

West Saltdean Neighbourhood Plan

2024 - 2030

*Protecting the things we love about
where we live*

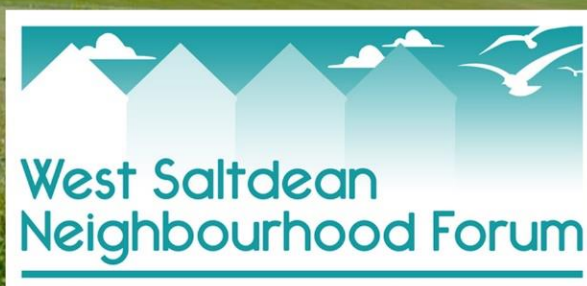
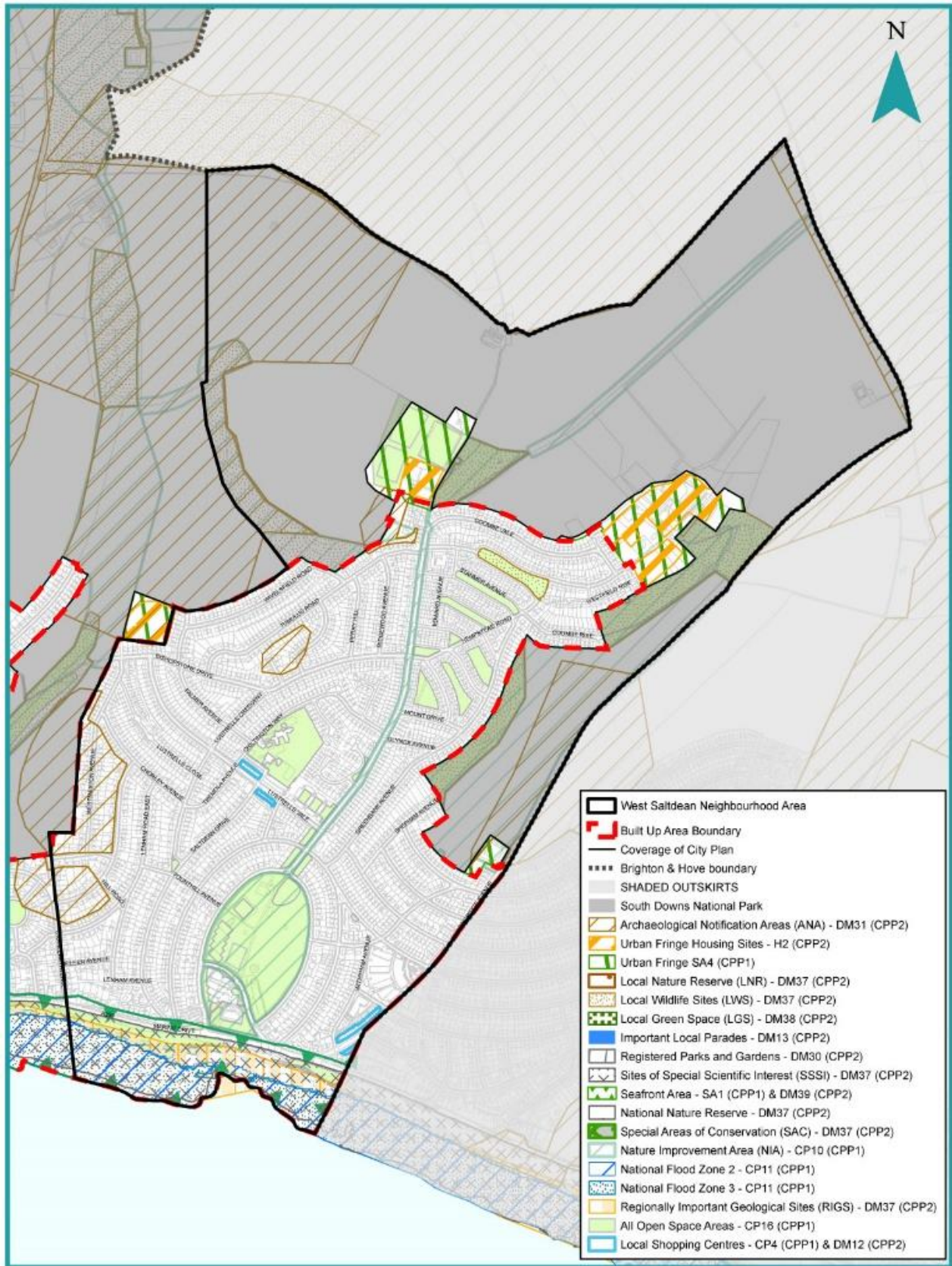


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Map 1 – BHCC City plan policies
LGS designation, Wildlife corridor, Shopping areas



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Foreword

Located five miles east of Brighton, the popular purpose-built seaside suburb of Saltdean is known for its iconic lido, beaches, clifftop, and proximity to the South Downs National Park.

This plan has been prepared by the West Saltdean Neighbourhood Forum, in consultation with residents and businesses, who have given much time and thought as to how we can protect the area that we love for future generations whilst also planning for its future.

The goals and policies within this plan reflect the views and needs of West Saltdean's residents and stakeholders and will frame development for the area until the year 2030.

As for all areas in the South-East of England, there is pressure from central and local Government to identify locations for new homes in West Saltdean. However, development is inevitably constrained by West Saltdean's boundaries of the sea, the countryside, and the adjacent residential areas of East Saltdean and Rottingdean.

There are three sites that have been identified in the City Plan of Brighton & Hove for development:

- Coombe Farm – 72 new homes expected to be complete in early 2025.
- Saltdean Boarding Kennels – planning application for seven homes submitted early 2024
- Former nursery area, just south of the football club – 18 homes guidance in Brighton & Hove's City Plan Part 2

However, we are increasingly seeing family homes being divided into flats or converted into nursing homes and assisted living homes.

In this plan we have also identified numerous new open spaces that we feel should be designated as local green spaces which will give them greater protection from development.

We have also identified where infrastructure improvements and additional services are needed to meet the needs and wishes of current and future residents and businesses.

The West Saltdean Neighbourhood Forum



Section 1. Introduction to Neighbourhood Planning

1.1 The Localism Act of 2011 gave local communities the power to develop neighbourhood planning policies and plans that were specifically for their area. In making these plans, local people and businesses get to have a greater say in how their local spaces are developed and a very real voice in deciding the look and feel of the local area in years to come.

1.2 The West Saltdean Neighbourhood Area is within two Local Planning Authority areas covered by Brighton & Hove City Council (BHCC) and the South Downs National Park Authority (SDNPA), Our Neighbourhood Plan (NP), once made, will form part of the Development Plan for BHCC and SDNPA and will be used by both bodies, as appropriate, to make decisions about planning applications until 2030. As a formal document, the NP must be robust and sound, based on evidence and facts, as well as local opinion. The NP will be subject to a range of consultations where residents and businesses are encouraged to share their knowledge and thoughts on built-environment issues affecting the local area

1.3 The Neighbourhood Forum managed the development of the Local Plan. It is keen that this version of the NP is wider than a planning document and so it also contains potential community projects that can be consulted upon and used as a basis for future funding bids and grant applications. The NP also discusses the Community Infrastructure Levy (CIL), a stream of money “levied” by the local authority on developers in the neighbourhood. Currently West Saltdean receives 15% of this levied money, however, once a Neighbourhood Plan is adopted this will rise to 25%.

1.4 It intended for the NP to work closely with those documents already set by the local planning Authority and SDNPA, as these have already been tested and provide a robust framework for the emerging NP. The Forum has considered those documents and has taken the pragmatic view that those documents are best placed to allocate specific housing and commercial sites. As such this NP does not allocate housing or commercial sites.



Section 2. Vision, Aims, Objectives. Policies vs Projects

Our Vision

In 2030 West Saltdean will be a great place to live, work and visit with a good quality of life for residents.

We will have preserved and enhanced the unique local character of West Saltdean's built environment and open spaces including the seafront and SDNPA.

We will have ensured that the infrastructure is in place to support existing and new residents, businesses and community groups.

We will have made West Saltdean a healthier, more sustainable environment with good access to quality open spaces, including SDNPA and thriving shops, businesses and community-run buildings.

The Aims of This Plan

2.1 Aims (or goals) help realise the plan's vision and give the Neighbourhood Plan a framework. The best aims should be strategic in nature and not too specific. Aims can be designed to address the area's weaknesses, build on its strengths and deal with any other issues identified.

2.2 In setting the aims for the plan, the Neighbourhood Forum addresses both aspiration and reality for how West Saltdean should be in 2030 and the likely social, environmental and physical trends in the area over that period. They are based on evidence, consultation feedback and knowledge of the area.

- We will have projects that conserve and improve the unique local character of West Saltdean's built environment and open spaces including the seafront and SDNPA.
- We will establish infrastructure to support existing and new residents, businesses and community groups.
- We will work to create a healthier, more sustainable environment with good access to quality open spaces and thriving shops, businesses and community-run buildings and land.
- We will work with residents and businesses to create more sustainable buildings that are more energy and water efficient.

Objectives of this plan

2.3 The objectives set out what the plan and its policies intend to achieve – and are derived from the aims. The objectives can tend towards the specific and, if possible, are measurable.

- To ensure that all new developments will be designed so that they enhance and complement existing buildings.
- To ensure that improvements to existing walking and cycling routes will be made to encourage and enable more active travel including into, and within, the SDNPA.
- To conserve and enhance green and open spaces in West Saltdean by securing Local Green Space designation for a number of sites which meet the related criteria.
- To protect and improve the biodiversity and wildlife located in West Saltdean's green and open spaces including the SDNPA.
- To create the conditions for success for retail outlets and businesses and to support sustainable trade, tourism and economic development.
- To ensure that the beach and undercliff remain attractive and well-maintained destinations with facilities for visitors and residents of all ages.
- To protect and maintain good quality, accessible and fit-for purpose community facilities within West Saltdean which promote community cohesion and social inclusion.
- To ensure that CIL money is secured for new and existing facilities in the neighbourhood plan area.
- To ensure that planning applicants fully engage with residents during the planning process.

Policies vs Projects

2.4 This plan contains both policies and projects.

2.5 Policies set out specific requirements that developers have to meet to get planning permission. Some of these policies will be achieved by the planning conditions applied when applications receive planning permission.

2.6 Policies (in green boxes) become part of the overall development plan for the Neighbourhood Plan area and will be used in deciding future planning applications for example for new homes or other buildings.

