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# Brighton & Hove Site Search for a Permanent Traveller Site Site Selection Process Report

## 1. Introduction

The city's need for permanent (residential) pitches has been established through a lengthy sub-regional exercise which was the basis for the Partial Review of the South East Plan<sup>1</sup>. This focussed specifically on the regional need for Gypsy and Traveller site provision across the South East. The City Council worked in partnership with its neighbouring East Sussex authorities and a robust technical exercise has established that the city's 'need' for permanent pitches up to 2016 is for 16 pitches.

## 2. Previous Site Search and Grant for Delivery

In 2008 a site selection process was undertaken to choose a suitable location for a permanent traveller site. At that time a site at Sheepcote Valley was identified as the best option, subject to further investigation of contamination issues. The site search exercise was reported to the 31 July 2008 Cabinet meeting. Details of the site search are appended to that Cabinet report.

The city council made an application to the Department for Communities and Local Government's (DCLG) Gypsy and Traveller Sites Grants Scheme to fund the delivery of the site. A grant for £1.73m was awarded December 2008 being 100% of the delivery cost of the scheme.

However, extensive and detailed contamination surveys indicate that the contamination at the site at Sheepcote Valley is too serious to develop the site for a residential need.

## 3. Updated Site Selection Process

The inability to develop the site at Sheepcote Valley means that an alternative site is required to be identified. The 2008 site search exercise has therefore been updated.

The overall 'sequential approach' to the site selection process has remained. Sites falling within the city's defined 'built up area' boundary are considered before any 'urban fringe' sites around the city's edge. Following this through, any suitable urban fringe sites falling outside of the South Downs National Park boundaries would be preferable to any suitable sites falling within the National Park.

In general terms, sites falling within the city's built up area boundary generally have an 'in principle' acceptance for development (subject to specific policy tests across a range of land use issues and criteria). Sites falling beyond the built up area

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<sup>1</sup> This process began in 2007 and a Public Examination took place in early 2010. Although the Partial Review was never published in a final form the examination draft panel report was published and reviewed the evidence base. The evidence base regarding needs assessment remains valid.

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boundary will generally be much more sensitive in terms of environmental/landscape constraints and more difficult to justify for certain forms of development.

An important change since 2008 is that much of Brighton & Hove's 'urban fringe' is now designated as falling within the South Downs National Park<sup>2</sup>. In addition to this nationally important designation there are local 'urban fringe' and "countryside" areas on the edges of the city where development is generally resisted other than that designed to reflect its countryside location and where environmental improvements can be secured<sup>3</sup>.

The South Downs National Park Authority is the local planning authority for the development and use of land falling within the designated park boundaries. As many of the sites included within the site search exercise fall within the National Park boundaries, planning officers from BHCC have worked with planning officers from the SDNPA to agree the site selection criteria and the overall process. In workshops and seminars held to discuss the site search process Members of the SDNPA have been clear that they will only consider any potential site in the National Park area if it can be robustly demonstrated that there are no other suitable alternatives.

### ***Criteria for site assessment***

Sites included in the search exercise were assessed against a range of criteria. These are set out in full at **Appendix A**.

In brief, the criteria used for the site selection were

#### General criteria:

- Council owned land – to ensure site is 'available' for development and deliverable within the project timescales.
- Site Availability – site must be available for development and not subject to legal (leases, tenancies) or other constraints (e.g. allocated for other uses) precluding development.
- Site Size – sites must be at least 0.5 ha in size. In practice, larger sites may be required to accommodate landscape/ other impact mitigation measures and resident warden accommodation.

#### Physical and Planning Considerations<sup>4</sup>:

- Topography: The site needs to be relatively flat given the nature of the use.
- Site Access: A safe and convenient means of access to the site access is required enabling large vehicles to access site and without taking a large part of the site for turning heads etc.
- Surrounding highway network – site should have good links to surrounding highway network.
- Capable of being serviced – capacity to provide necessary physical and social infrastructure (water, drainage, electricity, sanitation, play areas)

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<sup>2</sup> South Downs National Park designated 2011.

<sup>3</sup> Brighton & Hove Local Plan, adopted local policies NC6 and NC7

<sup>4</sup> These criteria were drawn from the adopted Local Plan policy HO17 and the emerging Core Strategy/City Plan policy for guiding site selection for traveller sites.

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- Accessibility – to schools, medical services, local and community services (shops, church)
- Impact on Local Area – residential amenity impacts and impact upon character of area
- Planning Designations: A specific planning designation for an alternative use would make planning permission unlikely to be granted.
- Landscape Impact – sites should not compromise essential features of designated areas of landscape including South Downs National Park.
- Biodiversity – impacts on nature conservation and opportunities for nature conservation improvement.
- Heritage – cultural heritage/archaeology considerations.
- Rights of Way – ensuring no Rights of Way will be blocked off

Each site included within the search exercise was evaluated against the criteria as listed above.

