local Development Frameworks will replace structure plans and local plans – although local plan policies in will be 'saved' for 3 years after adoption. Nationally, the government's policies on different aspects of planning will be outlined through the creation of Planning Policy Statements (PPSs), which are intended to supersede Planning Policy Guidance Notes (PPGs).

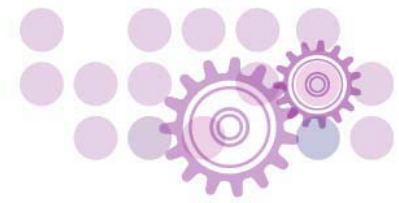
Given the Circus Street site's urban context, it is considered useful to briefly review national planning policy set out in PPS1, PPG3, Draft PPS3, PPG4, PPS6, PPS9, PPG13, PPG15 and PPS22.

PPS1 Delivering Sustainable Development (2005) sets out the overarching planning policies on the delivery of sustainable development through the planning system. PPS1 states that policies should promote high quality design and inclusion within the planning framework, taking opportunities to improve the character and quality of an area.

PPG3 Housing (2000) defines the need to plan for the requirements of the whole community including those in need of affordable housing. In addition, the guidance note emphasizes the importance of providing a better mix in the size, type and location of housing, in order to create mixed and balanced communities.

Draft PPS3 Housing (2005) seeks to ensure that a wide choice of housing types is available, that a better balance between housing demand and supply in every housing market area can be delivered in order to improve affordability, and that sustainable, inclusive, mixed communities in all areas are created.

PPG4 Industrial Commercial Development and Small Firms (1992) seeks to encourage continued economic development in a way which is compatible with maintaining and



improving a high quality environment. In particular it seeks to encourage new development in locations that can be served by more energy efficient modes of transport.

PPS6 Town Centres (2005) re-iterates the need for sustainable patterns of development, promoting retailing, leisure, office and arts and culture uses in town centres through the sequential test (i.e. promoting town centres in favour of out-of-centre locations). PPS6 also supports mixed use development and an increase in housing in town centres.

PPS9 Biodiversity and Geological Conservation (2005) aims to ensure biological diversity is conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity with other considerations. The key principles of PPS9 include a requirement that plan policies should promote opportunities for the incorporation of beneficial biodiversity within the design of development.

PPG13 Transport (2001) promotes more sustainable transport choices for people and for freight and seeks to ensure that jobs, shops, education, health, and leisure facilities are accessible by public transport, walking, and cycling. There is also a general principle to reduce the need to travel, especially by car.

PPG15 Planning and the Historic Environment (1994) sets out policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. In general, design in historic areas needs careful consideration in terms of scale, height, mass, alignment and materials but not necessarily copies of old style buildings.

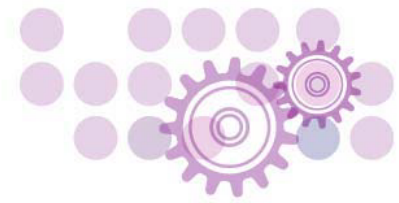
PPS22 Renewable Energy (2004) promotes and encourages the development of renewable energy resources in all new developments. PPS18 affirms that the wider environmental and economic benefits of all proposals for renewable energy, whatever their scale, will be material considerations in the determination of applications.

Regional Planning Policy

Regional Planning Guidance 9: South-East (2001)

The regional planning framework seeks to encourage economic success throughout the South-East region, ensuring a higher quality of environment with management of natural resources, opportunity and equity for the Region's population, and a more sustainable pattern of development.

Policies H4 and H5 are of particular relevance for the Circus Street Municipal Market site. Policy H4 states that a range of dwelling types and sizes should be provided, including alternative forms of tenure, in order to meet the needs of all sectors of the community and to plan for balanced communities. It also states that affordable housing should be provided to meet locally assessed need. Policy H5, meanwhile, states that full use should be made of the opportunities for increasing housing development within urban areas.



In terms of economic development at Circus Street, Policy RE10 states that economic diversity should be encouraged, facilitating small and medium enterprises, and supporting the growth of a variety of economic sectors including manufacturing.

Draft South East Plan (2005)

The South East England Regional Assembly is currently preparing the South East Plan, a Regional Spatial Strategy, which is set to replace RPG9.

Policy H3 states that new housing should be in sustainable locations which have the necessary infrastructure, services and community provision and are in locations that are, or can be, well served by a choice of transport modes. Policy H5, meanwhile, states that higher housing densities will be encouraged along with measures to raise the quality of new housing, reduce its environmental impact and facilitate future adaptation to meet changes in accommodation needs. An appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures is supported by Policy H6.

In terms of sustainable economic development, Policy RE1 promotes such opportunities in locations that maximise public transport usage, intensify the use of existing sites, offer mixed use development and minimise damage to the environment. Policy NRM4 furthermore states that local authorities should pursue opportunities for biodiversity improvement.

Development Plan Policy and Supplementary Planning Guidance

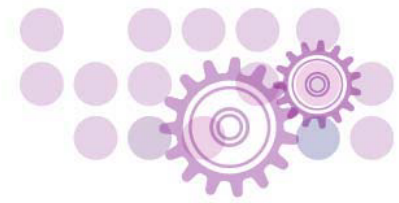
East Sussex and Brighton and Hove Structure Plan (1999)

The East Sussex and Brighton & Hove Structure Plan, adopted December 1999, sets out a broad framework of strategic planning policies for the development and conservation of the area, up to 2011.

Structure Plan Policy S13 refers specifically to Brighton and Hove, stating that attention will be focused on revitalising and diversifying the economy and regenerating the physical fabric of the urban area in a manner that strengthens its important role as an international resort and sub-regional centre and enhances the outstanding townscape quality. S1 seeks to accord with objectives of not causing damage to conservation areas, historic buildings, parks and gardens, amplified by EN23 and EN25.

Policy E1 states that a positive approach to economic development will be pursued which provides strategic sites for modern business that will be suitable to attract inward investment and provide for the expansion of existing business.

Policy E14 makes reference to the Brighton's Academic Corridor along the A23/A270/A27TLewes Road from Brighton city centre to Falmer, within which the Circus Street Municipal Market site is situated. The policy states that support will be given to the development of the higher education research functions of the universities and that new high technology, media-related and information-based business with academic links will be assisted.



Policy EN18 supports actions that increase the extent and diversity of the natural resource. These may take the form of creation of new habitats and “habitat corridors”.

Brighton & Hove Local Plan (2005)

The Brighton & Hove Local Plan provides a detailed framework for the development and use of land and buildings over a 10 year period.

The Local Plan includes a vision for Brighton and Hove as ‘a cosmopolitan, successful city by the sea where people have a high quality of life in a decent environment’. The Council’s strategic objectives, as set out within the local plan, therefore are:

- ❑ getting people into work;
- ❑ reducing local poverty;
- ❑ delivering key investment projects;
- ❑ making it easier to travel about;
- ❑ developing a learning city; and
- ❑ improving the Council’s performance.

The Circus Street Municipal Market site is designated for employment and housing under policies HO1, EM2 and EM9. The northern half of the site is an identified housing site, while the southern half of the site is designated for mixed use development. This mix of uses includes housing, high-tech business uses or general office uses.

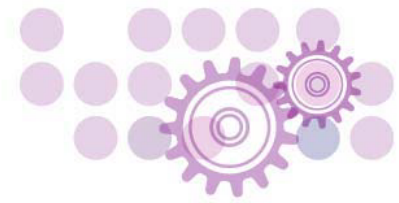
Housing

The northern half of the Circus Street Municipal Market site is allocated for housing under **policy HO1**, while the southern half is allocated for mixed use development. **Policy HO1** as a baseline envisages the site being developed for 55 residential units and sets an indicative target of 60% affordable.

Under **Policy HO3**, the Council will seek to ensure that proposals for residential development incorporate a mix of dwelling types and sizes that reflect and respond to Brighton and Hove’s housing needs. **Policy HO4** indicates that higher dwelling densities than those typically found in the locality will be permitted where, for example, the development exhibits high standards of design and architecture and includes a mix of dwelling types and sizes which reflect local needs.

Policy HO5 specifies that in all new residential development the Council will require provision of private useable amenity space appropriate to the scale and character of the development.

Policy HO6 requires new residential development to provide outdoor amenity space to be split appropriately between children’s play space, casual or informal play space and adult sports facilities. Where provision on site is not practicable, contributions towards provision on suitable alternative sites may be acceptable.



Car free housing is supported by **Policy HO7** in locations with good access to public transport and local services where there are complementary on-street parking controls. **Policy HO13** seeks to ensure that all new residential dwellings can be adapted to meet the needs of people with disabilities without major structural alterations. It specifies that a proportion of new dwellings should be built to a wheelchair accessible standard.

Economy and Employment

Under **Policy EM9**, the southern half of the Circus Street Municipal Market site is designated for mixed-use development. The mix of uses at Circus Street could include offices, amenity space, community facilities and housing, and **Policy EM2** indicates that planning permission will be granted for high-tech business uses or general office uses. The Local Plan indicates that uses should be mixed both horizontally and vertically, and should add to the vitality of the area and respect the grain of the neighbouring developments.

Policy EM8 indicates that planning permission will be granted for the conversion or redevelopment of redundant industrial/business and warehouse premises to live-work units provided the sites are not identified for other uses elsewhere in the plan and ground floors are retained for industrial or business use.

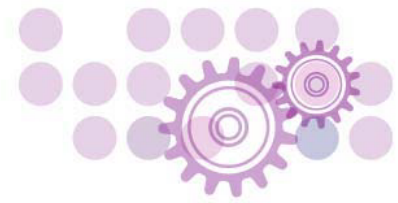
Under **Policy HO21** there is a requirement for community facilities to be provided with new housing or mixed use development. Where new community facilities are to be created, **Policy HO19** requires that the design and use of such facilities will be accessible to all members of the community and make provision for suitable childcare and toilet facilities. Adequate car and cycle parking, including provision for people with disabilities, should also be provided.

Sustainable Development

Efficiency of development in the use of energy, water and materials is encouraged by **Policy SU2** of the Local Plan. Proposals which can demonstrate such efficiency will be granted planning permission, as long as they accord with other policies of the development plan.

The factors that need to be taken into account when considering any development proposal include: access to daylight/sunlight, orientation, building form, materials, the uses of natural ventilation, fenestration, landscaping, provision recycling facilities, and cycle parking.

The Local Plan is part of a network of opportunities aimed at securing improved energy efficiency, as set out in the Council's Home Energy Efficiency Strategy. Promoting energy efficiency and the use of renewable energy sources as an integral part of all development is consistent with national policy guidance in the form of PPS22 'Renewable Energy' (2004) and the Home Energy Conservation Act 1995. Regard should also be given to the Council's Sustainability Strategy and to SPG21 'Sustainability Checklist'. SPG 16 'Energy Efficiency and Renewable Energy in Development' provides guidance on the technologies available and how developers and housebuilders can design for energy efficiency and renewable energy in new developments.



The purpose of **Policy SUI3** is to ensure that development proposals minimise and reuse construction waste in an effective manner, shown through a detailed waste management statement.

Policy SUI4 requires that large scale developments will be required to provide appropriately designed facilities for the recycling and reuse of waste generated on the site.

Transport and Movement

Policies TR1 and TR2 state that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. Submission of a Transport Assessment is required for larger developments. According to the public transport accessibility rating of the site, applicants will provide the appropriate level of parking or contribute to the costs of improving accessibility by providing public transport improvements and improvements to pedestrian access. Where developments are likely to have significant transport implications, **Policy TR4** seeks the submission of a 'Travel Plan'. **Policy TR5** seeks contributions to the improvement of the A23 and A270 Sustainable Transport Corridors. **Policy TRI8** specifies that parking spaces for people with a mobility related disability should be sited closest to the development's main or most suitable access.