2.7 Projects are identified priorities for action listed in section 7 that are outside of the planning process. It is hoped that many of these will be delivered by BHCC through funds from the Community Infrastructure Levy (CIL).

Section 3 – West Saltdean Today

- 3.1** West Saltdean is a purpose built coastal outer suburb of Brighton & Hove. The 2021 Census recorded 5,870 individuals in West Saltdean, indicating an increase of 274 people since the 2011 Census.
- 3.2** In terms of housing, the 2021 census indicates that there are 2809 dwellings, an increase of 131 dwellings since 2011. Whereas BHCC gives a figure of 2763 dwellings.
- 3.3** For centuries West Saltdean was an open area of downland and furze with a few isolated farm buildings and cottages. In 1924 The Saltdean Estate Company was established by Charles Neville and miles of new roads were pegged out and designed around a central park named the Saltdean Oval, in which Saltdean Lido was later built.
- 3.4** By the Second World War much of the housing at Mount Estate and the area around Saltdean Oval was complete and the Saltdean Estate Company had built the Lido, the Ocean Hotel, several blocks of flats, and the Smuggler's Haunt tea-rooms (now the Whitecliffs café) on the clifftop. Land plots continued to be sold off until the 1970s.
- 3.5** West Saltdean is dominated by detached low level housing dating from the 1920s to the 1950s with some good examples of 1930s architecture that include West Saltdean's distinctive green-tiled roofs.
- 3.6** Future development of new homes is constrained by West Saltdean's boundaries of the sea, the SDNPA and the adjacent residential areas of East Saltdean and Rottingdean
- 3.7** West Saltdean is a gateway to the SDNPA with its protected flora and fauna and range of nature. The area also benefits from proximity to coast and cliff tops (part of the protected UNESCO's Biosphere Reserve).

West Saltdean Today 5,870 residents (2021 census)

The 2021 census found that the mean age for West Saltdean is 47.

The 2021 census showed there's been a 22% drop in children aged 0-4 living in Brighton & Hove compared to the 2011 census. This drop is reflected in falling pupil numbers at Saltdean Primary School.

Households	2809	(ONS)
Accommodation type		(ONS)
Whole house or bungalow	72.9 %	
Flat/Maisonette	27.0 %	
Other	0.1 %	
Household size		(ONS)
1 person	32.8 %	
2 people	40.1 %	
3 people	13.6 %	
4+ people	13.5 %	
Household occupation		(BHCC)
Full time	2631	
Second home	35	
Empty properties (probate, uninhabitable, long-term empty (55))	97	
Sole occupier properties	910	
Occupied solely by students	9	
Households classed as disabled	14	
Care homes	5	
Ownership		
Private rented	17.1 %	
Shared ownership	1.6 %	
Owned	76.9 %	
Social rent – council	1.2%	
Social rent – other (e.g. Registered Providers)	3%	
Could be living rent free	0.2%	
AECOM Housing Needs Assessment		(August 2023 Data)
4.4% of households socially renting compared to -		
14.9% across Brighton & Hove and 17.1% nationally		
Under 20% of households live in flats		
1.3% live in terraced homes		
Disabled Residents		(ONS)
Disabled under the Equality Act	18.7 %	
Not disabled under the Equality Act	81.3 %	

Issues raised by residents during consultations

3.10 In Q3 2022 the residents of the area took part in a survey conducted by the West Saltdean Neighbourhood Forum about the NA. This helped identify issues that affect the local area. (Appendix 9)

- Lack of affordable housing for families, couples and single person households
- Family homes being converted into nursing/care homes or short-term rentals
- Need to protect the remaining green spaces from over-development and increase biodiversity
- Increasing congestion on the A259
- Deteriorating bus service
- Poorly maintained pavements that discourage walking
- Hilly topology discouraging cycling
- Economic situation and low footfall preventing new retail offerings
- Declining numbers at Saltdean Primary School (following trend across Brighton & Hove)



Section 4 – West Saltdean Tomorrow

4.1 West Saltdean has limited opportunities for urban growth. However, where developments are sought, there needs to be policies that can help deliver a sustainable approach which enables the wider community to engage, and achieves a balance between existing and new homes.

4.2 A major development is any application that involves:

- Mineral extraction
- Waste development
- Residential development of 10 or more dwellings
- Residential development on a site area of 0.5 ha or more and the number of dwellings is unknown.
- Development of floorspace of 1,000 sqm or more
- Development on sites over 1 ha or more
- Change of use over 1,000 sqm or more



Section 5 – Local Area Policies

1. Achieving Good Design

5.1.1 “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.” National Planning Policy Framework 2023 paragraph 131.

5.1.2 The NPPF, Brighton and Hove Local Plan and supplementary design guidance (SPD 17 Urban Design Framework) and the West Saltdean design guidance and codes (appendix 1) establish a framework for how good design is to be achieved in the West Saltdean NA.

5.1.3 However, achieving good design is more than just setting out how buildings should look. It comes through making the right choices for a specific space. This includes layout, use, movement, nature and appearance. The National Design Guide 2021 sets out ten key characteristics for achieving well-design places.



5.1.4 The hilly nature of West Saltdean among the chalk downs; the tradition of spaced detached buildings allowing long views, wide verges and its close relationship with the sea and cliff tops; are all contributors to the landscape character of the area, which has resulted in a highly distinctive place with a landmark lido building as its gateway. Although West Saltdean contains no conservation areas, all new development should respond accordingly to the landscape in which the proposal is being set.

5.1.5 The Adopted Design Guide Supplementary Planning Document (SPD) of the SDNPA will apply within the SDNPA part of the NA.

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/adopted-design-guide-spd/>

POLICY WS1 – Achieving High Quality Design

1. All proposals for development should demonstrate how they have taken into consideration the SPD 17 Urban Design Framework and the West Saltdean design guidance and codes (Appendix 1).
2. All proposals for development should be designed to a high standard, using sustainable materials suitable for the location and setting out how materials have considered “Zero Avoidable Waste”* in construction.
3. All proposals should demonstrate consideration to the existing form and street scene in terms of scale, mass, height, siting, character, spacing and materials
4. Proposals for development should be sympathetic to West Saltdean’s local character and history, which includes the spaces around buildings, landscape settings and filtered views.
5. Proposals should seek to protect existing landscaping features and enhance urban greening of the site by retaining existing trees and hedges and using planting rather than fencing or walls for boundary treatments.

** Zero Avoidable Waste as set out at section 5 of the waste prevention programme for England: maximizing resources, minimising waste – Government August 2023.*

2. The South Downs National Park

POLICY WS2 – South Downs National Park

Development within, or impacting upon, the SDNPA should have a landscape-led approach to design, having regard to the setting of the National Park in terms of its landscape and visual amenity.

Development within or impacting upon the SDNPA must respect the landscape setting of West Saltdean, including meeting the purposes of the SDNPA.

3. Creating future housing stock for the area

5.3.1 West Saltdean Housing Needs Assessment (AECOM August 2023 Appendix 2) sets out the baseline evidence for what type of housing is needed in the plan area. In particular, it shows that the West Saltdean area has a high proportion of owned homes with a much lower proportion of rental properties.

5.3.2 House prices in the area peaked in 2022 with a lower quartile house price (most affordable type of property) at £350,000. This means that local households on average incomes are unable to access entry-level homes unless they have access to large deposits and this is creating higher demand for private renting and pushing up rental costs.

5.3.3 The evidence suggests that there is a large group of households in West Saltdean who may be able to rent but cannot afford home ownership and as such this “can rent, can’t buy” cohort would benefit from home ownership products such as First Homes discounts or shared ownership options.

5.3.4 The housing assessment estimates that there is a need for 13 affordable rented homes as well as 28 affordable home ownership dwellings to be provided per annum in the plan area. However, many of the latter group are housed adequately within the private sector and as such the demand is much less acute than the need for social/affordable rented housing in the area, which performs a vital function in West Saltdean as the only option for a large segment of single person households who generally cannot afford to rent privately in the area.

POLICY WS3 - Affordable Housing

Applications involving affordable housing should have regard to the local needs identified in the West Saltdean Housing Needs Assessment 2023. In particular, schemes should prioritise afforded rented tenures at 65% with affordable home ownership products at 35%.

Robust “open-book” viability assessments should be undertaken in accordance with the National Planning Policy Framework (or similar) and Assessing Viability in Planning RICS April 2023 (including any future updates) and should be based on Benchmark Land Values as undertaken by a qualified RICS Assessor.

RICS = Royal Institution of Chartered Surveyors

Specialist Housing for Older People

5.3.5 The Housing Needs Assessment (Appendix 2) notes that in the 2021 Census there were 774 individuals aged 75+ in West Saltdean projected to increase to 950 by 2030 (14.8% of the population, a significantly higher proportion than across Brighton & Hove) This suggests that the current housing provision is in the region of 13 units per 1000 of the 75+ population.

5.3.6 Calculations show that there will be a need to provide between 44 and 63 specialist accommodation units during the plan period. Some of these could be accommodated by adapting existing housing stock, allowing older households to remain in their own homes for longer. However, there is a clear gap in the market in the West Saltdean area to provide market sheltered housing.

POLICY WS4 – Other types of low-cost and specialist housing

Applications that provide the following will be supported:

1. Well-designed schemes developed through community land trusts, housing associations or co-operative housing schemes which demonstrate that they help meet the needs of the local area.
2. Well-designed schemes which involve the provision of land for self-build projects which demonstrate that they help meet the needs of the local area.
3. Applications for specialised housing/accommodation which have regards to the local needs identified in The West Saltdean Housing Needs Assessment 2023. (Appendix 2)
4. Housing for older people provided in partnership with specialist developers which will provide a greater choice of sheltered housing options for people who want to move in later life.

POLICY WS5 – Adaptable housing

1. Support will be given for adaptation of existing buildings to create high-quality sustainable accommodation suitable for people of differing levels of physical and mental abilities that adhere to existing City Plan policies.

2. Adapted housing proposals will need to demonstrate that the intended units will meet an identified local need and:

Be easily accessible to shops, public transport, medical facilities, community facilities and services appropriate to the needs of the intended occupiers.

Demonstrate that proposals meet or exceed the Building Regulations requirements for “Accessible and adaptable dwellings” M4(2) or successor regulations.