### 4. Constraints

In undertaking the site assessment work it was clear that there were a number of particular constraints affecting many of the sites. Often, a site would be affected by more than one constraint. The most common of these were:

#### ***Topography***

A number of the sites on the city's edge have very steeply sloping sides and the topography would therefore preclude development for a permanent traveller site.

#### ***Site Access***

Safe and satisfactory site access poses a major problem for many of the urban fringe sites (both those within and outside the National Park). For some of the sites, to achieve a safe access to the site from the highway would require taking land from the site itself rendering it too small to accommodate the proposed traveller accommodation. For others, access to the site would be difficult where vehicles would need to pass through established residential areas with narrow and unsuitable roads and, as a result, would pose adverse traffic/amenity impacts.

#### ***Contamination***

Two of the sites were affected by contamination issues which precluded development for a residential type of use.

#### ***Open space uses***

Many of the sites around the edge of the city are in open space use – as statutory allotments, playing and/or sports fields and local nature reserves. They form an important part of the city's open space resource and are highly valued and well used. Opportunities to secure additional and/or alternative open space are severely limited given the already very densely developed nature of the city. Over the City Plan period (to 2030), there is a requirement for an additional 170 ha of open space to serve an increased population. It is for these reasons that such sites have been considered 'not available' in the search for a permanent traveller site.

#### ***Exposed sites***

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By virtue of the nature of the city's position which is surrounded by a downland landscape, several of the sites included within the assessment occupy a highly visible and exposed location. A clear adverse landscape impact would be associated with any significant development.

### ***National Park Objectives***

Clearly, a national park designation represents a particular constraint on certain types of development.

Like all national park authorities, the SDNPA has two statutory purposes:

- To conserve and enhance the natural beauty, wildlife & cultural heritage of the area; and
- To promote opportunities for the understanding and enjoyment of the special qualities of the park by the public.

The National Park also has a duty to work in partnership with local authorities to foster the economic and social well-being of all of the diverse communities that live and work within the Park area. There are a number of Gypsy and Traveller communities who live on public and private sites that exist within the Park and also those that live in settled housing. There is also a long history of Gypsies and Travellers using land within the National Park area and being traditionally welcomed at stopping places across the South Downs.

A strict interpretation of the objectives set out above may appear to rule out any new permanent traveller site in the national park. However, in practice, the national park authority may take a more balanced view of any planning decisions where there is a particular need for a type of development that cannot easily be accommodated in adjacent areas and where it can be clearly demonstrated that there is a lack of alternative sites.

## **5. Results of the site search**

### ***a) Urban sites (18 sites)***

The initial site search exercise (in 2008) indicated there were no suitable, available sites of sufficient size within the urban area itself. An updated assessment of 18 sites falling within the urban area has established the same conclusion. **Appendix B** sets out the updated assessment of sites within the urban area.

Many of the urban sites were considered 'not available' either in terms of leasehold/other legal constraints or not available because there is a clear corporate commitment to achieving alternative forms of development. Many of the urban sites included in the search represent significant regeneration opportunities for the city where proposals are already well advanced either in terms of local plan allocations and/or involving active negotiations with development interests. Several sites were considered 'not suitable' either because the site was not considered suitable for residential development generally or the site was too small or of too difficult a configuration for the proposed type of development.

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These results are not surprising given the tightly constrained, already very densely developed nature of the city.

### ***b) Urban fringe sites (30 sites)***

Most of the updated site assessment work has focussed on an evaluation of sites around the city's edge. The updated assessment of sites is set out at **Appendix C**.

#### ***Urban fringe sites not in the SDNP (18)***

There were 18 urban fringe sites included in the site assessment exercise which do not fall within the SDNPA boundaries. None were considered to have potential for a permanent traveller site.

Seven of the sites were in use as statutory allotments and were not considered to be 'available'. A further 3 sites were playing fields; 2 of which were in use and therefore not considered available. One of the playing field sites was disused but falls within the exclusion zone of contaminated land at Sheepcote Valley and as such is not considered suitable for a residential type of development. A further site was in use as a golf course (not available) and in a very exposed location and therefore not considered suitable. Four other sites were assessed as having significant access constraints and therefore considered not suitable. A further site was considered not suitable due its exposed location and potential impact upon the National Park; it was also not available due to a long term tenancy agreement.

