

Brighton Marina Neighbourhood Plan

Response to Comments from respondent 45

General Comments - Process

The Plan has now reached an advanced stage. The purpose of the pre-submission Plan was to allow all concerned to comment on its proposed approach and policies. Earlier phases of the preparation of the Plan had allowed a broader debate on the role, purpose, and content of the Plan.

The Forum acknowledges the importance of the Brighton Marina Act 1968 to the overall role and purpose of the neighbourhood area. However, the Plan will be considered against the basic conditions which include having regard to national planning policy and being in general conformity with the strategic policies in the development plan (The City Plan Parts 1 and 2).

General Comments - The details of the Plan

The representation suggests that the matters addressed in the Plan should be more comprehensive.

The Forum has considered the format and content of the Plan for several years. It has chosen to focus on a sharp range of policies where the Plan will be able to bring added value to existing policies in the development plan. It also includes five non-land use community actions. The Forum will monitor the effectiveness of the Plan and undertake a review if necessary. This will provide the opportunity to include any additional policies in the Plan. It will also allow the Forum to address the significance of any changes which may take place to national and local planning policies once the Plan has been 'made'.

Comments on the policies

The general level of support for the policies included in the pre-submission Plan is noted.

Policy BM1

The various comments are noted.

The overall ambition of the policy is to contribute to a good visual appearance of new and existing buildings as recommended in (xv)

No changes proposed.

Policy BM2

The various comments are noted.

The condition of various buildings and structures is well-known to the Steering Group. However, a neighbourhood plan cannot require building owners to restore/repair/improve the buildings and structures concerned.

Designing out Crime is a helpful comment. The Forum will include it within the supporting text to the policy.

Policy BM3

The various comments are noted.

The condition of various buildings and structures is well-known to the Steering Group. However, a neighbourhood plan cannot require building owners to restore/repair/improve the buildings and structures concerned.

No changes proposed.

Policy BM4

The various comments are noted.

The height of buildings in relation to the adjacent cliffs is an important issue for the wider integrity and appearance of the Marina. The Forum considers that it can be addressed in the wider context of Policies BM1 and 5 of the Plan.

No changes proposed.

Policy BM5

The various comments are noted.

The very specific matters raised on water quality, silt, dredging, and environmental quality are controlled by other agencies and cannot realistically be included in a neighbourhood plan.

No changes proposed.

Policy BM6

The various comments made overlap with the issues with which the Steering Group has grappled in recent years. Based on the requirement for a neighbourhood plan to address land use issues the Steering Group has prepared a land use policy on the matter.

It is recognised that the broader enhancement of the Marina and its retail and commercial facilities will require input from commercial and business owners and the Brighton Marina Group.

No changes proposed.

Policy BM7

The various comments are noted.

Any proposal for a solar farm could be pursued based on the existing policies in the City Plan and on the policies proposed for the neighbourhood plan. The inclusion of a policy on a solar farm at the Marina would be technical in nature, time-consuming and potentially-divisive.

No changes proposed.

Policy BM8

No response required.