3. Developments/adaptations should include adequate amenity space indoors as well as outdoors and, where appropriate, should consider opportunities for sitting together, socialising, gardening and the promotion of active leisure and community pursuits.
4. Where appropriate housing proposals should provide suitable facilities for care/medical staff and visitors, such as day rooms, dedicated parking, additional washrooms and overnight accommodation.
5. Proposals for new assisted living units and other specialist housing will only be supported if there is no more than one similar unit within 400 metres. This is because these units create more traffic movements and will put increased pressure on the on-street parking.
6. Proposals to extend an existing facility into an adjoining property will be supported subject to additional off-street parking being made available for visitors and site employees.

4. Conserving local heritage

5.4.1 The NA is rich in history from Saxon habitants, local smugglers, through to the Grade II* Saltdean Lido and former Butlins Hotel, both built in the modernist style.

5.4.2 East Sussex Heritage Environment Record shows that over the years there have been some significant historical finds locally such as the Saltdean Bowl, discovered in 1910 on the clifftop at Saltdean Gap. Dated to around 200 BC it is held in Brighton Museum.

5.4.3 Saxon Close derives its name on account of archaeological discoveries in ‘Tumulus’ Road including a small grey Saxon cup unearthed by a fox.

5.4.4 Looes Barn is thought to be named from the Saxon name for a ‘Farmstead’ and is near to the prehistoric ‘Looes Barn burial’.

5.4.5 The first mention of ‘Salt Dene’ in a map appears on the ‘Armada Map’ of 1587 and is marked as a landing place. An 1825 one-inch-to-the-mile map shows Salt Dean Gap. From here a Droveway, (a route for moving livestock on foot from one place to another) would become Longridge Avenue. (now the main shopping area. See map page 48)

5.4.6 The Valley of Salt: This name may derive from storms which carried sea salt onto the valley.

5.4.7 Sparsely populated until the early 20th century, 1924 marked the first housing project in West Saltdean by the developer Charles W. Neville. There remains a wealth of distinctive buildings in the West Saltdean Area including those built during the 1930s Art Deco era and in the earlier International Moderne Style by RWH Jones and Connell, Ward and Lucas. These are all surveyed and plotted within the accompanying AECOM Design Code. See Appendix A.



5.4.8 Heritage Designations - Listed Buildings:

i. *Saltdean Barn and Attached Walls - Grade II (now Boomerang nursery)*

An early to mid-19th century barn, formerly on open farmland, constructed of coursed flint with red brick dressings and quoins (masonry blocks at the corner of a wall) and a half-hipped tiled roof, featuring an early 2000s extension.

ii. *Saltdean Lido - Grade II**

Built in 1938 to designs by RWH Jones who also designed The Ocean Hotel, the lido is in the Modernist style.

iii. *The Ocean front block, walls and gate piers - Grade II*

Former hotel built in 1938. Now flats.

iv. *Newlands Barn, Saltdean Vale - Grade II.*

Located on the corner of Saltdean Vale and Lustrells Crescent. Built near the end of the 18th century, the barn and neighbouring stables became workshops then offices for the Saltdean Estate Company. The building was listed in 1977 and converted to residential use in 1983. Characterised by coursed flint with red brick dressings and a tiled roof.

5.4.9 Section HC01 of the Design Code “Preserving and promoting local vernacular” notes that West Saltdean’s local vernacular and its Art Deco style houses contribute significantly to its character and setting. The wide variety of housing styles and architectural details, achieved through a unified material palette enriches West Saltdean’s streetscape. It is essential that future developments are sympathetic to the design, housing styles and use of material across the Neighbourhood Area.

POLICY WS6 – Conserving Local Heritage

Proposals to replace the existing green-tiled roofs on buildings with tiles of another colour will be rejected.

Any development of dwellings on plots identified as being a typical house type or a building of note in the Design Code should preserve the features that contribute to West Saltdean’s special character, including architectural details, materials, scale, plot coverage and boundary treatments.

5. Achieving Water Efficiencies

5.5.1 Without action the Greater Brighton Region faces a water deficit of almost 90 million litres per day by 2050. This is due to increasing combined pressures of climate change, population growth and environmental protection. The Greater Brighton Water Plan 2020 sets out a range of initiatives for corporate companies and local authorities to undertake. This includes delivering sustained pressure to embed water efficiencies in new developments, and promoting water recycling, harvesting and conservation.

5.5.2 Brighton and Hove City Council (BHCC) Supplementary Planning Document 16 Sustainable Drainage 2019 already sets out numerous ways new developments can incorporate water management into their developments and all applications should adhere to this guidance.

5.5.3 In addition to water management, Sustainable Urban Drainage systems can contribute to enhancing local wildlife and biodiversity. Rainwater gardens allow for water to be collected from impermeable surface areas such as roofs and divert it through a specially designed planter or garden so that it can be used by plants rather than going into the main sewer system.

WS7 – Incorporating Sustainable Drainage and Water Efficiency Measures

All developments within the Neighbourhood Plan area should seek to incorporate Sustainable Drainage Systems and proposals should:

- Incorporate, where possible, rainwater harvesting and water recycling measures including the provision of water butts to use for non-potable water use such as toilet flushing and gardening.
- Through landscape design, maximise the use of permeable surfacing that allows surface water run-off to be infiltrated where possible.

CPP2 policy DM43 Sustainable Drainage and SPD Sustainable Drainage will also apply.

6. Achieving More Sustainable Buildings

5.6.1 Brighton and Hove City Council declared a Climate and Biodiversity Emergency in December 2018, alongside an ambition for the City to be carbon neutral by 2030. 38% of the City's carbon emissions are from gas and 26% from electricity. Heating and energy use in existing buildings is difficult to decarbonise due to ownership/ tenancy arrangements, site locations etc. A mix of solutions will be required including community-led renewable energy projects. These are projects which seek to generate renewable energy to meet local needs and will help people that are at risk of fuel poverty.


5.6.2 A vast majority of buildings in the West Saltdean area were built between the 1930s and 1950s, meaning that the existing housing stock is ageing, and many would not meet modern standards of building, energy efficiency or have the most effective layout.

5.6.3 For retrofit work undertaken to existing homes, the use of the PAS 2035:2019 Specifications and Guidance (or any superseding guidance) is encouraged. PAS 2035 establishes a process for assessing the improvement measures best suited to each individual home. This includes a risk assessment, a check to ensure that the measures recommended are compatible with each other and suitable for the home under assessment as well as the needs of those who live within the building and the homeowners' improvement objectives.

5.6.4 Other important components of PAS 2035 is a requirement for monitoring of performance after retrofit (to ensure a satisfactory outcome for the customer), a whole home approach (so that improvement measures are not considered in isolation to reduce the risk of them not working well together) and a fabric first approach.

5.6.5 The South Downs Local Plan Development Management Policy SD51: Renewable Energy applies to land in the National Park.

5.6.6 At the time of writing this plan, the Saltdean Climate Action Network, Saltdean Residents Association, and Saltdean Community Association have commissioned Brighton & Hove Energy Co-Op to undertake a Decarbonisation Feasibility Study for Saltdean. Policy WS8 will be revised and make reference to this study, when it is completed.



POLICY WS8 – Small scale renewable energy projects including community energy scheme

1. Applications for small scale* renewable energy projects to (part) power new or retro-fit buildings that are not submitted under permitted development will be acceptable.
2. Applications from community-led or by a not-for-profit organisation such as a Co-Operative are welcomed.
3. Such projects must demonstrate the current carbon footprint for the buildings and how the scheme will reduce this and when.
4. Any application that includes renewable energy must conserve and enhance the landscape and should be sensitively designed, taking account of noise, air pollution and long-term management.
5. The ground-mounting of on-premise installations which involves the paving-over of lawns or other green spaces is strongly discouraged unless technically essential.
6. Planning applications for new build homes with coal/wood fireplaces and wood burning stoves will be rejected.

*small scale means roof-mounted solar panels and micro-wind turbines, surface or underground battery storage (internal or external), and EV battery exports (from charging points) for both residential, community and BHCC-owned

7. Travel, Transport and Active Movement

5.7.1 The topography surrounding West Saltdean, which lies in an enclosed valley close to the sea, means that the main access road is the A259 which runs from east to west close to the seafront. The main roads off the A259 running north/south are Longridge Avenue and Arundel Drive West which turns into Saltdean Vale. Most roads in West Saltdean are connected to these main routes.

5.7.2 The northern part of the Neighbourhood Plan area is set within the SDNPA and provides public rights of way connections to other nearby areas such as Rottingdean, Woodingdean and Telscombe.

5.7.3 The southern part of the NP area comprises an undercliff walk which forms part of the National Coastal Pathway and provides cycling access to Brighton via a non-motor vehicular route.

5.7.4 The following policies relating to travel in Brighton & Hove City Plan Part 2 already apply in West Saltdean:

- DM33 Safe, Sustainable and Active Travel
- DM35 Travel Plans and Transport Assessments
- DM36 Parking and Servicing

See Appendix 3 for information about how people travel into, out of and within the NP area as well as information from surveys about transport.

POLICY WS9 – Encouraging and enabling better travel planning

1. Planning applications that would result in a net gain of three or more dwellings should set out the site connectivity to nearby services and community spaces.
2. Transport statements/assessments should positively encourage higher levels of walking, cycling and public transport use by demonstrating how the proposed scheme links to existing walking, cycling and public transport infrastructure and where possible providing new or improved facilities to achieve this.
3. For major proposals where a new development is proposing new footways and vehicle highways that won't be managed by either BHCC or SDNPA, a long term-management strategy for their maintenance should be submitted.

POLICY WS 10 – Parking

1. Planning applications that would result in a net gain of dwellings should include dedicated off-street vehicle parking spaces unless they are specified as car-free.
2. Parking provided on driveways should be designed to minimise the visual impact on the street scheme. New parking spaces should have greenery incorporated on boundaries.
3. The removal of grass verges or trees to enable access to a new parking space is prohibited.

8. Enhancing Our Open Spaces, Encouraging Biodiversity & Wildlife

5.8.1 West Saltdean lies in a valley bordered by the sea to the south, the SDNPA to the north and the neighbouring settlements of Rottingdean to the west and East Saltdean to the east. Large parts of West Saltdean Neighbourhood Plan area lie within the SDNPA. The National Planning Policy Framework (NPPF), December 2023 paragraph 182 states:

5.8.2 *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”.*

5.8.3 So, although West Saltdean is not in the green belt, any development within the Neighbourhood Plan area should be considered within the setting of the SDNPA and should be *“sensitively located and designed to avoid or minimise adverse impact on the designated areas.”*

Designating Local Green Spaces

5.8.4 Local Green Space designations (LGS) protect local green areas of particular importance to local communities. Once designated, the LGS is subject to the same strong development restrictions as Green Belt, and new development here is ruled out other than in special circumstances.