Of the remaining sites, one was the former BMX Track site at Sheepcote Valley which was the preferred site emerging from the 2008 site search but which is considered not suitable due to serious contamination. The other site was at Hangleton Bottom in Hove which is currently allocated in the East Sussex and Brighton & Hove Waste Local Plan for waste development and, as such is not considered available.

<b>Urban fringe (not in SDNP) Primary Constraint</b>	<b>No. of sites</b>
1. Not available – Statutory Allotments	7
2. Not available – Playing /Sports Fields	2
3. Not available – Allocated for an alternative use	1
4. Not suitable – Exposed location	2
5. Not suitable – Access Constraints	4
6. Not suitable – Contamination Issues	2
Total number of sites – urban fringe not in SDNP	18

#### ***Sites falling within the South Downs National Park (12)***

There were 12 sites included within the site assessment which fall within the boundaries of the South Downs National Park. Of these, two sites appear to offer potential for a permanent traveller site.

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Three sites were considered to be in too 'exposed' locations to offer any potential; landscape impacts would clearly be unacceptable and the sites were therefore considered not suitable. Three other sites had significant access and/or topographical constraints which left them unsuitable. A further four sites were not considered suitable as they were in open visible locations and in use as playing fields.

Two sites were considered to have potential for a permanent traveller site. One is the Horsdean site just north of the A27 bypass on the edge of the city currently used as a traveller transit site and offering potential for expansion of the site. The other is the lower field at Waterhall Farm, Land at Sweethill situated just west of the A23/A27 bypass interchange.

<b>SDNP Sites - Primary Constraint / Potential</b>	<b>No. of sites</b>
1. Not suitable – Exposed location	3
2. Not suitable – Access/Topography	3
3. Not suitable/Not available – Open visible sites and in Playing field use	4
4. Potential - extend an existing site pending further impact considerations.	1
5. Potential - to develop a new site pending further impact considerations.	1
Total number of sites – sites in SDNP	12

### **6. Further Assessment work - landscape impact, biodiversity, archaeology**

Having undertaken the initial site assessment process, the current BHCC administration announced that its preference would be to extend the existing transit site at Horsdean<sup>5</sup>. The site has good site access, is very accessible to local facilities (schools, shops, GP services) and has existing on-site servicing in terms of water supply, drainage and electricity. There is sufficient flat space to extend the site for a permanent traveller site as the current transit accommodation only uses about half the site.

However to ensure a full assessment of this site, the SDNPA informally requested that the city council look further at the landscape (including potential mitigation measures), archaeology and biodiversity implications of development at the Horsdean site and to extend this further assessment to two other sites which they consider to also have some potential for a permanent traveller site<sup>6</sup>. These sites are the Waterhall Farm site (lower field – site no. \*\*) and the site at Hangleton Bottom (site no. \*\*) which other than it's 'availability' constraint may also offer some potential.

<sup>5</sup> Press Release December 2011.

<sup>6</sup> The findings of the initial site selection work were discussed informally at a SDNPA Planning Committee Member Workshop, November 2011.

## Brighton &amp; Hove Site Search for a Permanent Traveller Site

## Appendix A: Site Assessment Criteria – March 2011

<b>Site Assessment Criteria</b>	<b>Process / Approach</b>	<b>Justification</b>
<b>Council owned land</b>	Property Services part of Council to identify sites for inclusion within the assessment.	To ensure site delivery within project timescale. Aim is to deliver site within next two years to five years – to meet current backlog of need and assessed needs up to 2016. This essentially means a site must be 'available' now and 'deliverable' within project timescales.
<b>Site Size - &gt;/= 0.5 hectare</b>	Select all those sites which are approx. 0.5 ha minimum size.	Sufficient to accommodate 14/16 pitches. Noted that sites may need to be bigger to accommodate appropriate landscaping or impact mitigation measures.
<b>Site Availability</b>	Investigate sites for availability constraints e.g. tenancies, leases, allocations for other forms development. Investigate whether sites can be made available where currently constrained.	Aim is to deliver a permanent site within the next two to five years at most – to meet the current backlog of need and assessed needs up to 2016 as examined through Partial Review of South East Plan (published at which draft Panel Report stage).
<b>Local Plan allocations/designations</b>	Record local plan allocations and any designations e.g. local	Helps to assess site suitability, site constraints, scope

