

## What are the issues which could be referenced by a neighbourhood plan for Round Hill Brighton UK?

A neighbourhood plan for **Round Hill, Brighton, UK**, could address a range of issues specific to the character, challenges, and needs of the area. Round Hill is a conservation area with a strong community identity, known for its Victorian housing, narrow streets, and proximity to central Brighton. Based on the typical concerns in similar areas and local characteristics, here are the main issues that could be referenced in a Round Hill neighbourhood plan:

### 1. Heritage and Conservation

- **Protection of historic character:** Ensuring that development respects the Victorian/Edwardian architecture and street layout.
- **Conservation area management:** Guidance on materials, extensions, and alterations to preserve architectural features.
- **Public realm improvements:** Enhancing streetscapes with heritage-appropriate features like paving, railings, and lighting.

### 2. Housing and Development

- **Affordable housing needs:** Addressing the demand for affordable homes while maintaining the area's character.
- **Control of HMOs (Houses in Multiple Occupation):** Managing the balance between family homes and rental/HMO properties.
- **Infill and garden development:** Preventing overdevelopment and protecting green spaces within plots.

### 3. Transport and Traffic

- **Traffic calming:** Measures to reduce speeding and improve safety on narrow, hilly roads.
- **Parking pressure:** Addressing resident concerns over limited on-street parking.
- **Promotion of active travel:** Improving infrastructure for walking and cycling.
- **Access for emergency services and waste collection:** Challenges due to narrow streets and dense housing.

### 4. Environmental Sustainability

- **Green infrastructure:** Protection and enhancement of small green spaces, tree planting, and biodiversity.

- **Energy efficiency and retrofitting:** Supporting sensitive upgrades to improve home energy use within a conservation context.
- **Air and noise pollution:** Mitigating impacts from traffic and nearby commercial activity.

## 5. Community Facilities and Local Services

- **Preserving community assets:** Supporting existing spaces like schools, community gardens, and local shops.
- **Access to amenities:** Enhancing links to parks, health services, and cultural venues.
- **Provision of new community space:** Considering multi-use spaces for events, learning, and support services.

## 6. Waste Management and Public Cleanliness

- **Bins and recycling:** Managing the visual and practical impact of bins in front of properties with no front gardens.
- **Littering and fly-tipping:** Addressing hotspots and improving enforcement or education.
- Responding to the problems posed by the nearby Hollingdean Waste Transfer Station.

## 7. Resilience and Climate Adaptation

- **Flood risk management:** Assessing risks related to surface water runoff due to steep gradients.
- **Heat resilience:** Greening the urban environment to reduce urban heat island effects.

## 8. Neighbourhood Identity and Community Involvement

- **Supporting local initiatives:** Backing community-led projects like gardens, festivals, or historical trails.
- **Encouraging civic participation:** Ensuring ongoing input from diverse local residents.

If you're drafting a plan, it's also helpful to reference:

- Brighton & Hove City Plan policies.
- Local Conservation Area Character Statements.
- Surveys or consultations with Round Hill residents.

Here's a **sample outline for a Neighbourhood Plan for Round Hill, Brighton**, structured to align with planning best practices and the unique characteristics of the area:



## **Round Hill Neighbourhood Plan – Draft Outline**

### **1. Introduction**

- Purpose of the Plan
- Legal Status and Relationship with Local and National Policies
- Vision Statement for Round Hill
- Summary of Community Engagement Process

### **2. About Round Hill**

- Brief History and Character Summary
- Designation as a Conservation Area
- Demographic Overview
- Key Assets (e.g. local amenities, open spaces, historic buildings)

### **3. Vision and Objectives**

#### **Example Vision:**

“To preserve and enhance the distinctive historic and community character of Round Hill while promoting a sustainable, inclusive, and resilient neighbourhood for future generations.”