Policy TR9 states that planning permission will be granted for developments that are designed to take into account the need to introduce pedestrian priority measures. **Policy TRI4** requires applicants to detail how they will provide facilities for cyclists in terms of access and parking. Safe, clearly defined and well lit accesses and approaches to the development site are sought, as are secure, convenient, well lit, well signed and sheltered cycle parking facilities. Through **Policy TRI5**, developments giving rise to increased demand for usage of the cycle network should contribute to the signposting, improvement and maintenance of this network. **Policy TRI3** seeks similar improvement measures to the pedestrian network where reasonably related to the development.

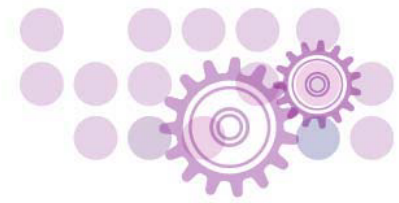
Policy TRI9 states that the parking standards set out in SPG4 'Parking Standards' will apply and will need to be adhered to. As outlined above, **policy HO7** states the circumstances in which car free housing will be granted planning permission.

Design and Quality of Development

Policy QDI specifies that new development should be of a high standard of design and states that all new buildings will be expected to make a positive contribution to the visual quality of the environment.

Aa 'Design Statement' would need to accompany all large scale development proposals **Policy QD2** states that all new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood by taking into account the local characteristics.

While **Policy QD3** encourages new development to make efficient and effective use of a site, it guards against town cramming by encouraging the retention of existing and provision



of new open space, trees, grassed areas, nature conservation features and recreational facilities.

In order to preserve or enhance strategic views, important vistas, the skyline and the setting of landmark buildings, **Policy QD4** states that all new development should display a high quality of design. It goes on to state that development that has a detrimental impact on any of these factors and impairs a view even briefly due to its appearance, by wholly obscuring it or being out of context with it, will not be permitted.

To encourage stimulating and visually interesting environments, **Policy QD5** promotes the concept of new development needing to present an interesting and attractive frontage, particularly at street level for pedestrians and at night. This links into reducing opportunities for crime to take place, as set out in **Policy QD7**, which requires applicants to demonstrate clearly how crime prevention measures have been incorporated into the layout and design of schemes.

Policy QD6 sets out the Local Planning Authority's requirement for public art in major development schemes, to a sum of usually 1% of the construction cost. In this context, public art can include permanent or temporary work, arts facilities and arts training.

Provision for landscape design is set out in **Policy QDI5**, which ensures that developers have taken account of spaces between and around buildings at an early stage in the design process. There are links to **Policy QDI7**, which requires provision of new nature conservation features as part of the design in development schemes, and **Policy QDI9** relating to Greenways.

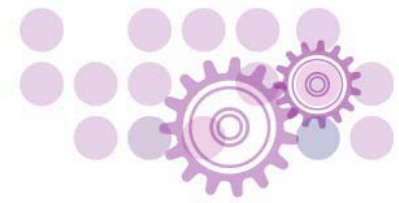
Historic Environment

The Circus Street Municipal Market site is located adjacent to the Valley Gardens Conservation Area and close to a number of listed buildings. **Policy HE6** states that proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of an area and should show:

- ❑ a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms;
- ❑ the use of building materials and finishes which are sympathetic to the area; and
- ❑ no harmful impact on the townscape and roofscape of the conservation area.

Policy HE3 states that development will not be permitted where it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use.

Other relevant Supplementary Planning Guidance Notes / Supplementary Planning Documents

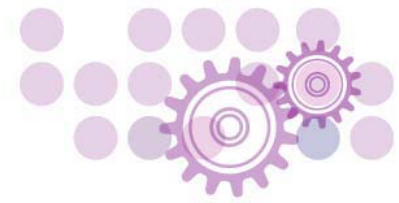


- SPG A: A Guide for Residential Developers on the Provision of Outdoor Recreation Space (draft, 2002)
- SPG4 Parking Standards (2000)
- SPG16 Renewable Energy & Energy Efficiency in Developments (2004)
- SPG21 Sustainability Checklist (2004)
- SPD03 – Construction and Demolition Waste (2006)
- SPD06 – Trees and Development Sites (2006)
- The Valley Gardens Conservation Area Study and Enhancement Management Plan (1995)

Other SPDs

Developers should check with the Local Planning Authority prior to the time of submission of a planning application to see what other Supplementary Planning Documents may be in place since the production of this SPD as they will also be material considerations.

An SPD on 'Biodiversity and Development' is planned for adoption in 2006.



5. Vision

Brighton & Hove City Council considers the Circus Street Municipal Market site to be a major opportunity for development of the highest design quality which fully embraces the concept of sustainable development, from design to construction. The overarching aim of this SPD, therefore, is the creation of a thriving, vibrant, sustainable community within the Circus Street site. Sustainability is a function of efficient land use, diversity of uses, good and environmentally sensitive design, access to jobs, community facilities, local services and leisure activities, and a reduction in travel. Sustainable communities are balanced, inclusive, healthy and safe from crime or the fear of crime.

It is acknowledged that the regeneration of the built environment alone cannot deal with poverty, inequality and social exclusion; however, it is a crucial component. Sustainable communities need sufficient good quality housing to meet the needs of the community; a flourishing local economy supported by appropriate infrastructure; a high quality, safe and healthy local environment; and the amenities and sense of place to support a diverse and vibrant local culture. The condition of the built environment has a direct impact on the quality of life of its inhabitants, and the appropriate conservation and improvement of the natural and built environment brings social and economic benefit for local communities.

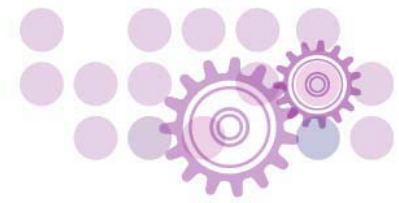
Any new development on the Circus Street Site should harness the most up-to-date building technology and design processes to secure positive environmental impacts. The Local Planning Authority requires that there is a comprehensive and fundamental reconsideration of the built environment, in order to achieve a vibrant and sustainable new development. Any proposals must create a high quality urban area, which is integrated with and is not physically distinct from its surroundings. This will require the combination of the right mix of uses provided at the optimum scale and density within a redefined and well-designed urban form.

The vision for the Circus Street Municipal Market site, therefore, is:

'That the Circus Street/Municipal market site is redeveloped to create an open, accessible and vibrant mixed-use area which maximises its employment, education and housing potential and acts as a model of urban design and sustainability.'

The Local Planning Authority will require that any proposal demonstrates the achievement of the following:

- ❑ a development that acts as an exemplar of urban design for mixed-use developments;
- ❑ provision for sustainable transport;
- ❑ physical, economic and social regeneration benefits for surrounding neighbourhoods and the City as a whole;
- ❑ provision of employment floorspace and a mixture of market and affordable housing
- ❑ provision of flexible creative workspace for use by creative industries, cultural organisations, artists and community groups;



- ❑ provision of new teaching and library space for the University of Brighton, reflecting the location of the Circus Street Municipal Market site within the academic corridor;
- ❑ creation of a sense of place with a mixture of uses, which brings the site into the public sphere and livens up the locality;
- ❑ a development which opens up the area, reintroduces the original street pattern and improves permeability;
- ❑ a scheme which complements and does not dominate surrounding buildings, including Milner Flats;
- ❑ the incorporation of environmental sustainability throughout the development, including sustainable construction techniques, renewable energy, incorporation of nature conservation features wherever possible and water resource management.

Sustainable development means ensuring a better quality of life for everyone in the present, and for future generations. The Council will expect that any proposals for the mixed-use development of Circus Street will provide long-lasting, rather than temporary solutions. Any proposals must provide a high-quality solution, which allows the flexibility to respond to changes in the future, without the need for wholesale redevelopment



Section C: Development Principles

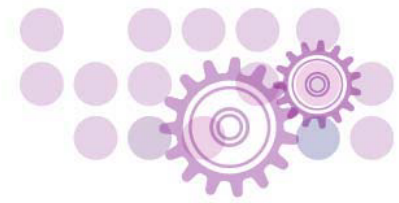
In order to achieve the vision as set out above, key development principles have been prepared, which relate directly to the analysis of the area. It will be of paramount importance that new development proposals address these principles, as proposed schemes will be considered against them. In setting out these principles, particular emphasis has been placed on sustainability in order to ensure new development on this site meets high environmental standards.

I. Social Sustainability

- **Housing mix** - Provision of new housing of sizes and tenures to meet identified need in order to encourage an integrated and mixed residential community. This is in line with policies HO1 and HO3.
- **Good design** - Incorporation of a high standard of design contributing to public safety and crime prevention in accordance with Policies QD1, QD2, QD3, QD4, QD5 and QD7.
- **Active frontage** - Provide 'eyes on the street' through the promotion of entrances and windows, thus reducing the opportunities for graffiti and anti-social behaviour in accordance with Policies QD5 and QD7.
- **Affordable Housing** – Provision of a 60% element of affordable housing, in accordance with Policy HO1 of the Brighton & Hove Local Plan, subject to being financially viable (based on a financial appraisal to be submitted by developers to the Local Planning Authority).
- **Local Workforce Agreement** – Developers should implement a local workforce agreement to employ a local labour force as far as is possible and offer apprenticeships and training opportunities. At construction phase this could be through existing schemes such as 'Constructing Futures' (see Annex 2).

2. Economic Sustainability

- **Mixed Use** - Provision of a variety of work/home/community use/facilities suitable to the size of the development and the local area in accordance with Policy EM9.
- **Business needs** - Provision of a range of opportunities for both 'start-up' and expanding businesses, as well as established businesses in accordance with Policy EM2.
- **Creative industries** - Provision for the expansion of creative industries, to accord with Policy EM9.
- **Education** – Provision for the enhancement and expansion of the academic corridor as supported by policy E14 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.



3. Environmental Sustainability

- **Energy efficiency** – Demonstrate how the scheme will increase the energy efficiency of buildings, maximising natural lighting and passive solar gain in accordance with Policy SU2. Developers should aim for a minimum 40% target in the reduction of carbon emissions. Development should also aim to achieve a BREEAM Excellent rating (Ecohomes Excellent in the case of residential) – see Annex 1 and SPG16: Renewable Energy and Energy Efficiency in Development
- **Renewable energy** – Incorporate renewable energy sources within new development, in order to achieve a minimum target of 15% on-site renewables generation in accordance with Policy SU2 (see Annex 2 and SPGBH16 for further information).
- **Materials** - Building materials should be chosen for their low embodied energy and the ability to reuse and recycle the material in accordance with Policy SU2 (see Annex 2 for further information).
- **Construction process** – Demonstrate through a Site Waste Management Plan how the scheme will use sustainable construction processes, encouraging the re-use and recycling of on-site materials and outlining methods of site clearance, in accordance with Policies SU2 and SU13 (see Annex 2 for further information).
- **Construction techniques** – Demonstrate how the scheme will use low-impact construction techniques which minimise the effects of construction upon the local environment, in accordance with Policy SU13.
- **Waste Minimisation & Recycling** - Incorporation of recycling facilities within the development in accordance with Policies SU2 and SU14 and demonstration of waste minimisation and reuse across the site.
- **Biodiversity** – Developers should demonstrate that opportunities for beneficial biodiversity have been maximised, using an array of measures that promote biodiversity including ‘wildlife-friendly’ trees, plants and shrubs and features such as ‘green roofs’ and ‘green walls’ in accordance with Policy QD17. Provision should be made for nesting sites for swifts, house sparrows and other appropriate species in new buildings and associated development. Habitats for priority species identified within Biodiversity Action Plans should be created and proper provision made for their aftercare. Developers will be expected to seek specialist urban ecology advice to ensure all such opportunities are recognised at an early design stage and have been taken.
- **Water resource management** – Demonstrate use of sustainable techniques for managing surface water throughout the scheme both during and after development in accordance with Policy SU2. For example, Sustainable Urban Drainage Systems should be used.
- **Water efficiency in new development** - Developers should aim for a minimum target of 25% reduction in water use. Water saving designs should be incorporated into all new developments, such as water meters and grey water recycling systems in all homes and premises.