5.8.5 There are no areas in West Saltdean that have been designated as LGS in Brighton & Hove’s City Plan. (See Policy DM38 p103 City Plan Part 2).

5.8.6 The West Saltdean NP therefore sets out the LGS listed below and defined on the inset maps that are locally important to the people of West Saltdean and meet the national criteria for designation. Further site details are provided in Appendix 5 to this plan.

5.8.7 The NPPF paragraph 106-107 states that *“The Local Green Space designation should only be used where the green space is:*

(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.

5.8.8 All the LGS proposed in this plan for protection have been assessed against the criteria set out in the NPPF and their value in terms of:

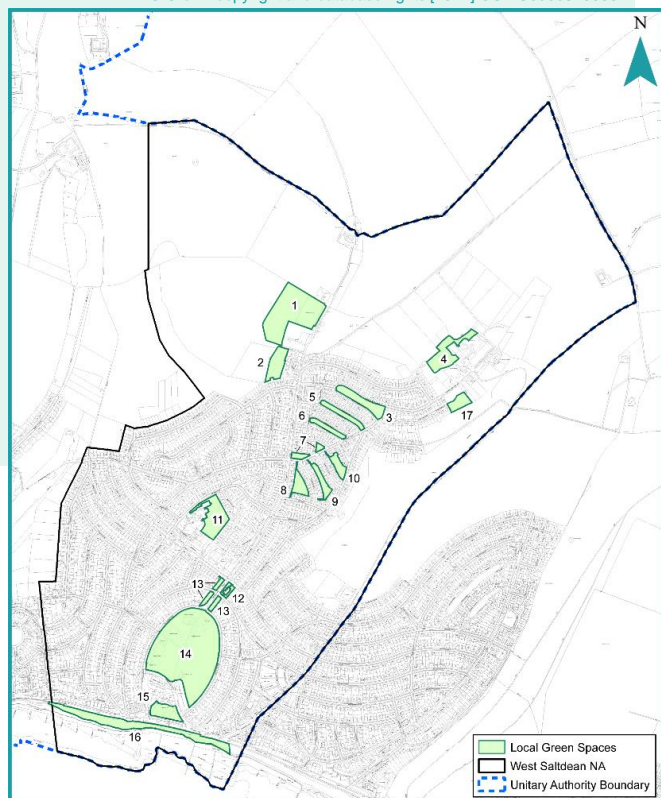
- Beauty
- Heritage
- Recreation
- Wildlife
- Tranquillity

POLICY WS11 – Protecting Local Green Spaces

The areas listed below and described within Appendix A are designated as Local Green Spaces.

- SITE 1 SUFC and North Saltdean Recreation Ground*
- SITE 2 Looes Barn Close. (Land behind*)
- SITE 3 Westfield Avenue North and South*
- SITE 4 Coombe Farm new housing estate**
- SITE 5 Hailsham Avenue*
- SITE 6 Stanmer Avenue*
- SITE 7 Hempstead Road*
- SITE 8 Mount Estate Plot 1***
- SITE 9 Mount Estate Plot 2**
- SITE 10 Mount Estate Plot 3**
- SITE 11 Saltdean Primary School*
- SITE 12 St Nicholas Church****
- SITE 13 Saltdean Vale*
- SITE 14 Saltdean Oval Park*
- SITE 15 Saltdean Lido***
- SITE 16 The Cliff Top*

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- * owned by BHCC.
- ** privately owned
- *** owned by Community Interest Companies (Freehold of Saltdean Lido owned by BHCC)
- **** owned by Church of England

5.8.9 All landowners affected by the proposed designation of their land as a Local Green Space were made aware of this during the course of the Plan’s preparation and given the opportunity to make representations on the proposal as it concerns their land ownership.

SITE 1 – SUFC and North Saltdean Recreation Ground

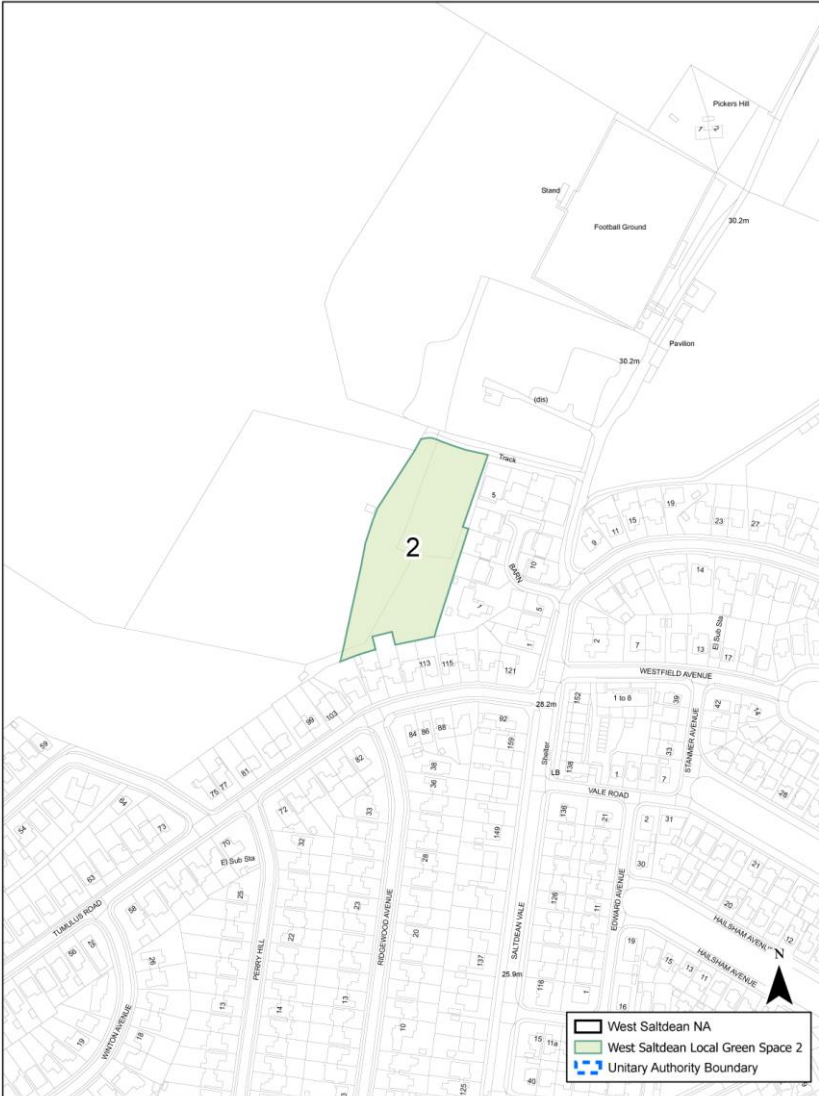


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3.5 Acres designated as public space.
 Bridlepath and rights of way path
 onto the SDNPA.

Home of Saltdean United Football Club:
 2 pitches and clubhouse.
 Mown public open space which is surrounded on
 three sides by hedges used by walkers.

SITE 2 – Loos Barn Close. (Land behind.)



Scale: 1:2,500

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Unmaintained scrubland with trees owned by BHCC. No public access as access track privately owned.



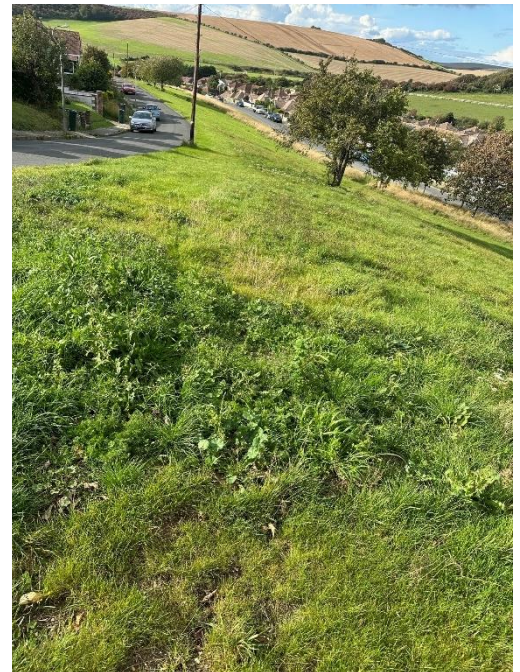
SITE 3 – Westfield Avenue North and South

Open public grassed space which is part of the original Saltdean estate. Owned and maintained by BHCC. Home to trees and wildlife and used by residents for leisure.