#### **Key Objectives:**

- Protect local heritage and character
- Promote sustainable and sensitive development
- Improve transport and traffic conditions
- Enhance green space and biodiversity
- Support local community cohesion and wellbeing

### **4. Planning Policies**

#### **A. Heritage and Design**

- **Policy RH1: Conservation-Led Design**
  - All new development or alterations must enhance or preserve the character of the conservation area.
- **Policy RH2: Infill and Garden Development**
  - Restrictions on backland/garden development to prevent overdevelopment.
- **Policy RH3: Design Guidelines**
  - Promote traditional materials and features in line with the Conservation Area Character Statement.

## **B. Housing and Development**

- **Policy RH4: Housing Mix**
  - Support for diverse housing types including affordable homes for families.
- **Policy RH5: HMO Management**
  - Limit concentrations of HMOs to maintain community balance.

## **C. Transport and Movement**

- **Policy RH6: Traffic Calming and Street Safety**
  - Promote safe, accessible streets through signage, speed restrictions, and redesigns.
- **Policy RH7: Parking Strategy**
  - Support controlled parking zones and alternative transport use.
- **Policy RH8: Active Travel**
  - Improve cycle and pedestrian infrastructure.

## **D. Green Spaces and Environment**

- **Policy RH9: Urban Greening**
  - Protect existing green spaces; support pocket parks and tree planting.
- **Policy RH10: Sustainable Homes**
  - Encourage retrofitting and low-carbon measures that align with conservation rules.
- **Policy RH11: Biodiversity**
  - Promote gardens, green roofs, and wildlife corridors.

## **E. Community and Local Services**

- **Policy RH12: Protecting Community Assets**
  - Support designation of key assets as Assets of Community Value (ACVs).
- **Policy RH13: New Community Space**
  - Encourage the development of flexible community-use spaces.
- **Policy RH14: Public Realm Enhancements**
  - Improve cleanliness, street furniture, and wayfinding.

## **5. Projects and Community Actions (Non-Planning)**

These are not statutory policies but important for implementation.

- Street audit for improving lighting and paving
- Community composting or garden schemes
- “Round Hill Heritage Trail” for visitors and locals
- Public art or mural projects
- Volunteer-led greening of overlooked areas

## **6. Implementation and Monitoring**

- Who is responsible for what (e.g., Council, local groups)
- Funding sources (e.g., Community Infrastructure Levy, grants)
- Review mechanism every 5 years

## **7. Appendices**

- Conservation Area Map
- Character Assessment Summary
- Consultation Findings
- Local Survey Results
- List of Community Assets

## Would these issues better be left to Brighton and Hove City Council?

### Short answer:

No—a **neighbourhood plan** is a **community-led document specifically intended to address local priorities**, within the broader framework set by the City Council. While Brighton & Hove City Council does have city-wide policies, a neighbourhood plan for **Round Hill** allows local people to **add detail, nuance, and enforceable policies** that are specific to the area and would not otherwise receive focused attention.

### Longer answer: Why a neighbourhood plan is valuable—even with an active City Council

#### **Complement, not duplicate, council policy**

Brighton & Hove City Council provides city-wide strategic planning through the City Plan Part One and Part Two. However, these plans are general and **cannot reflect the hyper-local character and issues** of areas like Round Hill.

A neighbourhood plan:

- **Has legal weight:** It becomes part of the Local Development Plan once adopted.
- Can **introduce new planning policies** that reflect local priorities (e.g., restrictions on HMOs or protections for green spaces not covered by the council).
- Can **influence what gets funded** through Community Infrastructure Levy (CIL) money—by setting out local priorities.

#### **Round Hill's unique circumstances justify a plan**

- It's a **conservation area**, but with active development pressures (e.g., infill, HMOs).
- Narrow roads, limited parking, and steep gradients mean that **standard city-wide transport policies often fall short**.
- The area has a strong community voice (e.g., Round Hill Society), which can take the lead in developing and monitoring the plan.