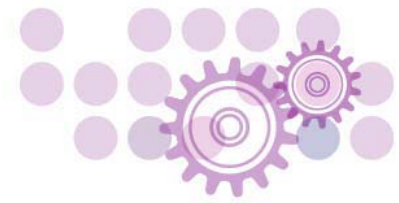
- **Transport** - Development should demonstrate sustainable modes of transport in accordance with Policies TR1 and TR2.
- **Sustainability Checklist** – Developers should demonstrate that they have incorporated, wherever possible, the criteria outlined within SPG21 ‘Sustainability Checklist’ and Policy SU2.

4. Public Realm

- **Pedestrians** – Improve the pedestrian environment along Circus Street in accordance with Policies QD2 and QD3 incorporating widened footpaths, improved street furniture, tree planting and increased pedestrian priority.
- **Lighting** - Incorporation of attractive lighting within all pedestrian routes and areas of public realm, to comply with Policies QD7 and QD25.
- **Public art** – incorporate public art, locally-designed where possible, within the public realm, in accordance with Policy QD6.
- **Recreational space** – Make provision for outdoor recreation space in accordance with policy HO6 and the draft SPG Note A: A Guide for Residential Developers on the Provision of Outdoor Recreation Space (2002).
- **Tree planting** – New trees should be incorporated into new development proposals, and native trees should be planted where possible, as set out in Policies QD3 and QD16 and the SPD on Trees and Development Sites.

5. Layout and Urban Form

- **Design quality** - All new buildings must be of a high quality of design and present active building frontages to principal routes around the site, to accord with Policies QD1, QD2, QD3 and QD5.
- **Views** - Take account of the topography of the site and maintain and enhance key views, in accordance with Policy QD4.
- **Topography** – Achieve an on-site balance following ‘cut-and-fill’ development, in line with Policies QD1 and QD2.
- **Aspect** - Take advantage of the east-west aspect of the site which, in combination with the topography of the site, creates opportunities for good quality, environmentally sensitive development, in accordance with Policy QD2.
- **Grain** - Respect for the historic north-south grain of the site through the alignment of building footprints, ideally to fit with adjacent streets, to comply with Policy QD2.
- **Existing buildings** - Consider possibility of retention of part of the market façade to house workshops/offices if this can be successfully worked into a wider masterplan without harming the viability of the site.
- **Historic significance** – Consider historic significance of the site within redevelopment proposals, potentially through the naming of new streets through the site.



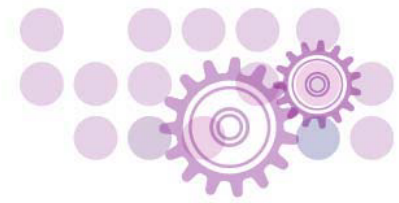
- **Design statement** – Submission of a design statement demonstrating how proposals takes account of the design aspects outlined under Policies QD1 and QD2.

6. Scale and Density

- **Surroundings** - Promotion of sensitively designed and well-landscaped development, respecting the scale of surrounding development, in line with Policies QD1 and QD2.
- **Overlooking** - Minimise overlooking and overshadowing of Milner Flats to the east of the site, to accord with Policy QD27.
- **Pedestrian routes** - Buildings adjacent to internal pedestrian routes should not exceed 12 metres in height, to ensure sufficient light penetration.
- **Scale and rhythm** - Development of the western edge of the site should respect the scale and rhythm of the adjacent Grand Parade properties, which fall within the Valley Gardens Conservation Area.
- **Building heights and sight lines** - Consideration of building heights and sight lines from Marlborough Place and Gloucester Place, particularly in the north-eastern part of the site adjacent to 30-35 Grand Parade. Generally, development should not intrude above the roofline of the Grand Parade frontage buildings when seen from within Valley Gardens in accordance with the Valley Gardens Conservation Area Study.
- **Listed buildings** - Take account of the setting of the listed buildings adjacent to the site in accordance with Policy HE3.

7. Mix of Uses

- **Relationships** - Encourage a careful relationship between mixed uses, where residential accommodation should be functionally separate from commercial or business use, and should be independently accessed at street level, to accord with Policy EM9.
- **Building types** - Provision of flexible building types to provide innovative ways of mixing residential and commercial uses, in accordance with Policy EM9.
- **Evening economy** - Careful management of new development with existing night-time uses at Ocean Rooms Nightclub and the Market Diner, to comply with Policy QD27.
- **Residential** - Residential towards northern end of the site, to comply with policy HO1.
- **Unit size** - Smaller units located nearer Circus Street, larger family units located to the east, to comply with Policy HO3.
- **Mixed-use** - The Kingswood Street frontage to be developed for mixed-uses including offices/business space, library and housing, in accordance with Policy EM9.
- **Commercial** - Small business units appropriate to the Academic Corridor.
- **University** - Provision for a new University library and teaching space.



- **Community facilities** - Health centre/community uses would also be appropriate, in accordance with Policy HO19. A suitable contribution towards the provision of community facilities may be agreed with the Local Planning Authority should it not be possible to accommodate such facilities on site.

8. Sustainable Transport

- **Local Transport Plan** – The policies of the Local Plan are intended to reinforce and support the council's aims and complement the proposals in the Local Transport Plan (see Annex 2 for website link).
- **Transport Assessments and Travel Plans** - Incorporation of Transport Assessments and Travel Plans within detailed planning applications, promoting greener, cleaner travel choices and removing dependence on the car in accordance with Policies TR1, TR2 and TR4.
- **Walking and cycling** – Demonstrate that walking and cycling are to be promoted through the creation of pedestrian priority areas and safer and more attractive pedestrian routes, including off-site linkages, and meeting cycle parking standards, in accordance with policies TR8, TR9, TR13, TR14 and TR15.
- **Public transport** – New development should contribute to improvements to the sustainable transport corridors adjacent to and near the site, to comply with Policy TR5.
- **Parking** – Promotion of minimum car parking provision, in compliance with the City Council's prevailing parking standards, which could include the possibility of a car-free development, in line with policies TR19 and HO7.
- **Car clubs** – Establish car clubs, or improve existing car clubs, in conjunction with the development of and letting of additional office space and large new residential development schemes, in accordance with Policy TR1.



Section D: Application Stage

I. Implementation and Information Requirements

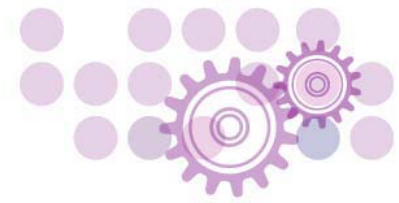
Phasing

The site benefits from a simple pattern of land ownership. The University owns the south-west corner of the site with the remainder being in Council ownership. The University has aspirations for a new library and teaching space on the site. Agreement has been reached between the University and the Council such that new facilities for the University would be constructed whilst existing accommodation remains in University use.

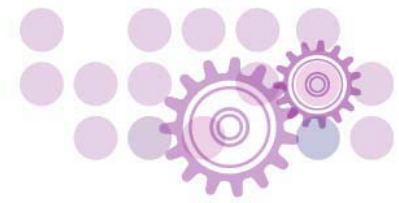
Requirements of development proposals

In seeking to accord with the guidance contained in this Supplementary Planning Document and the relevant policies of the Local Plan, the following is a list of the likely planning and transport requirements arising from a development proposal on the Circus Street Municipal Market site, some of which might best be covered by way of legal agreement between the developer and the Council:

- **Community Involvement** – Any developer will be expected to undertake their own community consultation process prior to the submission of a planning application. As well as engaging with the community and ensuring their opinions are considered from an early stage, this should also benefit the developer by reducing the chances of any unforeseen problems or issues arising during the planning application consultation stage.
- **Affordable housing** – under Policy HO1 the northern part of site is identified as being suitable for housing, 60% of which should be affordable. This is an indicative figure based on an envisaged 55 housing units. A developer would need to prove that the development as a whole would not be financially viable in order to provide a figure under 60%. A breakdown of development finance figures may be required at the planning application stage to test this. It is recommended that affordable housing is located throughout the Circus Street Municipal Market site.
- **A Nature Conservation Report** setting out the measures to be undertaken to maximise and integrate beneficial biodiversity across the site and to ensure its effective aftercare, to meet the requirements of Policy QD17.
- **Recreational space** – proposals should demonstrate that the standards of planning policy on the provision of recreation open space have been fully addressed on site, although it is recognised that in order to also ensure best use is made of land, innovative solutions may be required involving the use of roof and road space. This would ensure compliance with Policy HO6.
- **Sustainability Checklist** – the Local Planning Authority will undertake an assessment of development proposals against the criteria outlined in the Sustainability Checklist and Policy SU2.



- **Site Waste Management Plan** – In keeping with the requirements of policies SU2 and SU14 to reduce waste and increase recycling, a site waste management plan should be agreed between the developers and the Local Planning Authority.
- **Design Statement** – A design statement must be submitted in support of development proposals in order to demonstrate how the proposal takes account of the design aspects outlined under Policy QD1 and QD2. This should take account of impact on listed buildings and conservation areas affected and include a full visual impact assessment including photomontages in winter (leaves off trees) conditions.
- **Transport Assessment** – In order to ensure that development proposals should sustainably provide for the demand for travel they create and maximise the use of public transport, walking and cycling, a Transport Assessment will be required in support of development proposals, under Policy TRI.
- **Travel Plan** – In order to seek to reduce travel by private car, a travel plan will be required in support of development proposals under Policy TR4.
- **Environmental Impact Assessment** – Subject to confirmation from the Statutory Environmental consultees, it is likely to be necessary to prepare an Environmental Impact Assessment for the Circus Street Municipal Market site to meet the requirements of Policy SU1.



2. Contacts and Further Guidance

If you have a query regarding any aspect of the **local development framework** please email: ldf@brighton-hove.gov.uk or telephone: 01273 292505.

For queries about **planning applications**, please contact Development Control (tel: 01273 292222).

Further information on all **planning matters** can be found at www.brighton-hove.gov.uk.

For queries about **urban biodiversity**, please contact the Council Ecologist (tel: 01273 2922371).

Further information on **sustainable transport** can be found on the council's Transport website: www.citytransport.org.uk

ANNEX I

Analysis

This section sets out the context for the redevelopment of the Circus Street Municipal Market site. This comprises a full urban design analysis of the site and its surroundings, covering the following:

- ❑ natural features;
- ❑ conservation areas and listed buildings;
- ❑ building heights;
- ❑ access and movement;
- ❑ views; and
- ❑ edges.

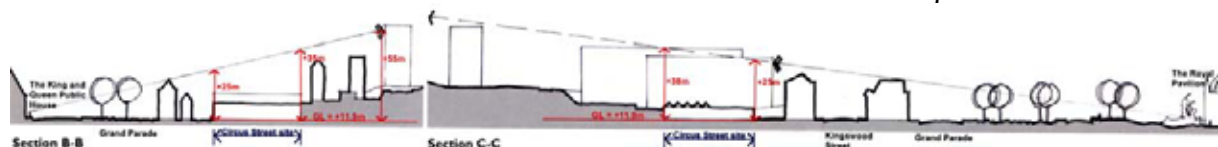
This initial investigation culminated in a SWOT analysis of the site (see Section B), and an Issues and Opportunities plan, which will inform the key principles and objectives for redevelopment.