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	landscape / biodiversity and nature conservation / archaeological designations.	of any adverse impacts and matters for potential mitigation measures.
<b>Site topography</b>	Record topographical characteristics of the site. Consider whether any topographical constraints could be overcome – and consider likely impacts of any works (e.g. land take and landscape impact).	Ideally, relatively flat sites are better for gypsy and traveller sites. Steep slopes may render site unsuitable and any works may also impact upon land availability and landscape considerations.
<b>Site Access</b>	Consult transport/traffic staff at council. Access to site must be safe and convenient. If access from road difficult, may require land take from the site itself – can impact upon site size for development.	Traffic safety issue – access to, from and around the site must be safe and convenient.
<b>Surrounding highway network</b>	Consider the nature of the road network adjacent to and within vicinity of the site.	The surrounding highway network must be suitable to serve the site.
<b>Accessibility</b>	Consider how accessible the site is to nearby local services and facilities.	Access to local services such as schools, shops, health centres, other community facilities, etc is important in terms of equalities issues.
<b>Site capable of being serviced (water, sanitation, electricity, etc)</b>	Consider whether site is already serviced or whether new provision would be feasible.	Provision of physical and social infrastructure required to service the site – water, drainage, electricity, play area can be very costly if site is isolated.
<b>Residential amenity impact</b>	Record whether there are nearby properties and consider potential for	Location of site should not adversely impact



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	adverse impacts where site access is through any existing residential area. Consider layout of site for amenity issues affecting site residents.	upon residential amenity of nearby properties or residential amenity of site residents by reason of noise, fumes, dust arising from vehicular movements and /or the storage of machinery and materials.
<b>Impact on Character of Area</b>	Record and consider character of areas adjacent / nearby to the site.	Sites should not significantly detract from the character and appearance of the surrounding area. Relevant to both urban and rural character.
<b>Landscape impact</b>	Record and consider landscape character and landscape features. Refer to Landscape Character Assessment for South Downs. Consider whether there is any scope for mitigation of any adverse impacts.	Sites should not compromise the essential features of designated areas of landscape, historical or nature conservation protection, including the South Downs National Park.
<b>Biodiversity impact</b>	Record and consider any nature conservation/ecological features and or designations. Consider whether there is any scope for mitigation of any adverse impacts.	Sites should not compromise the essential features of designated areas of landscape, historical or nature conservation protection, including the South Downs National Park.
<b>Historical/Heritage &amp; Cultural Impact</b>	Record and consider any historic/heritage/cultural features or designations. Consider whether there is any scope for mitigation of any adverse impacts.	Sites should not compromise the essential features of designated areas of landscape, historical or nature conservation protection, including the South Downs National Park.

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<b>Access – rights of way</b>	Record and consider any access considerations e.g. rights of way.	
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### Brighton & Hove Site Search for a Permanent Traveller Site – 2011 Update Exercise

#### APPENDIX B: URBAN AREA SITES (SITES WITHIN THE BUILT-UP AREA): Council owned sites

Site Name/Address	Site Size (ha)	Planning Policy Designations	Planning and Other Considerations	Summary
1. Brighton Centre	0.84ha	Supplementary Planning Document (SPD01) for the Brighton Centre seeks town centre mixed use redevelopment (leisure, retail, hotel, residential) including new conference centre.	<ul style="list-style-type: none"> <li>• City centre seafront location adjacent to Brighton sub-regional shopping centre favours high value city centre land uses.</li> <li>• Good accessibility</li> <li>• Access to road network difficult through city centre.</li> </ul>	Not available.
2. Land at Blackrock west of Marina	0.9ha	Site covered by Planning Advisory Note PAN04 Brighton Marina masterplan. Development sought for multi-purpose indoor events arena including international ice rink, some A uses and element residential. Local Plan allocates site SR19 and SR21 – recreation/leisure/tourism	<ul style="list-style-type: none"> <li>• Seafront location adjacent to Marina and north of beach.</li> <li>• Currently used for lorry/coach parking (for events).</li> <li>• Location often used by travellers on unauthorised basis.</li> <li>• High value uses sought</li> <li>• Good accessibility to local services</li> <li>• Good access to road network</li> </ul>	Not available.
3. City College, Wilson Avenue	3.4ha (school complex and Stanley Deason LC)	Subject to Local Plan policies which seek retention/replacement of community, education, leisure facilities (HO20). Loss of open space/playing	<ul style="list-style-type: none"> <li>• City College currently occupy site.</li> <li>• Good accessibility</li> <li>• Access to road network</li> </ul>	Not available.