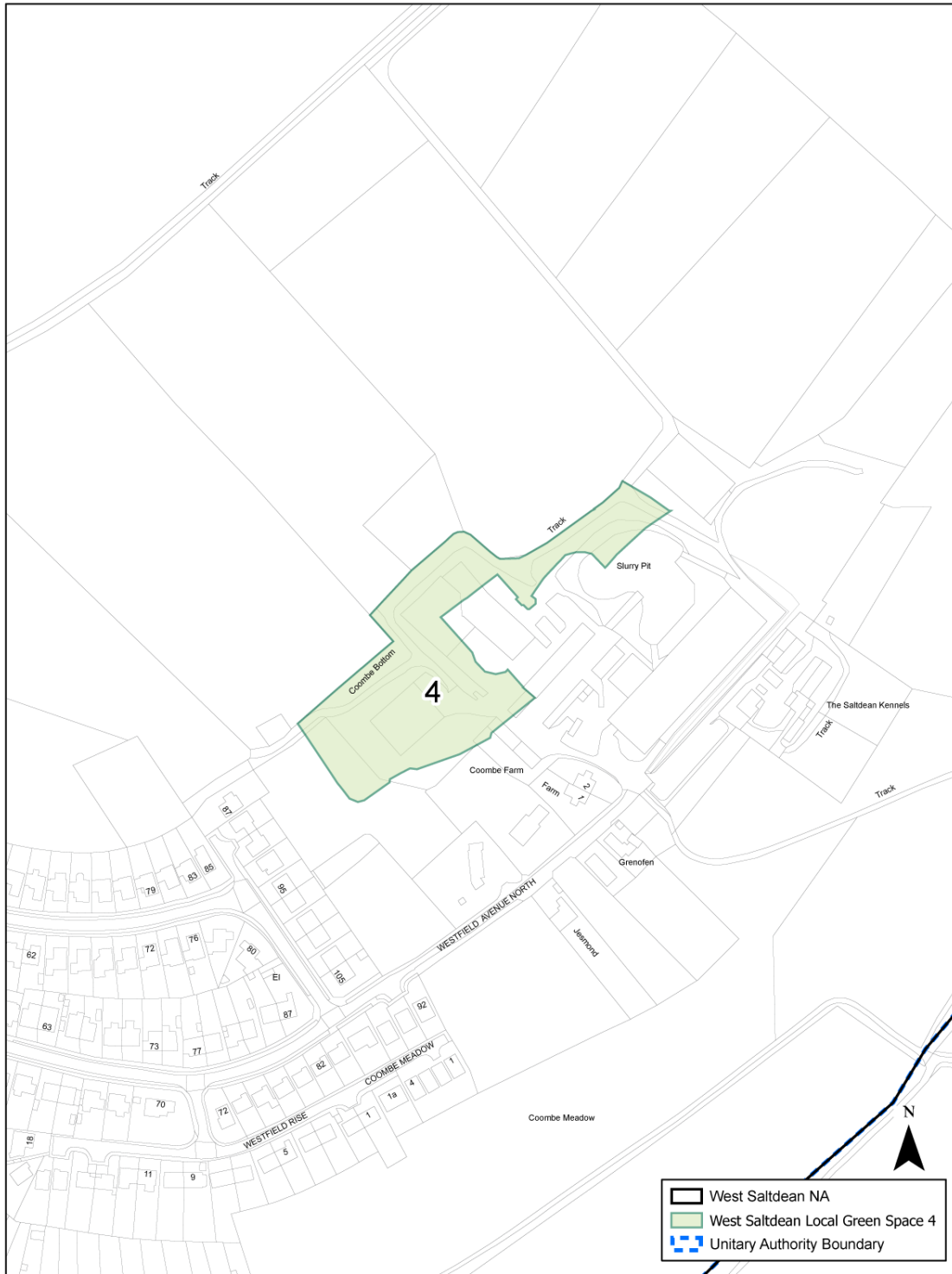


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SITE 4 – Coombe Farm new housing estate



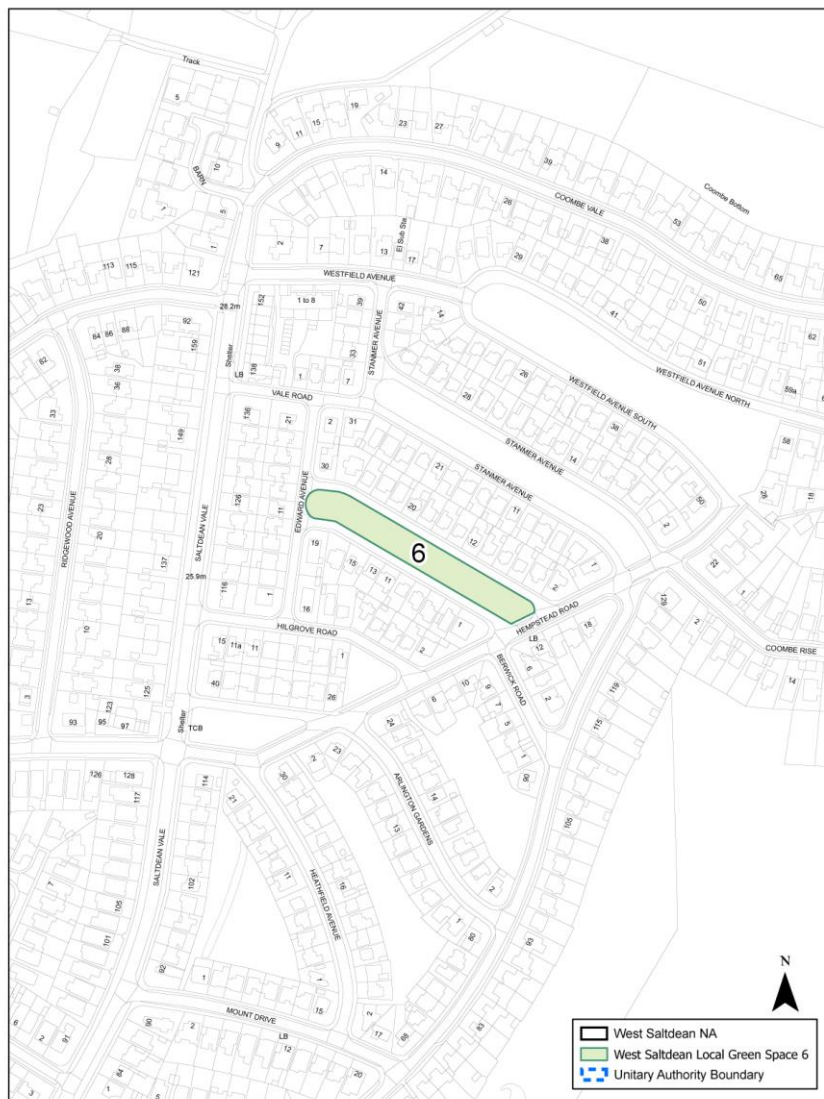
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Open green space built as part of new housing development (72 homes) currently being built. Will be maintained by privately-owned freeholder of the site. Photos not available.

SITE 6 – Stanmer Avenue

Open public grassed space which is part of the original Saltdean estate. Owned and maintained by BHCC. Home to trees and wildlife and used by residents for leisure.



SITE 7 – Hempstead Road



Open public grassed space which is part of the original Saltdean estate. Owned and maintained by BHCC. Home to trees and wildlife and used by residents for leisure.



Scale: 1:1,250

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SITE 8 - Mount Estate Plot 1



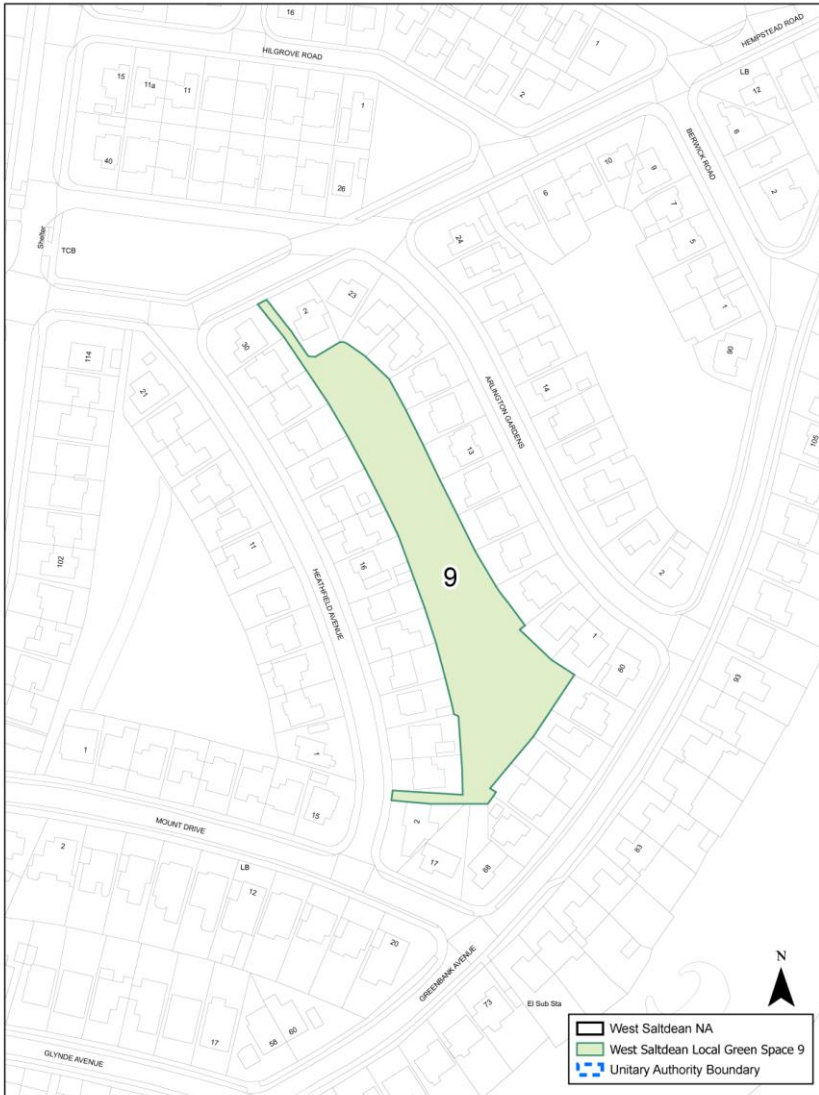
Scale: 1:1,250

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Open space protected by a Covenant and part of the original Saltdean estate. Previously registered as Asset of Community Value but removed from listing in February 2024 after purchase by a CIC in 2023.



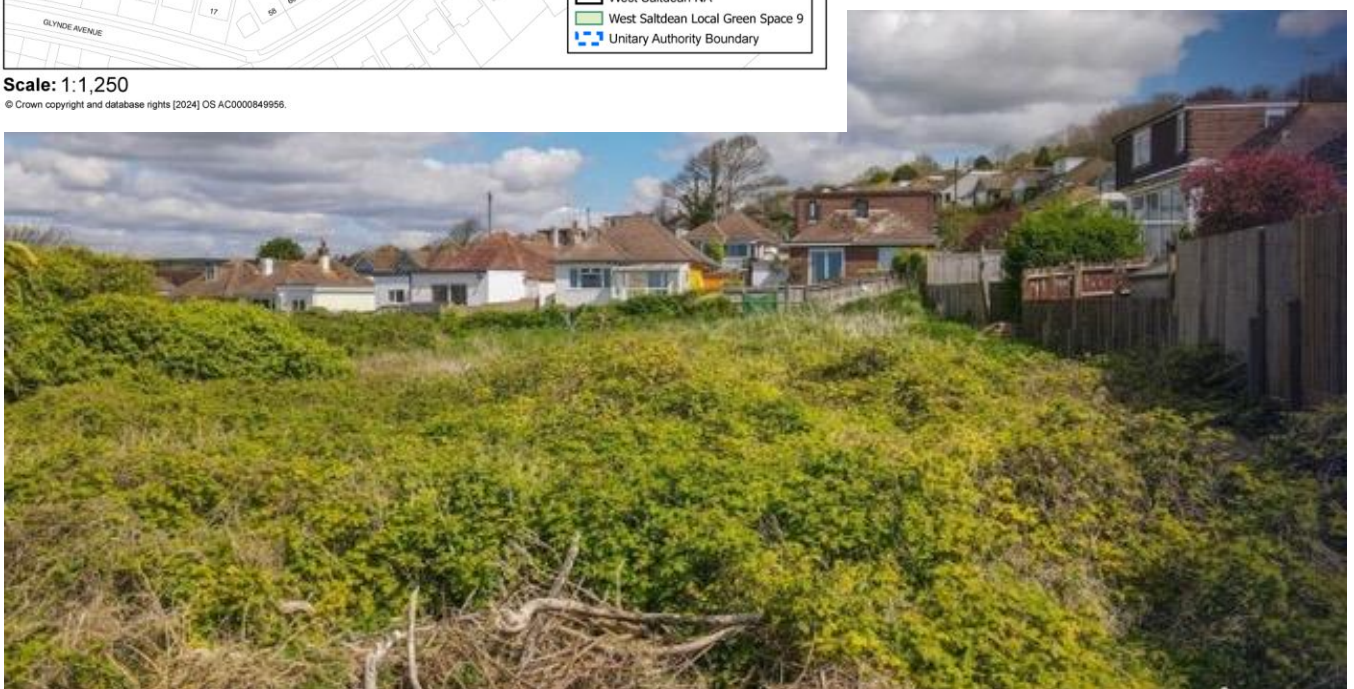
SITE 9 - Mount Estate Plot 2



Scale: 1:1,250

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Established open space protected by a covenant. Privately owned. Registered as Asset of Community Value in 2021 but listing removed after site bought in 2023. Application for ACV re-submitted Sept 2024.