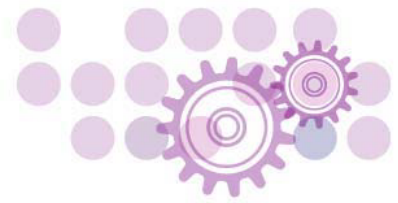
Natural Features

The most defining feature of this area is its topography. The Circus Street site is located on a steeply sloping west-facing hillside, which also slopes down from Edward Street towards the seafront. The predominant west-facing hillside slopes towards Grand Parade, with the base of the valley forming the main north-south axis between the South Downs and the seafront. The site affords views across the valley, and as such can be seen from various strategic view points across the city.



Contours Map



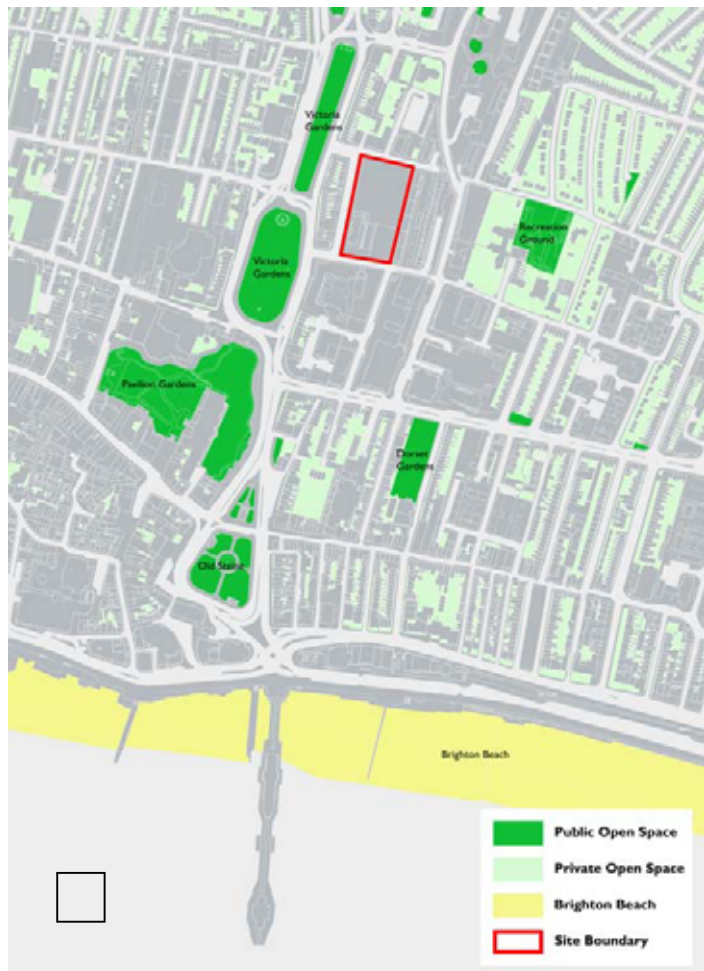


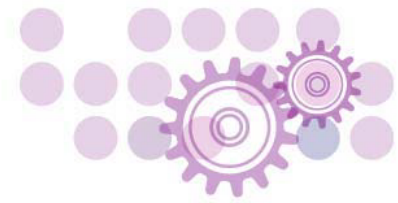
Above: Strategic Sections (Taken from 'Urban Design Analysis and Guidance', BDP, December 2004 p. 14)

Right: Plan Showing the Location of Sections (Taken from 'Urban Design Analysis and Guidance', BDP, December 2004 p. 14)



There is currently no public or private open space at present and the site is of low biodiversity value. As a result the Circus Street area generally suffers from a hard and unwelcoming environment. However, the site is in very close proximity to, and therefore benefits from, the amenity provided by Valley Gardens, which is designated as a public highway and is provisionally scheduled for significant improvement in the financial year 2010/11, under the provisional Local Transport Plan.

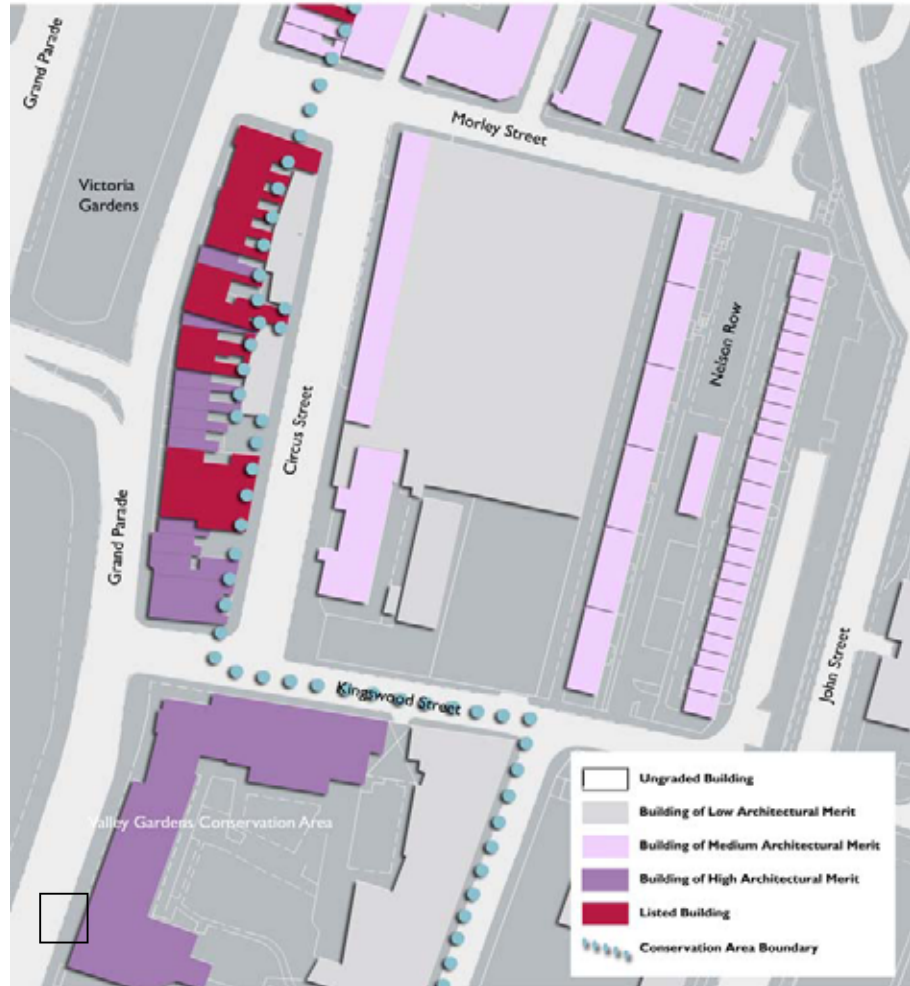




Conservation Areas, Listed Buildings and Buildings of Architectural Merit

Brighton and Hove has a wealth of historic architecture, which is reflected in the large number of listed buildings and conservation areas identified in the City. The region is particularly renowned for its Regency stucco architecture, which contributes greatly to the character and appearance of the city.

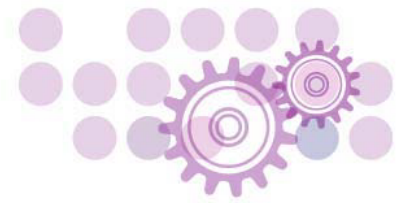
The site lies in the historic centre of Brighton in an area first developed in Regency and Victorian times and adjoins the eastern boundary of the Valley Gardens Conservation Area.



Buildings of Architectural Merit

Twenty-five listed buildings are located near to the site, 14 of which are situated in close proximity to Circus Street, mostly fronting onto Grand Parade. There are other buildings around the site which are not listed, but their architectural merit should be noted. Whilst the former market building is generally of a poor quality, the Circus Street frontage is decorative and to a degree makes positive contribution to the street scene.

The plan highlights the differences in architectural quality in and around the Circus Street Site. The buildings on the site itself are not of notable quality, with the possible exception of the Municipal Market façade, which fronts onto Circus Street. The University-owned building on the south-west corner of the site, which dates from around the turn of the century, has some merit and makes a positive contribution to the townscape character. However, the building is in a poor state of repair, has poor energy performance and is ill-suited to meeting Disability Discrimination Act (DDA) requirements. Any future schemes would therefore not be required to allow for the retention of this building.



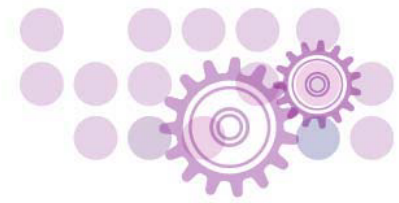
Building Heights

The buildings surrounding the Circus Street site are predominantly four storeys in height. The block of flats to the east of Milner Flats rises to five storeys, as does one of the listed buildings fronting onto Grand Parade.

The site itself is dominated by the two-storey former market building. The buildings immediately to the north are also two storeys in height.



Building Heights



Access and Movement

Pedestrians and Cyclists

The existing pedestrian environment around the Circus Street site is relatively poor, with limited pedestrian crossings and minimal street lighting. The eastern boundary of the Circus Street site, for example, is formed by a pedestrian route, which provides access to Milner Flats. This route however is presently low in quality and forms a deterrent to pedestrian movement, particularly at night. The exception to this poor pedestrian environment is the nearby Grand Parade, which contains numerous pedestrian crossing points and is well illuminated.

The Circus Street Municipal Market site is centrally-located within the city's cycle route network. The nearby Grand Parade has cycle-ways and is consequently designated as a traffic-free cycle route, while John Street, which is in close proximity to the eastern boundary of the site, is identified as an advisory cycle route.

Public Transport

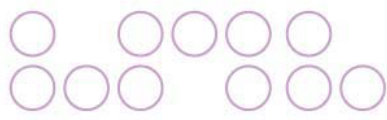
The site is served well by the existing public transport network, with three of the City's five national award-winning bus lines serving the site. Buses run along Grand Parade, up the nearby Edward Street and along the entire academic corridor of the A23/A270/A27T. Brighton mainline station is positioned approximately 15 minutes walk from the site. In addition to this, the City Council is looking at options around implementing a Rapid Transit System, which could service main roads close to the site.

Public Highway

The Circus Street Municipal Market site is very centrally located within Brighton and is situated in very close proximity to one of the key routes within the city, the Grand Parade. The Circus Street site is therefore well-served in all directions by major vehicular thoroughfares, including the A23, A270, and A259. The site is currently accessed mainly by entrances facing onto the widened Circus Street, although there is also an access onto raised parking fronting Kingswood Street.

Car Parking

The site is located well within walking distance of the town centre and the seafront, making it a good candidate for reduced levels of car parking, and for pedestrian and cycling facilities to be extended and improved. The site is within Controlled Parking Zone C, so consequently a large proportion of street level edges are dominated by parked vehicles.