#### **Local concerns can get overlooked without one**

The council must balance the needs of the whole city—so issues like:

- Bin clutter on narrow streets,
- Loss of garden space to extensions,
- Street-level heritage details like railings, or
- Local green pockets under threat—

—often get missed unless there's a dedicated plan highlighting them.

### When a neighbourhood plan *might* not be worth the effort:

It's true that preparing a plan involves significant effort. You might want to reconsider it if:

- The community is **not well organised** or motivated to lead the process.
- Most local priorities are already well-covered in existing planning policy.
- You're only interested in short-term or non-planning goals (like events or litter campaigns).

### A hybrid approach: Supplement the Council's work

Even if a full neighbourhood plan feels too big:

- A **Local Design Guide** or **Community Action Plan** can be prepared and still carry some informal weight.
- Community groups can **respond to the City Plan reviews** and push for Round Hill-specific policies.

### In conclusion:

A neighbourhood plan is your community's **opportunity to set legally binding planning policy**, especially on issues the City Council doesn't drill into locally. If Round Hill has the energy and interest, **it is absolutely worth doing**—not to replace council policies, but to make them more effective locally.

Here's a **comparison of what a Neighbourhood Plan for Round Hill *can control* versus what is already covered (or best left to) Brighton & Hove City Council (BHCC).**



## COMPARISON TABLE: Round Hill Neighbourhood Plan vs. BHCC City Plan

Topic	Neighbourhood Plan (Local Control)	BHCC City Plan (City-wide Policy)
<b>Housing Type &amp;</b>	Specify preferred housing types (e.g., support for family-sized homes, limits on	General policies for affordable housing delivery, HMO thresholds city-wide
<b>Design &amp; Heritage</b>	Local design codes, conservation priorities, materials guidance for extensions or	Sets out broad conservation policies and statutory protection for listed buildings
<b>Green Spaces</b>	Protect specific local spaces (e.g., pocket parks, garden plots); promote new micro	Identifies and protects larger parks and designated open spaces
<b>Traffic &amp; Parking</b>	Influence layout of new developments, promote active travel routes, identify traffic	Sets parking standards, manages Controlled Parking Zones (CPZs),

<b>Bins, Waste &amp;</b>	Set guidance on bin placement, visual impact, especially in front of terraced	Provides waste collection policies city-wide but does not tailor to local street
<b>Energy Efficiency</b>	Promote or encourage retrofitting (within conservation limits), support solar where	Sets city-wide targets for carbon neutrality and retrofit programmes
<b>New Developme</b>	Allow or restrict infill development in specific streets, gardens, or rear plots	Broad spatial strategy — where major development goes (e.g., housing
<b>Community Assets</b>	Nominate Assets of Community Value (ACVs); protect or promote use of local	Provides policy support for ACVs but relies on local groups to identify them
<b>Local Infrastructure</b>	Influence how local Community Infrastructure Levy (CIL) money is spent (e.g., street greening, lighting)	Collects and distributes CIL funds, but without local spending detail unless a neighbourhood plan exists
<b>Planning Applicatio</b>	Sets local design and impact criteria used in assessing applications	Determines all planning permissions, but must consider policies in

## Summary

<b>You Control in a Neighbourhood Plan</b>	<b>BHCC Retains Control Over</b>
Local housing mix & density guidelines	Strategic housing and development targets
Design guides and conservation detail	Listed building status, conservation area boundaries
Local green space protection	Major parkland and biodiversity networks
Street-level improvements	CPZ boundaries, transport funding
Community facility protection	Large-scale school and health planning
Allocation of local CIL funding	City-wide infrastructure investment

## Real-World Example for Round Hill

**Without a plan**, BHCC might approve a small block of flats in a rear garden if it meets density standards.

**With a plan**, your community could have a policy stating:

"Rear gardens in the Round Hill Conservation Area must not be developed for new dwellings, in order to protect historic street patterns, amenity space, and biodiversity."

The council would **then be legally required to consider that policy** when deciding.

Return to <https://roundhill.org.uk/main?sec=planning&p=A> **Neighbourhood Plan for Round Hill**