SITE 10 - Mount Estate Plot 3

Established open space protected by a covenant. Listed as Asset of Community from September 2021 for 5 years.

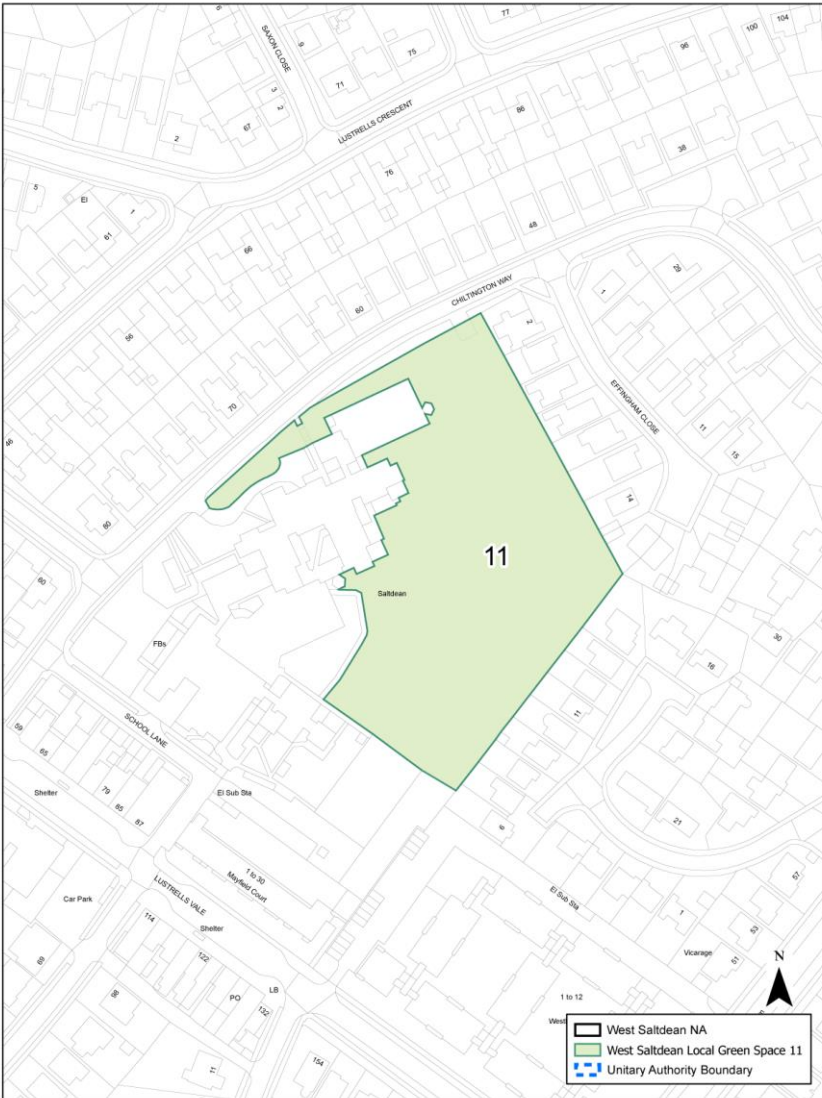


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SITE 11 - Saltdean Primary School

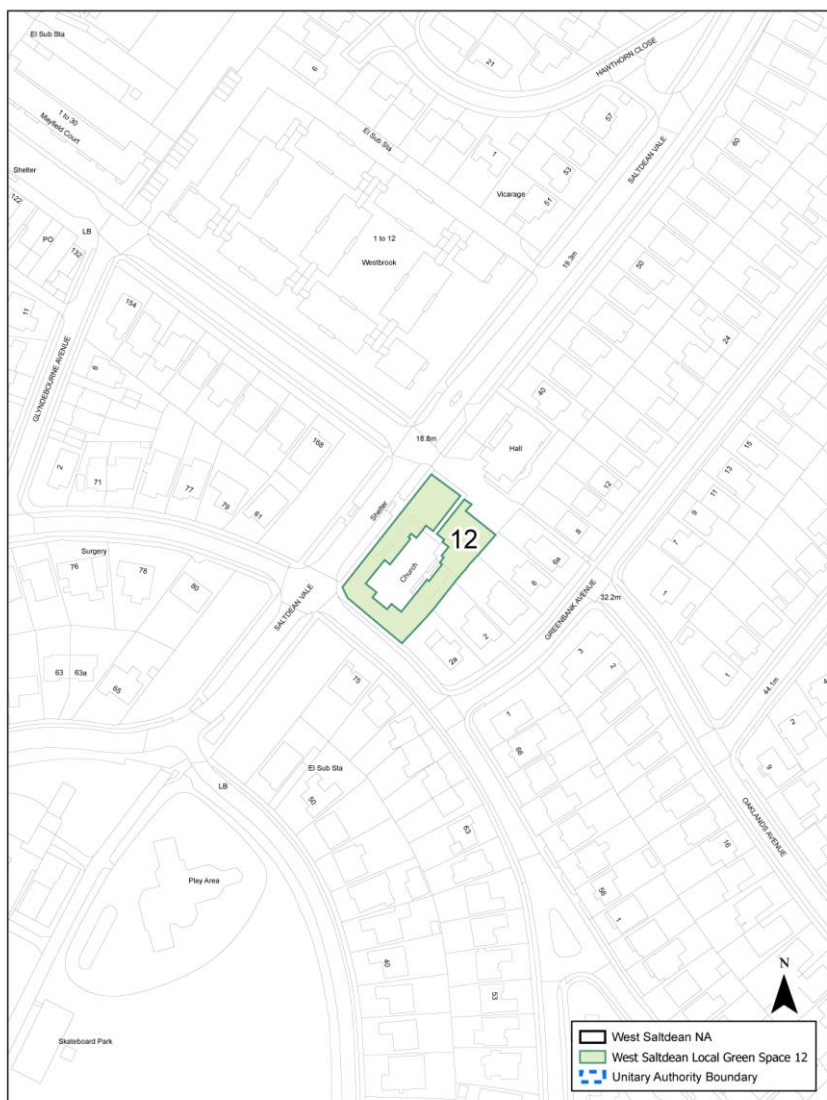


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School playing fields



SITE 12 – St Nicholas Church



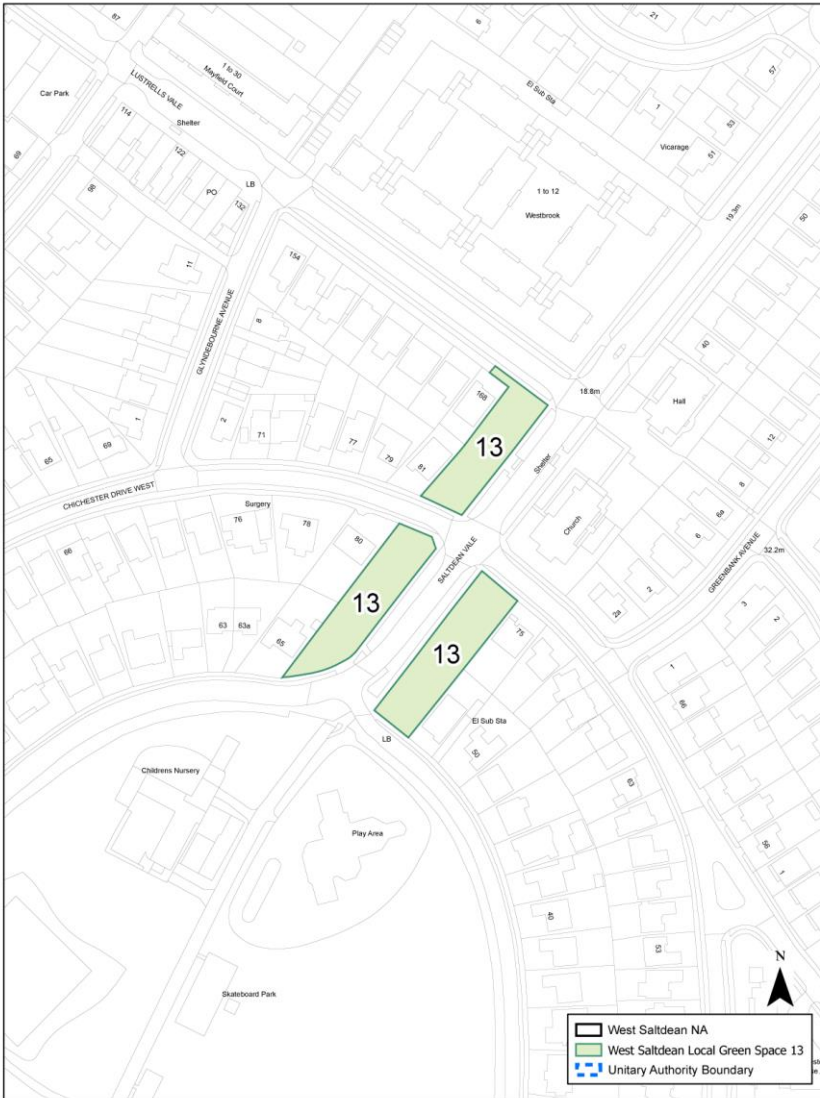
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Church, Church Hall and small grassy area surrounding both that is accessible to the public.