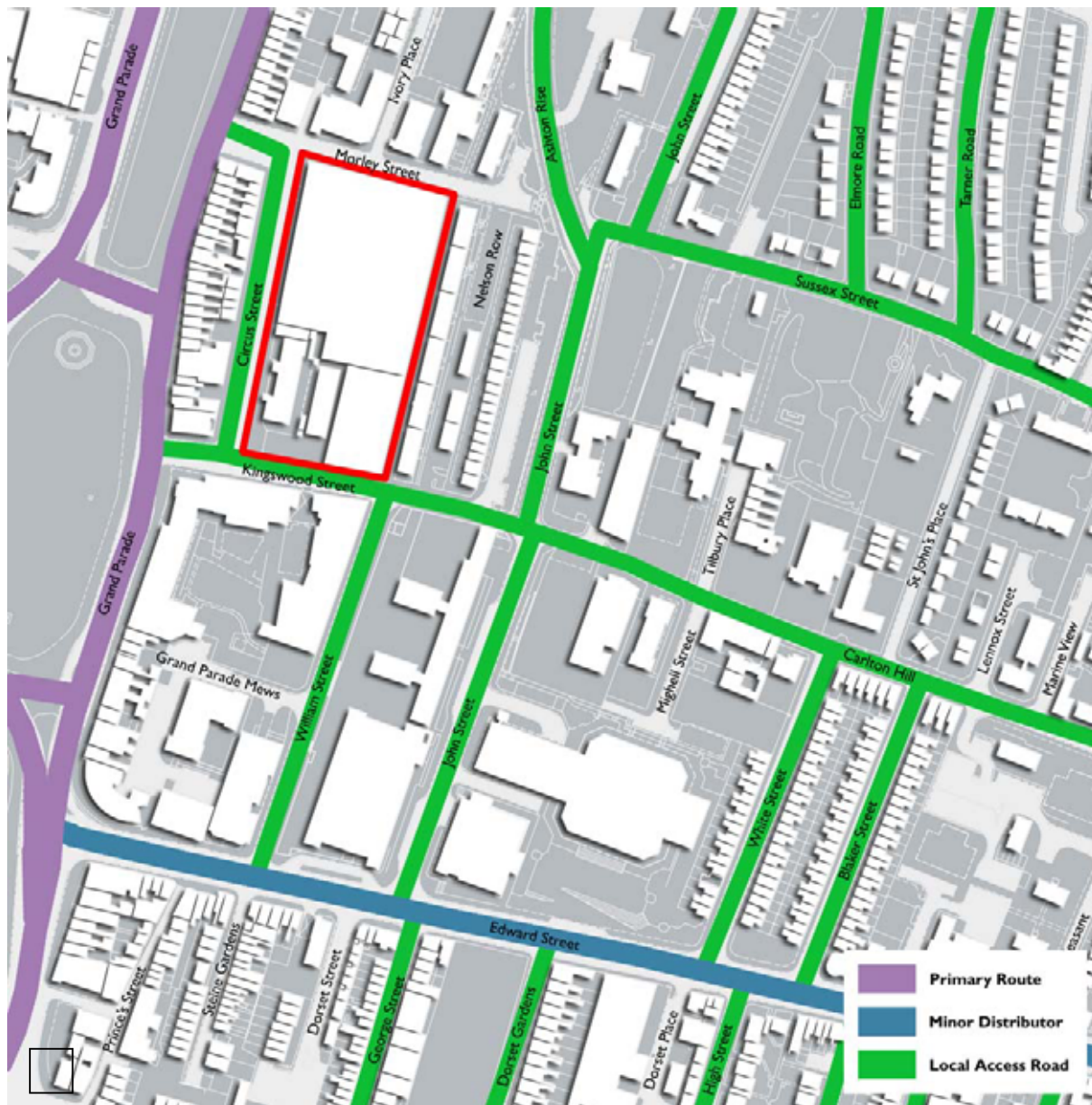


spd

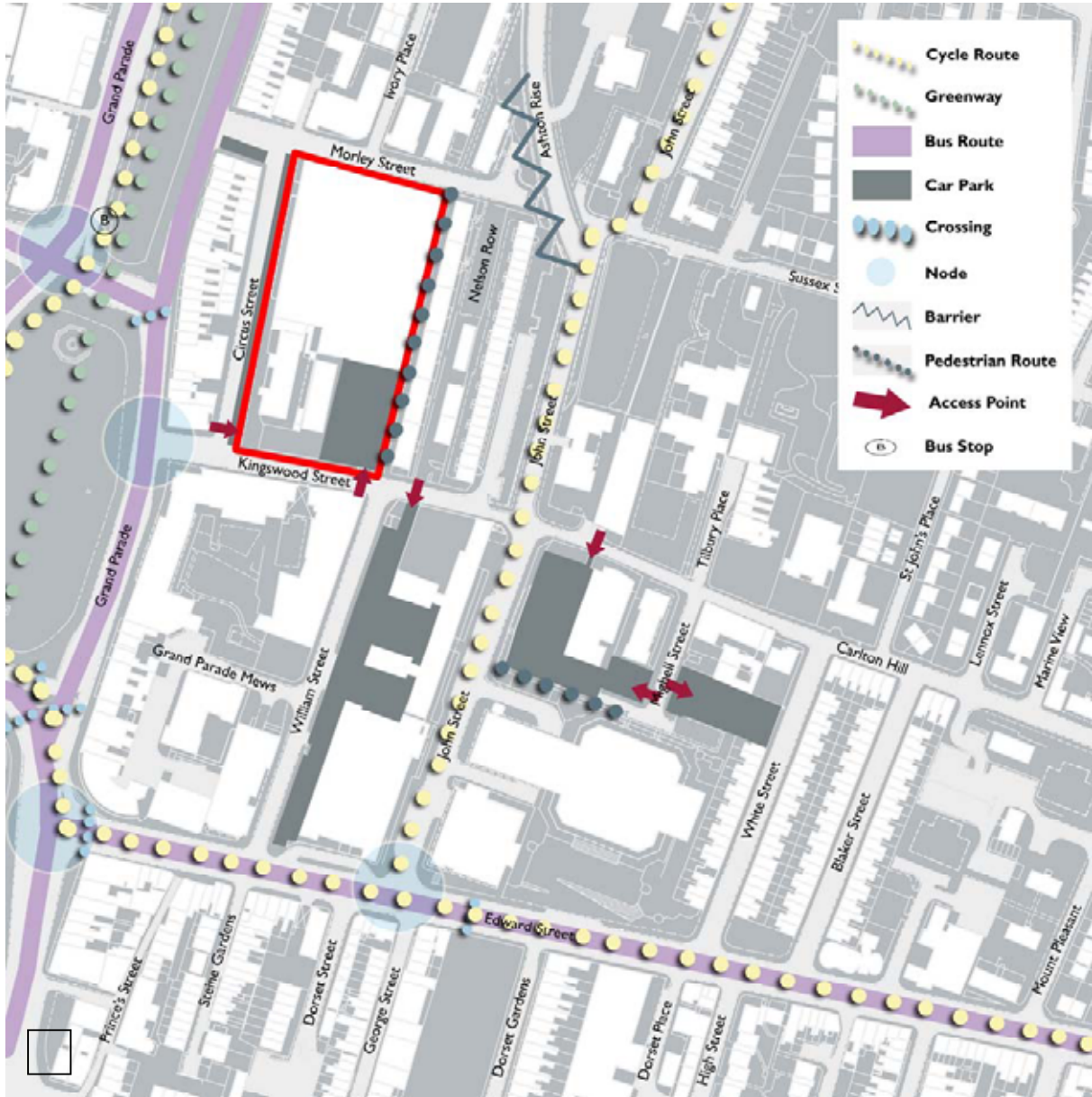
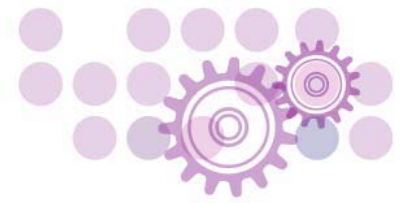


circus street site

supplementary planning document



Road Hierarchy (based on Brighton and Hove Local Transport Plan 2001/02 – 2005/06)



Access and Movement in and Around the Site

Views

Due to the topography of the area, there are numerous views, vistas and panoramas into and away from the Circus Street site. The views are determined by the orientation of the streets. Those roads on an east-west axis allow for unrestricted views across Grand Parade and the Queen Street area in the west, as well as views of the town centre beyond.



Views towards the Site

There are a number of viewing corridors from within the city centre which cross over the site (see below). These include:

- 1 York Place – dissecting Grand Parade and affecting the setting of St. Peter's Church
- 2 Queen's Road - viewing corridors along North Road and Church Street highlights the site as a potential prominent location.
- 3 From the Royal Pavilion along Valley Gardens.
- 4 From higher ground along Kingswood Street/Carlton Hill and Sussex Street/Morley Street.

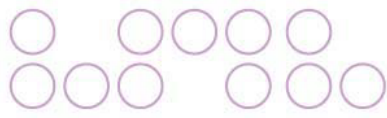


Strategic View Corridor

(Taken from 'Urban Design Analysis and Guidance', BDP, December 2004 p. 12)

The plan overleaf illustrates the various façades of the site which are visible from the surrounding streets. The Circus Street façade contains the entrance to the former Municipal Market building, as well as the side of the Brighton University building. Both buildings provide Circus Street with inactive edges, despite the market building entrance facing onto the street as the building is currently derelict.

The side of the Municipal Market fronts onto Morley Street. There are several entrances to the building, however only one of these appears to be in use. The footpath in front of the Milner Flats looks over the site, and provides views of the Market building roof and the car park. A single brick wall, approximately six-foot high, faces onto Kingswood Street.

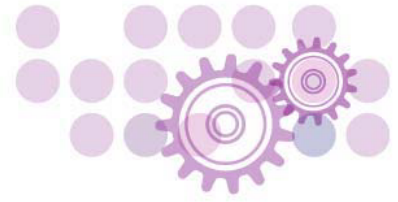


spd

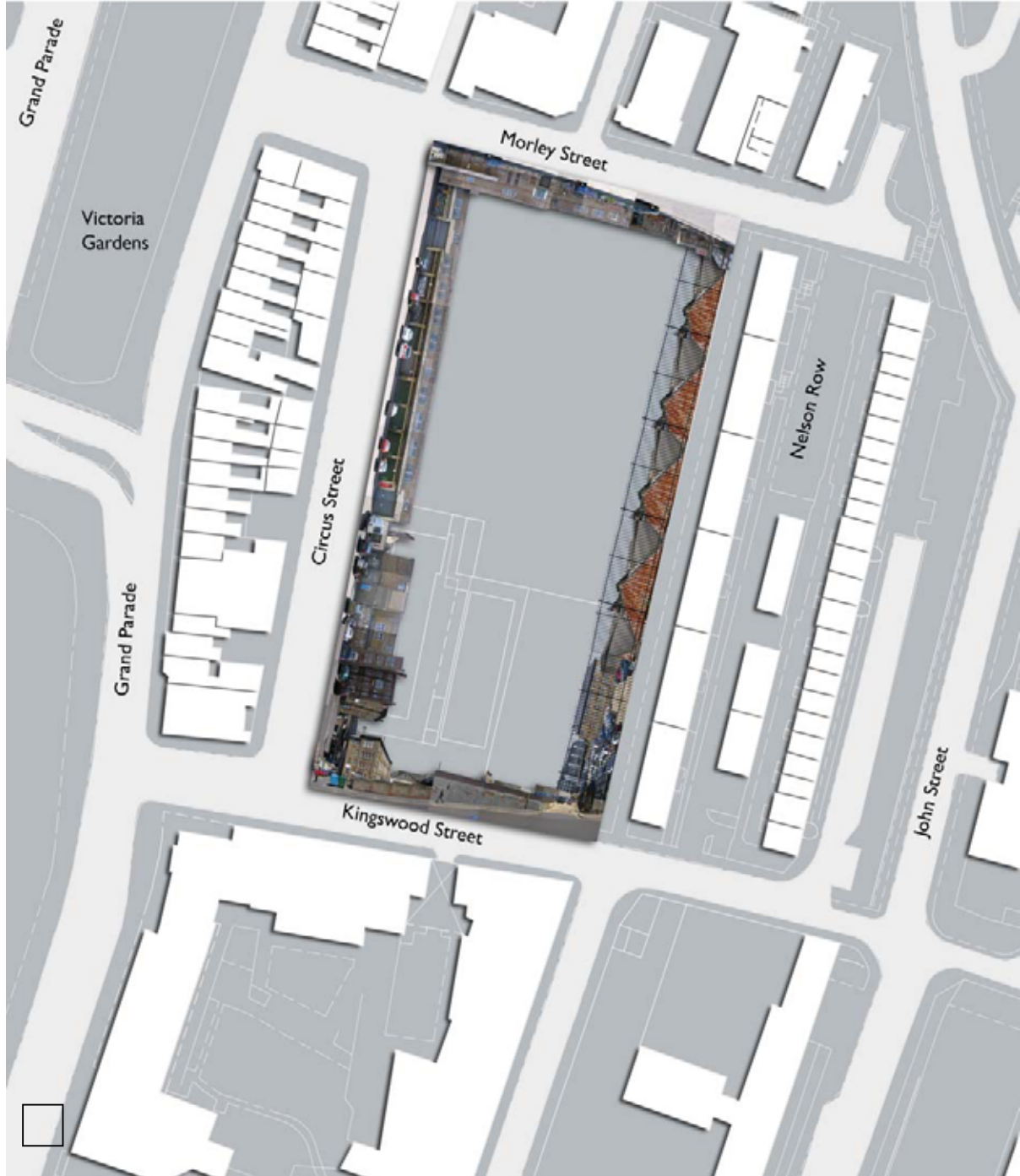


circus street site

supplementary planning document



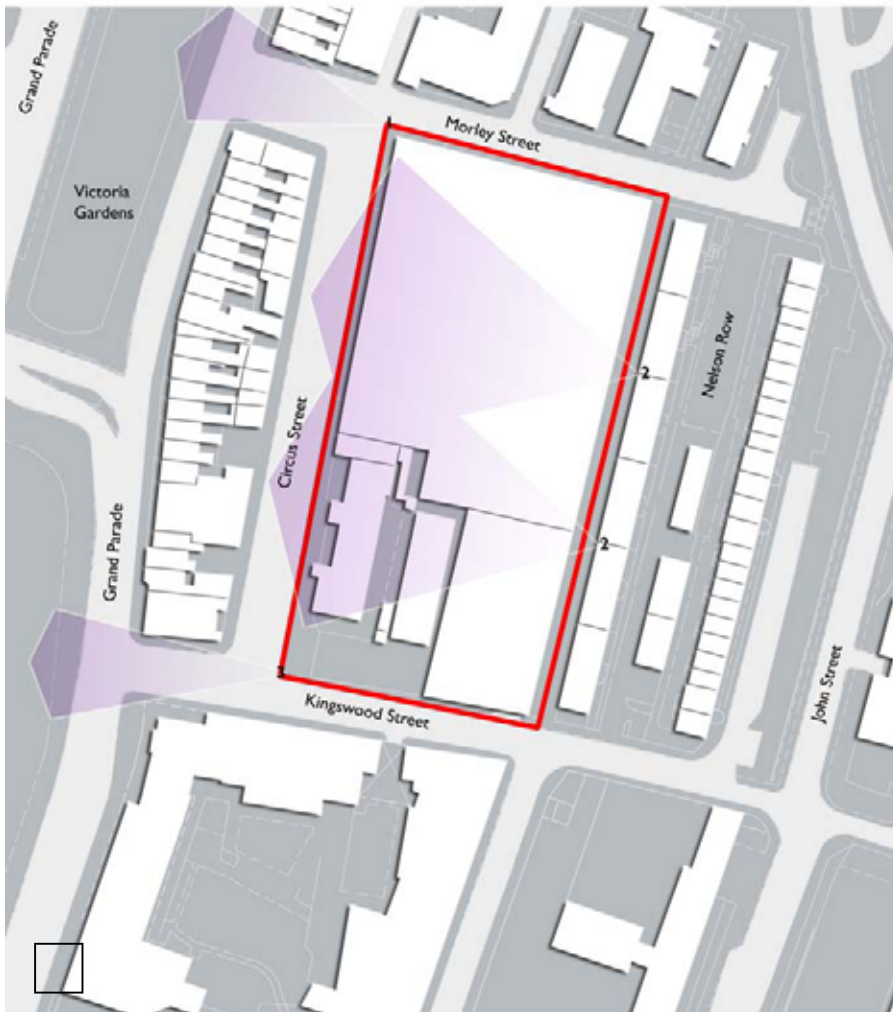
Brighton & Hove City Council's Local Development Framework



Circus Street Façades

Views from the Site

The western corners of the site provide good views out towards Grand Parade. The residents of Milner Flats currently enjoy unrestricted views across the valley towards the town centre due to the current low rise nature of the site.



Views out of the Quarter



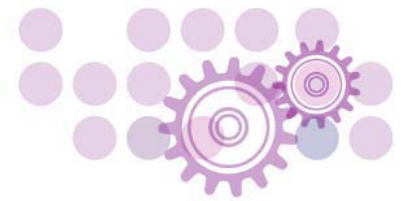
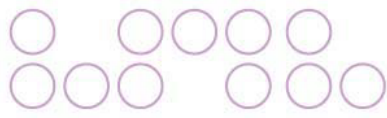
1. Morley Street widens as it joins Grand Parade



2. View from Kingswood Street/Circus Street junction

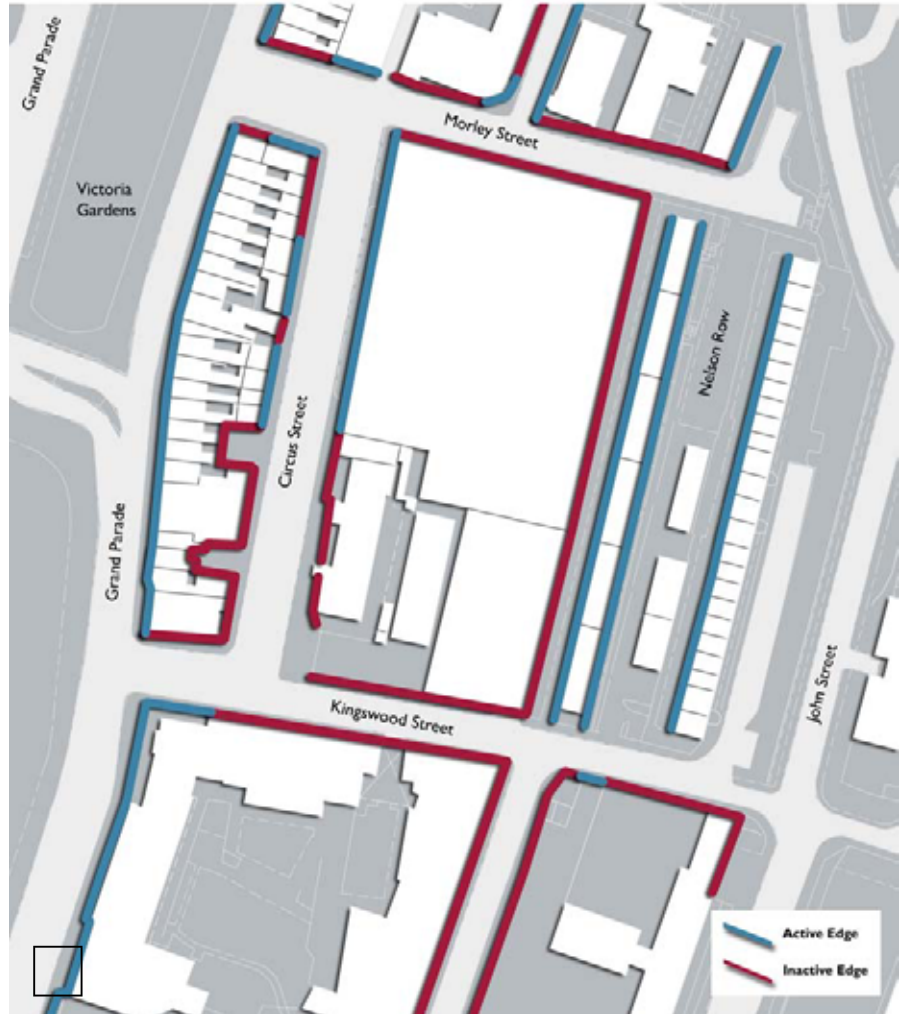


3. View towards the city



Edges

Circus Street and adjacent blocks suffer from negative edges and spaces which do not generally benefit from ground floor activity. The distinction between fronts and backs and public and private realm is not always clear. Despite the entrance to the market building providing a frontage onto Circus Street, all of the sites edges are currently inactive due to the relocation of the market, providing limited or no activity onto the street. These blank edges result in problems of safety and security, whether perceived or actual. It could be considered that severe change in levels across the site does cause problems in achieving active edges.



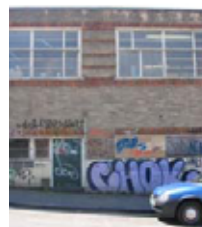
Active and Inactive Edges



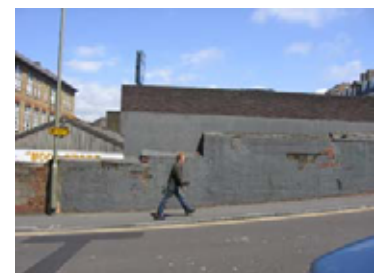
Market building roof



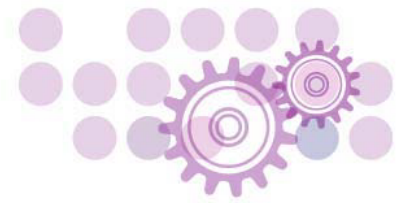
Entrance to market



Morley Street



Blank wall on Kingswood Street



Western Elevation – Circus Street



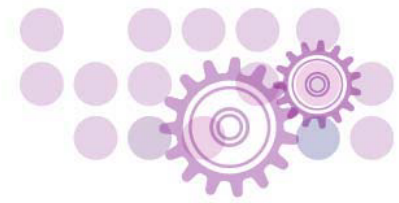
Northern Elevation – Morley Street, South