SITE 13 – Saltdean Vale



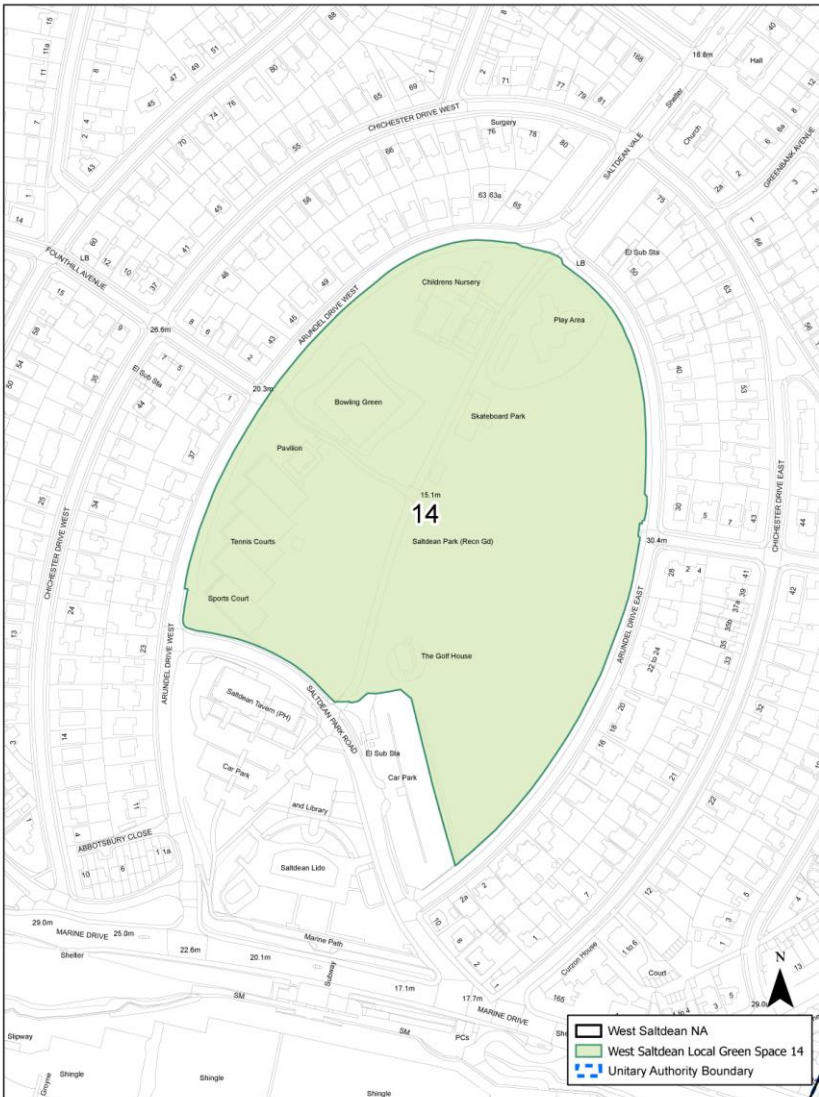
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Three open public spaces besides main through road – Saltdean Vale - which are part of the original Saltdean estate. Contains trees.

SITE 14 - Saltdean Oval Park



Scale: 1:2,500
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Registered as an Asset of Community Value in 2014 (now expired) and has a covenant on it that prohibits buildings used for commercial use.



Contains: trees, hedge boundary, shrubs, chalk grass slope. Home to two pre-school nurseries with private grounds and one privately-owned home with a garden, The Golf House.



Amenities:

Playground, bowls green, tennis courts, skateboard park, outdoor gym, one marked-out football pitch, Multi-Use games area (MUGA), sports pavilion which houses two public toilets (m and f); two wooded areas.

SITE 15 – Saltdean Lido



Scale: 1:1,250

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Green space surrounding the lido building and pool including a large grassy area to the south of the building accessible to paying customers only. Used for sunbathing and for events. Asset of Community Value expired 2015



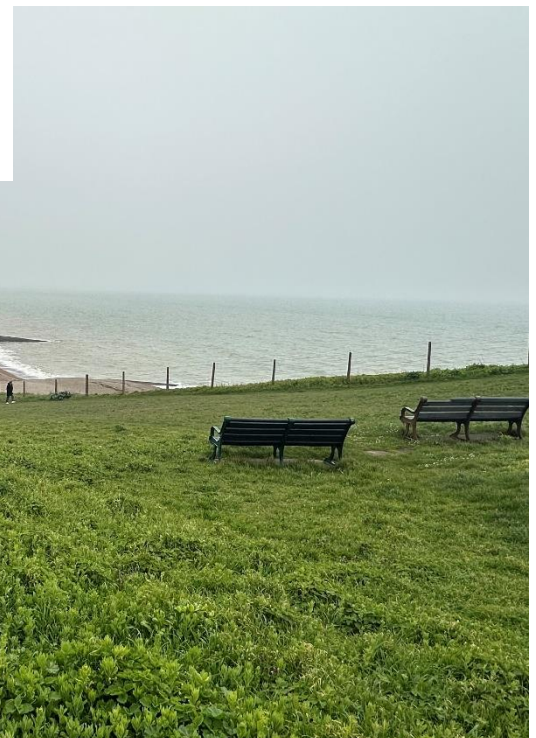
SITE 16 – The Cliff Top



Scale: 1:3,879

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Narrow and exposed cliff-top well used by walkers and dogs.
Site of Special Scientific Interest.
(SSSI)



Gardens and verges

5.8.10 The majority of homes in Saltdean have their own gardens. As many were built in the 1930s, the gardens are larger than you would find in a typical 21st C development. The main blocks of flats - Westbrook, Mayfield Court and Grand Ocean - have communal gardens and paved space.

5.8.11 Gardens provide a valuable resource for wildlife, particularly where chemicals are limited or not used at all. Simple measures such as inserting small gaps in fencing and raising fences off the ground can provide runs for hedgehog and other small mammals. Homeowners are also encouraged to promote and demonstrate garden planting of local provenance.

5.8.12 Most roads benefit from wide grassed verges maintained by BHCC and many roads are tree-lined. These can be managed better for wildlife and wildflowers, particularly where they are close to other green spaces, for example by mowing less frequently and after wildflowers have set seed (later in the summer). Combined with front gardens, they also provide a valuable drainage during heavy rainfall which is increasingly common in winter due to climate change.

5.8.13 According to the West Saltdean Community Biodiversity Action Plan (BAP) – Appendix 10 - undertaken by the Saltdean Climate Action Network (SCAN), Saltdean 1600 AD would most likely contain scrubby herb rich grassland with grass and wildflowers, rather than being wooded because of the salty sea air.

5.8.14 Areas of sheltered land may have seen *“a mix of Beech, Oak, Hornbeam, hazel, the species mix changing between chalk and areas of clay soil. The more habitat and species variety, the more biodiversity”*.

5.8.15 The BAP goes on to say *“It is likely most of the wildflowers in Saltdean road verges, originate from the natural scrubby grassland landscape, before development began in the 1930s. There is a good diversity of wildflowers in the road verges, and interesting localised variation that may indicate pre-development habitats, from some indicator species. Violets are a woodland species, so violets in road verges very likely indicate areas of former woodland and scrub vegetation.*

5.8.16 *The road verges and amenity grass, have good potential for biodiversity enhancement and also harvesting grass as biomass energy to produce biogas, and as compost feedstock to regenerative agriculture. Harvesting the grass would reduce soil nutrients, thus grass growth and the need for mowing, while increasing wildflowers and biodiversity, also producing sustainable biogas energy, and regenerating soil carbon.”*

5.8.17 The Sussex Biodiversity Record Centre conducted an ecology data search in January 2024 (Appendix 4) and reported that in West Saltdean there are:

- 1 SSSI (Cliff top)
- 6 Local Wildlife Sites
- 32 Species with international designations
- 116 Species with national designations
- 252 Species with other designations
- 21 Invasive non-native species

POLICY WS12 – Enhancing local green spaces, biodiversity & wildlife

1. Proposals for new development which would cause any potential harm to the Wildlife sites or Local Green Spaces will not be supported unless they are justified in the public interest and suitable mitigation measures are proposed.
2. Planning applications that will require the removal of trees with TPOs will be refused.
3. Proposals will be supported that:
 - conserve and enhance the landscape of the South Downs and its special qualities
 - conserve and enhance wildlife and biodiversity
 - respect, enhance and provide green linkages with biodiversity and green space within and around developments, particularly where the space forms part of, or is adjacent to, the Wildlife Corridor or Local Green Spaces
 - include planting of tree species that are suitable to Brighton & Hove
 - include new grassland areas including verges which should be seeded (if necessary) and managed to enhance existing Chalk Downland wildflowers
 - provide opportunities for gardening, wildlife and food production within new residential areas
 - provide outdoor space including private and community gardens, as well as contributing to the provision of new tree cover



9. Promoting and Safeguarding the Local Economy

5.9.1 West Saltdean is primarily a residential area with a higher number of retired residents than in Brighton & Hove.

5.9.2 Most people travel outside the area for paid employment. Home working is, as per national trends, increasing in popularity with Saltdean Lido offering a shared working space.