Eastern Elevation – View over site from lane in front of Milner Flats



Southern Elevation – Kingswood Street, North



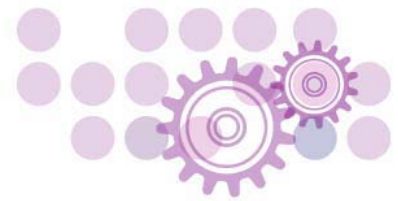
ANNEX 2

Development Options

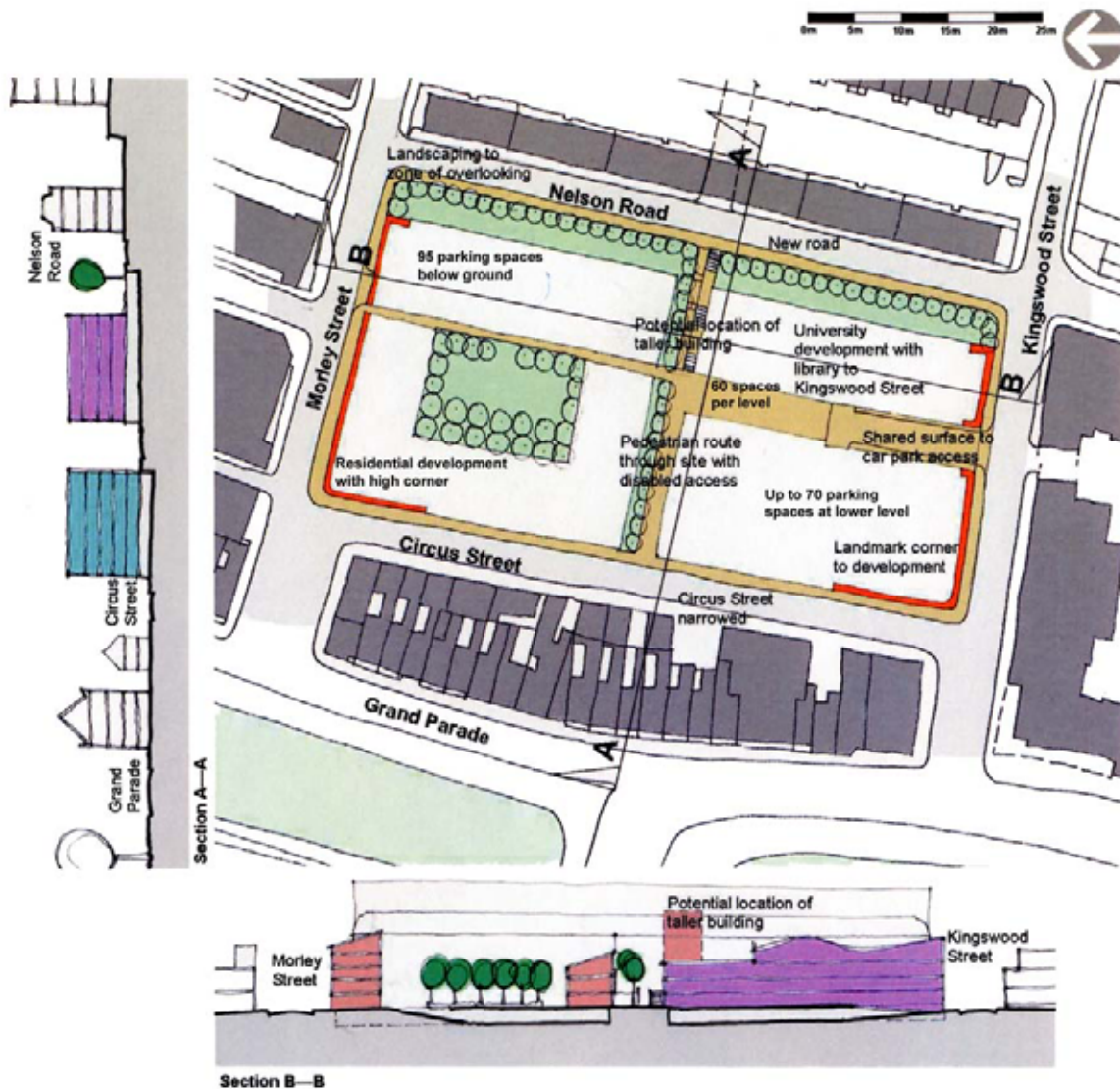
In order to provide a framework for development and in order to demonstrate how the preceding development principles might be applied to the site, two development options have been put forward in this draft SPD. The first is that contained in the Urban Design Analysis produced by BDP in December 2004. The second is an alternative development framework which provides an alternative development form and distribution of uses. The two options are taken in turn below and key factors of each are summarised. The variance between the two options revolves around the approach taken to key issues raised by the site, as follows:

- Provide active edges to Morley Street, Circus Street and Kingswood Street;
- Approach taken to parking provision, taking account of site context and location;
- Approach taken to the provision of public open space; and
- Approach taken to street pattern and block layout.

These options are suggested for illustrative purposes and in addition to considering these options developers are invited to prepare innovative schemes for the site which comply with the established development principles.



Option I

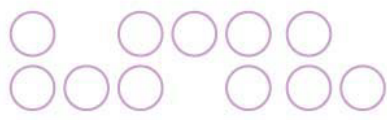


Layout Plan and Sections

(Taken from 'Urban Design Analysis and Guidance', BDP, December 2004 p. 26)

This option was the result of an urban design, analysis and guidance report produced by the Building Design Partnership (BDP). Site principles for the indicative scheme include:

- ❑ maintain and enhance vista along Carlton Hill towards Grand Parade;
- ❑ preserve the vista along Circus Street that extends above the south-west corner of the site towards the valley;
- ❑ increase pedestrian permeability through the site;
- ❑ improve street connectivity and reintroduce urban grid structure;
- ❑ reduce the width of the Circus Street carriageway;

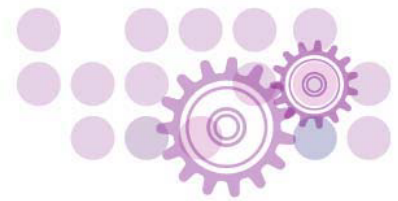


spd



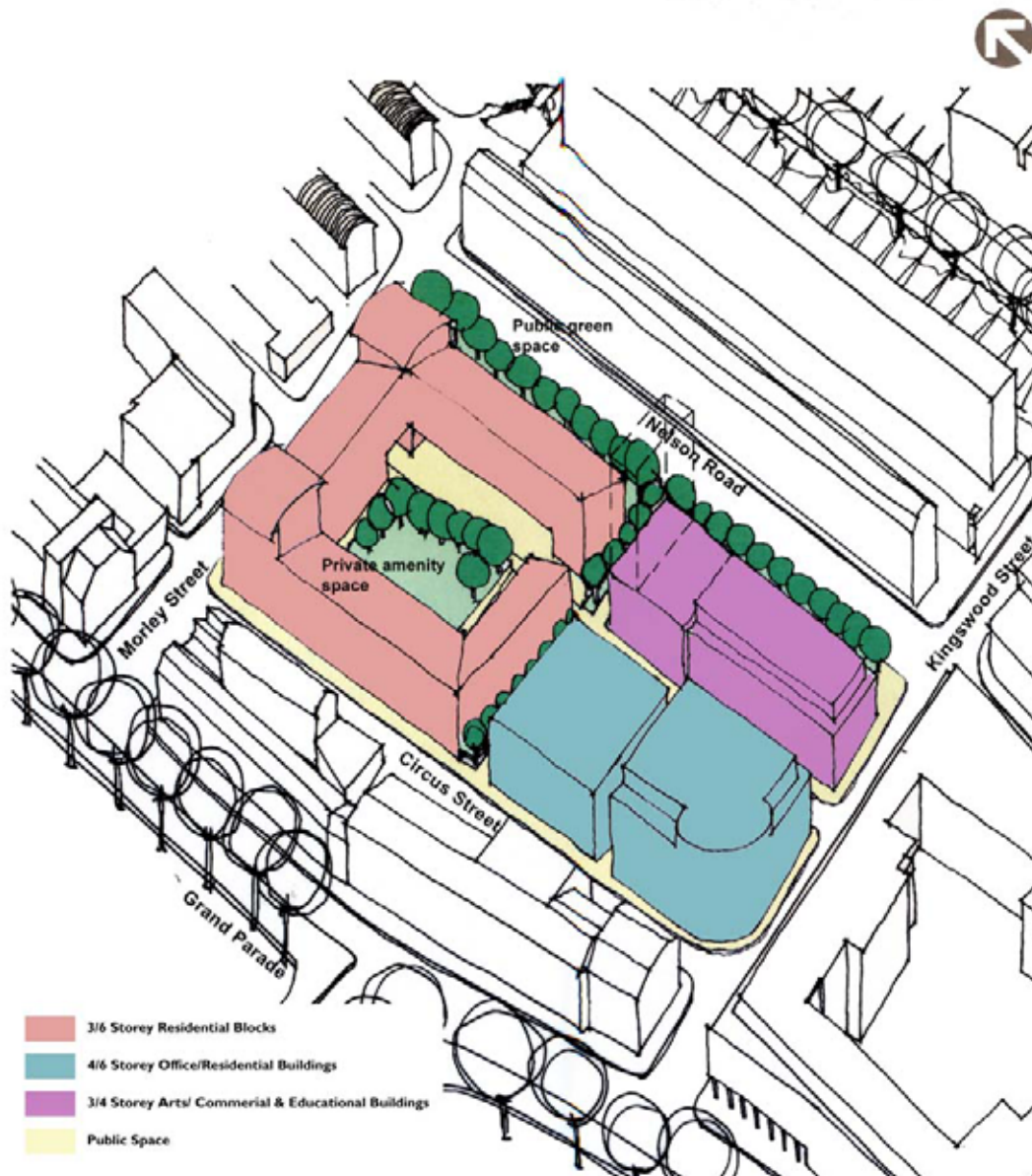
circus street site

supplementary planning document



Brighton & Hove City Council's Local Development Framework

- ❑ build a positive landmark to the south-western corner. Viewed from Grand Parade this corner could form an important legibility landmark;
- ❑ add service/car park access from the north and south;
- ❑ locate car parking to the eastern edge of the site, beneath the road level; and
- ❑ introduce private amenity space for residential properties, to current planning policies.



*Land Use Axonometric – for illustrative purposes only
(Taken from 'Urban Design Analysis and Guidance', BDP, December 2004 p. 25).*



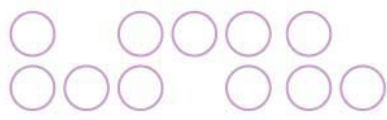
Indicative development capacity calculations for the Circus Street Municipal Market site – Option 1

	Car parking/housing units	Footprint (m²)	Storeys	Gross floor area (m²)
Existing uses				
Educational		480	5	1,341
Educational ancillary		300	1	300
Commercial		5,525	1	5,525
Surface car park	Approx. 56 spaces	1,575	1	1,575
Approx. totals				8,741

Additional development				
Educational		660/1,840	4 to 6	3,450
Commercial		660/1,840	4 to 6	2,947
Creative workspace	Managed workspace/production space/training rooms	660/1,840	4 to 6	1,933
Office			4 to 6	10,000-14,900
Residential	Approx. 26 townhouses	6,400	3 to 6	13,200
	Approx. 115 two-bed flats			
Underground car park (educational/arts/commercial)	60 spaces*	1,750	1 to 2	1,750
Underground car park (office)	110 spaces*	1,750	1 to 2	3,500
Underground car park (residential)	150 spaces*	2,800	1 to 2	4,550
Approximate total [141 residential units]				46,230

N.B. These values take no account of the requirement for recreational space.

*The number of car parking spaces is a notional maximum based on possible area. The permitted amount of spaces would be based on the finding of the Transport Assessment and planning policy and is likely to be a lower figure.



Option 2

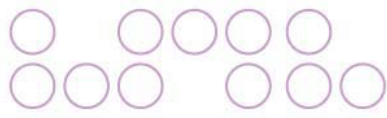
This option seeks to apply the development principles differently, resulting in an alternative development form.



Indicative Site Plan

Key features of the scheme:

- 1 A new central north-south thoroughfare is created, providing new pedestrian and cycle routes.
- 2 Circus Street is narrowed and redesigned as a mews which acts as a focus for studio/workshop space and possible student residences.
- 3 A site for a new University library is included in the south east quadrant of the site.
- 4 A new public space is created, linking the existing University buildings with the new library.



- 5 Parking for the University is included on the ground floor of the library building, against the existing retaining wall and screened by active ground floor uses.
- 6 The north eastern quadrant of the site is residential, including a mix of dwelling types. A courtyard is provided as shared amenity space over undercroft parking.
- 7 Student accommodation, which is optional for the scheme, and studio/workshop space in the north western quadrant of the site. A widened Morley Street in this location could incorporate landscaping treatments that could mitigate against noise associated with the nightclub. New residential development would have to benefit from careful internal planning.
- 8 A new green public space is created in the centre of the block. A ramped path through this space provides an accessible link between the lower and upper levels on the site.



Land Use Axonometric - for illustrative purposes only



Indicative development capacity calculations for the Circus Street Municipal Market site – Option 2

Block		Footprint (m ²)	Storeys	Gross floor area (m ²)
A	Residential – approx. 48 flats	629	5	3,145
B	Residential – approx. 50 flats	541	6	3,246
C	Residential – approx. 6 duplex units and 12 flats	281	4	1,124
D	Residential – approx 8 duplex units and 16 flats	406	4	1,624
E	Studio/residential – approx. 12 studios	391	3	1,173
Residential total [152 units]				10,312

F	Business	471	5	2,355
G	Business	672	7	4,704
H	Business	371	5	1,855
I	Business	435	4	1,740
Business total				10,654

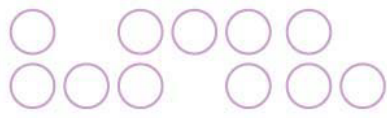
J	Education	1,110	4	4,440
Education				4,440

	Spaces per level	Storeys	Total
New university car park	39	1	39
New car park under block D and adjacent courtyard	45	1	45
Parking spaces total			84*

	Area (m ²)
Public space around Morley Street	1,440
New north-south thoroughfare	760
Public space around Kingswood Street	2,322
New green space in the centre of the block	588
Public space total	5,110

N.B. These values take no account of the requirement for recreational space.

*The number of car parking spaces is a notional maximum based on possible area. The permitted amount of spaces would be based on the finding of the Transport Assessment and planning policy and is likely to be a lower figure.

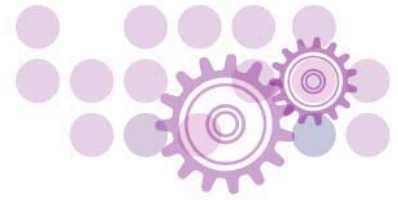


spd

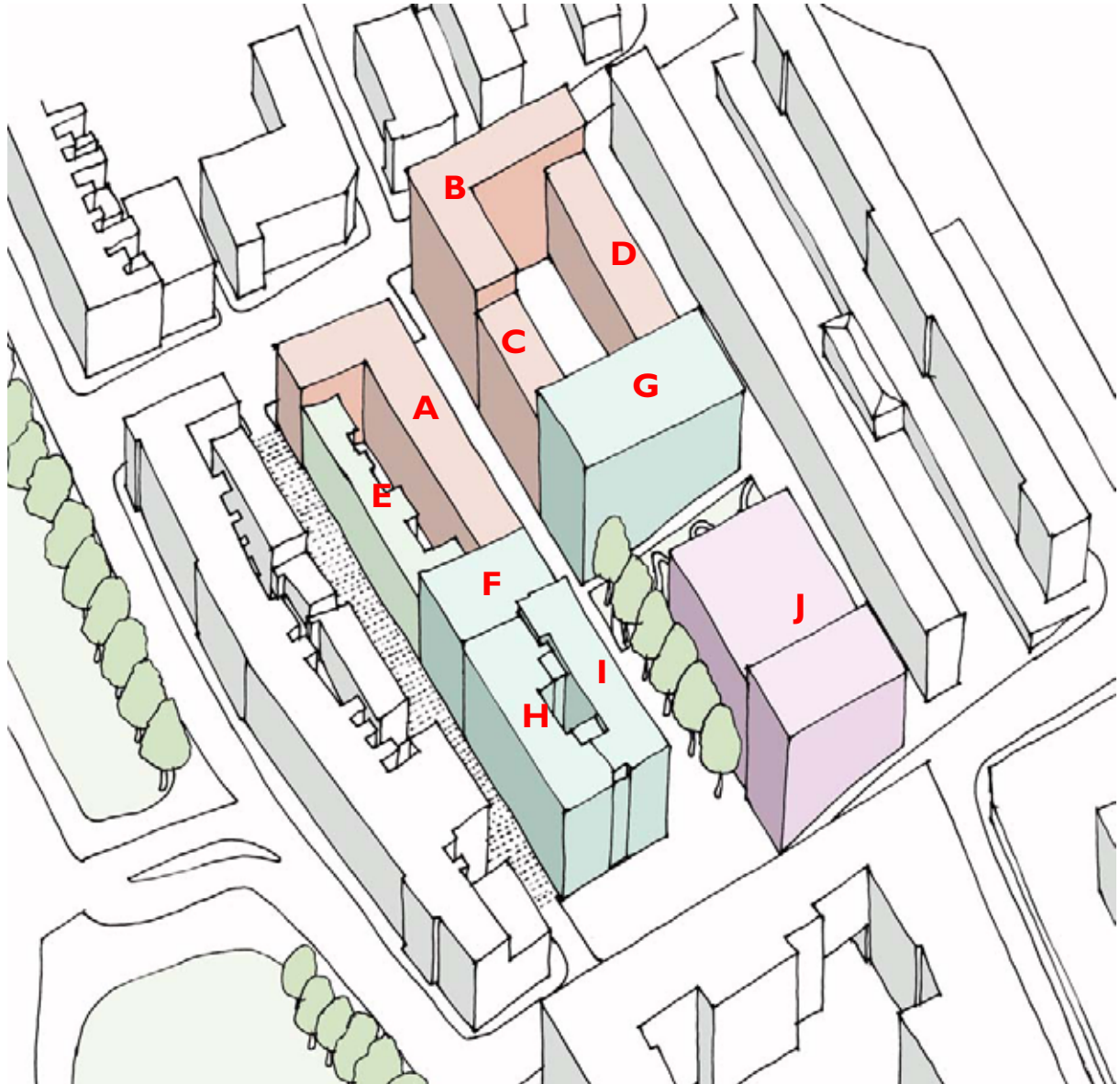


circus street site

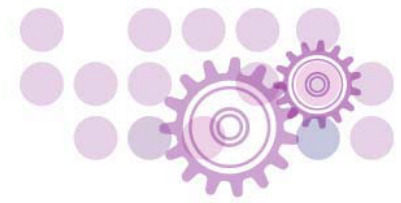
supplementary planning document



Brighton & Hove City Council's Local Development Framework



Block schedule



ANNEX 3

Useful Links



building the local workforce

01273 667 765

constructingfutures@ccb.ac.uk

Living Roofs: www.livingroofs.org

Biodiversity and buildings: www.ciria.org/rp714.htm

Car clubs and car sharing: www.carplus.org.uk

Sustainable Transport for Brighton & Hove: www.citytransport.org.uk



ANNEX 4

Monitoring Activity to be Undertaken

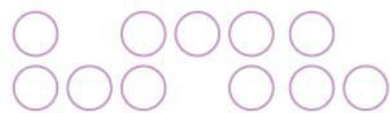
Monitoring Activity to be undertaken	Who is responsible for undertaking the monitoring	When should it be carried out? (Dates and frequency)
Application Stage and Completion Stage		
Populations of wild birds (swifts) Circus St	Information to be provided with planning application	Application Stage: Development Control Completion Stage: Strategic Planning and Monitoring Team
Bat population at Circus St?	Information to be provided with planning application	Application Stage: Development Control Completion Stage: Strategic Planning and Monitoring Team
Number and area of designated sites of ecological value at Circus St?	Information to be provided with planning application	Application Stage: Development Control Completion Stage: Strategic Planning and Monitoring Team
Has a Transport Assessment/ travel plan been submitted at circus St with the planning application?	Information to be provided with planning application	Application Stage: Development Control Completion Stage: Strategic Planning and Monitoring Team



Has a sustainability checklist been submitted as part of the application for application for Circus St	Information to be provided with planning application	Application Stage: Development Control Completion Stage: Strategic Planning and Monitoring Team
Has a Waste management plan been submitted with applications for these sites?	Information to be provided with planning application	Application Stage: Development Control Completion Stage: Strategic Planning and Monitoring Team
Does the development provide training opportunities for local people?	Information to be provided with planning application	Application Stage: Development Control Completion Stage: Strategic Planning and Monitoring Team
Prior to Application and Completion Stage		
The % of people who think that people being attacked because of the colour of their skin colour, ethnic origin, or religion is a very big problem in their area	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion
The % of residents who think that for their local area, over the past three years, community activities have got better or stayed the same	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion
The % of residents who said they feel safe after dark in their area?	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion
% of residents that feel safe in their area during	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial



day?	Council	year, Starting 2006 and completion
The % of residents who think that a) vandalism, graffiti and other deliberate damage to property or vehicles, b) people using or dealing drugs, and c) people being rowdy or drunk in public spaces is a problem in their area?	Community Safety Team & Hate Crime Team within Brighton & Hove City Council	Monitored annually at the end of financial year, Starting 2006 and completion
Completion Stage		
Percentage of affordable housing developed on Circus St?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored annually at the end of each financial year, after completion.
% Of new homes built to the 'excellent' BREEAM standard at Circus St development sites?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Mix of housing types at Circus St	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% Of new developments at Circus St that incorporated water efficiency measures? And were targets met that were set out in the SPD?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% Of new homes built to the 'very good' EcoHomes standard at Circus St development sites?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion



Are new residential developments within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Area of green space per population Circus St	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% Of new developments at Circus St that enhance biodiversity, i.e. 'green roofs' open space, greenways, and green corridors.	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Is Circus St within an air quality management area?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Has a green/staff travel plan been submitted or is it a condition of development?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Have all new developments at Circus St incorporated a reduction in CO2 emissions and reached targets set in SPD?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
Is a % of power generated on site through renewables as per targets set in SPD?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion
% of new developments across the overall site with water efficiency measures? And have the SPD targets been met?	Strategic Planning and Monitoring Team within Brighton & Hove City Council	Monitored after completion



<p>% Of new developments at Circus St with Sustainable Urban Drainage Systems (SUDs) installed?</p>	<p>Strategic Planning and Monitoring Team within Brighton & Hove City Council</p>	<p>Monitored after completion</p>
<p>Did the developments at Circus St use sustainable construction materials?</p>	<p>Strategic Planning and Monitoring Team within Brighton & Hove City Council</p>	<p>Monitored after completion</p>
<p>What is Business start up rates on the sites? And% Of floor space occupied annually on sites and% of vacant floor space annually?</p>	<p>Strategic Planning and Monitoring Team within Brighton & Hove City Council</p>	<p>Monitored after completion</p>
<p>Unimplemented planning permissions on sites</p>	<p>Strategic Planning and Monitoring Team within Brighton & Hove City Council</p>	<p>Monitored after completion</p>
<p>Number and percentage of employees by employment division on sites</p>	<p>Strategic Planning and Monitoring Team within Brighton & Hove City Council</p>	<p>Monitored after completion</p>
<p>Percentage of vacant retail units at Circus St</p>	<p>Strategic Planning and Monitoring Team within Brighton & Hove City Council</p>	<p>Monitored after completion</p>

need a translation?

If you would like this translated, please tick the box (or state the language required) and return this to any council office

Në qoftë se dëshironi që ky informacion të përkthehet nëgjuhën shqipe ju lutem shënoni '✓' në kuadratin përkatës dhe dorëzoheni këtë në cilëndo zyrë të Këshillit të Rrethit.

Albanian

"إذا كنت ترغب في الحصول على هذه المعلومات مترجمة للغة العربية, يرجى وضع علامة في الخانة المبيّنة و إعادة هذا إلى أي مكتب من مكاتب مجلس البلدية".

Arabic

'আপনি যদি এই তথ্যটির অনুবাদ [বাংলা ভাষায়] পেতে চান তাহলে অনুগ্রহ করে পার্শ্বের বক্সে টিক দিয়ে যে কোন কাউন্সিল অফিসে পাঠিয়ে দিন'

Bengali

如果你想這些資料翻譯成廣東話，請在方格內加剔，並把這表格送回任何市議會的辦事處。

Cantonese

"اگر مایلید این اطلاعات به زبان (فارسی) ترجمه شود، خواهشمندیم شکل مربع را علامت زده و فرم را به هر آدرس شهرداری که در اختیار دارید پس بفرستید."

Farsi

Si vous souhaitez obtenir une traduction de ces informations en français, cochez cette case et renvoyez ce coupon au bureau municipal de votre choix

French

如果你想這些信息翻譯成普通話，請在方格內划勾，并把這表格送回任何市議會的辦事處。

Mandarin

No caso de querer obter a tradução desta informação em português, assinale por favor o quadrado correspondente, e envie este impresso para qualquer um dos 'council office' (escritórios da Câmara Municipal).

Portuguese

Eğer bu bilgilerin Türkçe tercümesini isterseniz, lütfen kutuyu işaretleyip herhangi bir Belediye bürosuna götürünüz.

Turkish

Other (please state)

This can also be made available in large print, in Braille or on audio tape

City Planning
Brighton & Hove City Council
Hove Town Hall
Norton Road
Hove
BN3 3BQ