5.9.3 The largest local employers are Saltdean Primary School, various nursing homes and Saltdean Lido.

5.9.4 There are also offices for small enterprises in each of the three main shopping parades.

5.9.5 No land has been allocated for additional business premises in the Brighton & Hove City Plan part 2.

Shops and Business Space

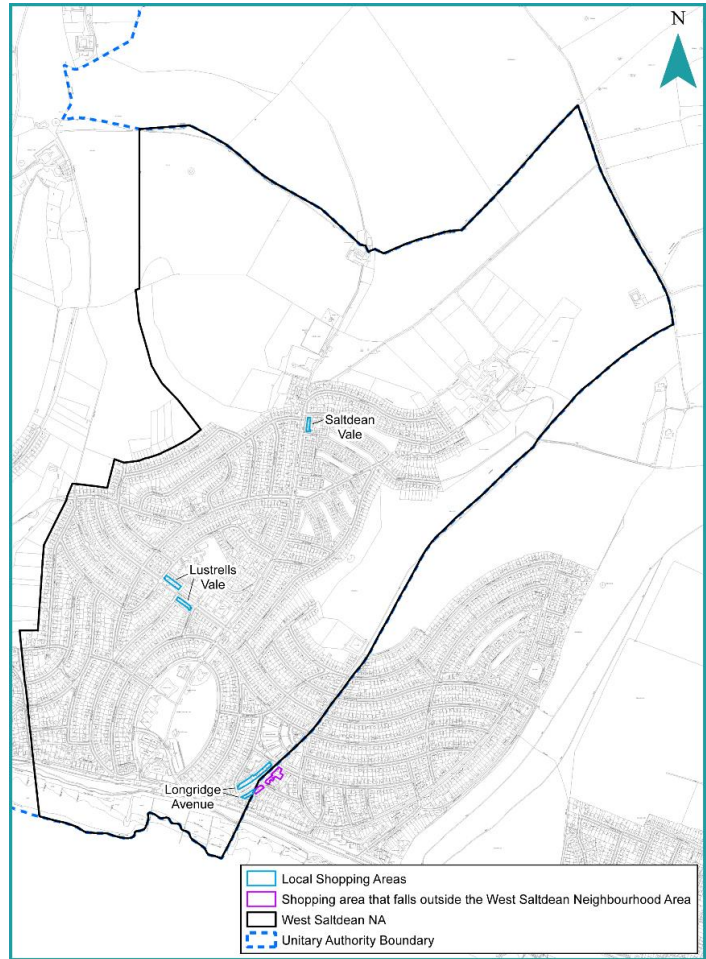
5.9.6 West Saltdean has three distinct and geographically separated shopping areas which cater for local residents: Lustrells Vale, Longridge Avenue and Saltdean Vale.


5.9.7 In Brighton & Hove's Retail Hierarchy (adopted City Plan Part 1 Policy CP4 Retail Provision), Lustrells Vale and Longridge Avenue are defined as Local Centres and subject to policies DM12, SA6 and CP4.

5.9.8 The economic viability of West Saltdean is not dependent upon a thriving, accessible and safe High Street. However, one of the goals of our plan is to create the conditions for success for retail outlets and businesses.

Local Shopping Areas West Saltdean Neighbourhood Area

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5.9.9 The City Plan Part 1 includes as part of Policy SA1: “Safeguard the important community and recreation facility at Saltdean Lido.” While the heritage and recreational aspects of the Lido buildings and pool are addressed elsewhere in this plan, the Open Spaces and Biodiversity chapter seeks to enhance the role of the Lido as a tranquil and beautiful green space. The following policy is therefore proposed:

POLICY WS13 – Saltdean Lido

Planning proposals relating to Saltdean Lido should support the year-round community, leisure, events, office, café/restaurant, library and recreation role of the Lido for residents and visitors whilst safeguarding the heritage importance of the Grade II* listed building.

POLICY WS14 – Supporting local businesses and providing a mix of employment opportunities

1. Applications for business and retail development in the three main shopping areas of the Neighbourhood Plan area will be supported where they seek to:
 - Provide additional services to residents and increase employment opportunities
 - Introduce (where possible) flexible workspaces that allows for co-shared and affordable working spaces and training facilities to support the local economy affordably as outlined in CPP2 Policy DM11 and DM12.
 - Improve the public realm and create more attractive user experience, where appropriate, which can be enjoyed by all people of all ages and abilities as outlined in CPP2 Policy DM18.
 - Increase and expand the retail offering in the area for residents and visitors
2. Proposals that provide for local employment opportunities within the Plan area, including small-scale, not-for-profit social enterprises, small and medium size businesses, and livework units, are welcome, particularly where they reduce out-commuting, and are in compliance with CPP2 policies.

10. Encouraging day visitors, improving facilities on the beach and undercliff and safeguarding the beach/clifftop flora and fauna

5.10.1 West Saltdean is a popular destination for day visitors with easy access via bus from Brighton. The main attractions are the beach, the lido, walks along the undercliff and over the Downs.

5.10.2 An overview of the facilities and services available at Saltdean seafront and on the undercliff are at Appendix 7.

5.10.3 Overnight accommodation is limited to AirBnBs and short-term rentals. According to the Housing Needs Assessment about 5% of the current housing stock has no main resident, though it is not possible to assess whether these are let for tourism or are second homes.

5.10.4 There are unlikely to be any new hotels or formal guest houses in the NP area. However, given the small size of West Saltdean, any increase in tourist accommodation could impact on the housing market and increase rental prices in particular.

POLICY WS15 – Improving facilities. Safeguarding the beach/clifftop flora and fauna

1. Support will be given to planning applications on the undercliff promenade and beach that comply with SA1 The Seafront CPP2 Policy DM39 development on the seafront and:

seek to provide additional and appropriate small-scale facilities, including pop-up outlets and water-sport facilities

support and maintain the beach area as a safe and pleasant place to use for all ages and abilities.

2. Any impacts of planning proposals that would impact the coastal flora and or fauna should be assessed through a Ecological Impact Assessment and fully mitigated.
3. Support will be given to planning applications from not-for-profit organisations wanting to provide additional built facilities on the undercliff or shingle beach to the east of Saltdean tunnel.

POLICY WS16 - Retaining Whitecliffs Café/Bar as a café/bar/restaurant and an employment site.

This facility is much-valued by residents and visitors and applications to change its ground floor usage from the existing bar/café will be rejected.

Section 6. Community Infrastructure Levy

6.1 The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new developments in their area. Its purpose is to raise funds for infrastructure needs in the area to support growth.

6.2 The legislation which sets out how CIL is spent requires that a portion of the CIL income raised from development, within a charging authority area is spent in that neighbourhood area. This is referred to as Neighbourhood CIL. The Neighbourhood CIL is increased from 15% to 25% in areas that have an adopted Neighbourhood Plan.

6.3 BHCC and SDNPA are responsible for collecting CIL monies within their respective LPA areas.

6.4 CIL receipts are to be spent by councils within five years of receipt and the money must be spent on (see Regulation 59C of the CIL Regulations 2010 as amended):

- providing, replacing, improving, operating or maintaining infrastructure that supports development in the area; or
- anything else concerned with addressing the demands that development places on the area.

6.5 Within this NP, the WSNF has identified via its 2022 resident survey and feedback from the Regulation 14 consultation possible projects that it would like to take forward - and it is hoped that CIL receipts would enable these to commence. Most of these would be delivered by BHCC. See Section 7.

Section 7. Potential Projects that could be funded by CIL receipts

7.1 Travel

7.1.1 Travel Project 1 - Promoting active travel in the Neighbourhood Plan Area

i. Encouraging cycling:

- Additional bike stands
- Cycle lane on Saltdean Vale to link to SUFC and SDNPA to the north, and Saltdean Primary School to the west. It is noted that this route wouldn't connect to any existing cycle route
- Cycle lane through park
- Bike share scheme (Beryl Bikes) that comes inland.
- Kerbside charging for electric bikes at the main shopping points and in the three car parks

ii. Encouraging walking:

- Walking bus to Saltdean Primary School, the two nurseries in Saltdean Oval Park and the nursery in St Nicholas' Church Hall
- Safer walking paths with more crossing points on major roads and in the three shopping areas
- More dropped kerbs on pavements of major walking routes
- More benches
- Wider pavements in some areas to encourage walking although we would not want to see a reduction in grass verges
- Sensor lighting for the park and along the undercliff
- Improved pavements – even and weedless
- More safe crossings: on Saltdean Vale and Lustrells Vale in particular to serve people walking to Saltdean Primary School and the shops. More crossing points on the A259 are not considered necessary as there are already three in West Saltdean.
- Improvements to Whiteway Lane, a walking/cycling route that connects West Saltdean and Rottingdean including reinstatement of barriers/bars to prevent vehicular access. We would not support replacement of the chalk surface with tarmac.
- Access to SDNPA
- Enhancing Rights of Way access points
- Promoting connections into SDNPA

7.1.2 Travel Project 2 - Enhancing Public Transport Infrastructure and services in the Neighbourhood Plan Area

i. Encouraging bus use – infrastructure

- More electronic bus boards
- More benches and shelters

ii. Encouraging bus use – services. Work with the bus companies and BHCC to achieve:

- Demand responsive hoppla buses down to the A259 where there are frequent buses going east and west
- Developing a low NP area bus fare scheme, that provides a lower fare for hop on hop off use in the NP area and encourages more use of local facilities, services and retail.

ii. Enhancing Public Transport in the Neighbourhood Plan Area

- Information campaign by the bus companies to tackle the perceptions indicated in the survey that the bus service is expensive, unreliable – and that it takes longer to reach final destination by bus.

This will likely trigger a debate that it does take longer to reach final destination by bus, and the lack of a Metro-style limited stop service that gets passengers quickly into the city from the east, as those using trains from the west.

7.1.3 Travel Project 3 - Improved Traffic Management and reducing carbon emissions from vehicles

i. Improving Traffic Management and road safety through:

- Use of smart traffic light technology

ii. Tackling Carbon emissions

- More electronic charging points for vehicles and e-bikes:
in one public car park & two privately owned (Saltdean Lido CIC) car parks.
Kerbside near the blocks of flats on Lustrells Vale and Grand Ocean.
- Solar panels on bus shelters to supply the energy for lighting at night and bus scheduling boards

7.1.4 Travel Project 4 - Improving the street scape (overlaps with local economy group and open spaces)

- More trees and planting
- More benches especially in the shopping areas

7.1.5 Travel Project 5 - Enhancing accessibility to the National Park and Beach Areas

- Existing rights of way (mapped & maintained) should be signed, open and easy to use.
- New rights of way where appropriate should be considered.

7.2 Business and Economy

- i. Use CIL receipts to develop a gateway tourist masterplan, capitalising on opportunities for beach and lido tourism and a destination for day visitors.
- ii. Work with partners to develop a retail feasibility study for Longridge Avenue, looking at how commercial businesses could be supported and grown.

7.3 Green Spaces

Continue planting native trees and woodland creation.

7.4 Seafront

Protect 'Cliff top wildflower' and 'vegetated shingle' on the beaches through better signage.
Encourage more water sports, beach and land-based activities.

Encourage and provide facilities for residents and visitors on the beach and undercliff.

The following additional facilities were identified by West Saltdean residents as desirable:

- Pop-up food outlets at beach level to provide additional food/drink offerings.
- Horsebox sauna
- Crazy golf
- Lighting and security e.g. Camera on beach chalets
- More bins between Saltdean and Rottingdean
- More benches
- Deck chairs for hire
- More drinking water facilities
- Permanent building for Saltdean Swim & Surf Club