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		fields contrary to planning policy (SR20).		
4. Circus Street, Former Wholesale Market	0.7ha	Site identified for major mixed use redevelopment and regeneration including business and residential. Allocated EM2, EM9, HO1 in local plan.	<ul style="list-style-type: none"> <li>• City centre location favours city centre (high value) and higher density type land uses.</li> <li>• Brighton University own part of site.</li> </ul>	Not available.
5. Eastbrook Farm Allotments, Adur DC	4.2ha	Allotment uses generally protected as open space and loss resisted without replacement.	<ul style="list-style-type: none"> <li>• Land just in Adur DC area. Currently used as allotments.</li> <li>• Location adjoining residential with good road access.</li> <li>• Pylons carrying high voltage cross the site.</li> </ul>	<p>Not available - allotments safeguarded.</p> <p>High Voltage Pylons crossing the site</p>
6. Land adjoining Falmer Academy site.	3.7ha	Site under consideration for various development proposals. HO20 relevant regarding loss of community facilities.	<ul style="list-style-type: none"> <li>• Location on edge of city adjoining residential.</li> <li>• Difficult site access.</li> <li>• Good access to road network.</li> </ul>	Not available Access constraint
7. Hollingdean Depot, Hollingdean Road	1.7ha	Allocated EM1 in adopted local plan (industry and business). Employment land allocations safeguarded.	<ul style="list-style-type: none"> <li>• Location on edge of central area in mixed use location.</li> <li>• Site adjacent to newly developed MRF/WTS; adverse amenity impacts for a Traveller site.</li> <li>• Used as Brighton &amp; Hove City Council Depot. Any land release unlikely to be of sufficient size for G&amp;T site.</li> <li>• Good access to</li> </ul>	Site not suitable (for residential development). Not available.

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			road network	
8. King Alfred, Hove	1.8ha	Local Plan allocations HO1, SR24 apply. Mixed use redevelopment sought including leisure, retail, commercial, community and residential.	<ul style="list-style-type: none"> <li>• Seafront location – high value, high density uses sought.</li> <li>• Good access to road network</li> <li>• Good accessibility to local services.</li> </ul>	Not available.
9. Land at the Cliff, (land between Marine Drive and 2-18, The Cliff) Roedean	1.1ha	<p>Greenfield site within defined built-up area of city.</p> <p>Allocated in Local Plan for residential – HO1.</p> <p>Prior consents exist for low density/low rise residential development. BH2007/00469 approved 17/05/07 16 sustainable and low carbon homes. BH2005/01322/OA for 16 detached private dwellings.</p> <p>Nature conservation interests on site – local plan policy QD17 Falls within Archaeologically Sensitive Area – local plan policy HE12.</p>	<ul style="list-style-type: none"> <li>• Currently vacant, previously used for grazing.</li> <li>• Location adjacent to high value residential area.</li> <li>• Would require site access from Cliff Approach through residential area.</li> <li>• Potential adverse amenity impact regarding nearby properties/movement of vehicles through residential area.</li> <li>• Unresolved site access issue</li> <li>• Adequate access to road system.</li> <li>• Good accessibility to local services.</li> <li>• Nature conservation interests on site need to be addressed.</li> </ul>	Not available. Site access issues. Amenity impact issues.
10. New England House and adjoining property, New England Road/Street.	0.33ha	Site in commercial/employment use and loss resisted through planning policy.	<ul style="list-style-type: none"> <li>• Location in commercial area close to Preston Circus.</li> <li>• Good access to road network.</li> <li>• Good access to local services.</li> </ul>	Not suitable - site too small Not available.

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11. Open Market (behind London Road shopping centre).	0.35ha	Included within designated London Road Town Centre prime shopping frontage – local plan policy SR5. Planning consent for redevelopment.	<ul style="list-style-type: none"> <li>• Planning consent for redevelopment to provide mixed use scheme including replacement of market and residential.</li> </ul>	Not available.
12. Patcham Court Farm	1.46ha	Allocated for EM2 uses (hi-tech business or general office uses) in local plan. Adjacent to Patcham Conservation Area. Listed building within vicinity.	<ul style="list-style-type: none"> <li>• Currently vacant.</li> <li>• Location on edge of City</li> <li>• Good access to road network</li> <li>• Good accessibility to local services</li> <li>• Site Access reasonable.</li> </ul>	Not available.
13. Preston Barracks	2.1ha	EM2, EM9, EM17 require mixed use regeneration development for office, retail and leisure. Planning Brief for site seeks mixed use regeneration to include University uses, employment student accommodation and general residential.	<ul style="list-style-type: none"> <li>• Location in mixed use area.</li> <li>• Good access to road network</li> <li>• Good accessibility to local services</li> <li>• Site Access reasonable.</li> <li>• Council working with Brighton University and others to achieve regeneration.</li> </ul>	Not available.
14. Wellsbourne Centre, Whitehawk.	0.6ha	Former school site used for community services. Subject to local plan policies which seek to resist loss of community facilities (policy HO20).	<ul style="list-style-type: none"> <li>• Located within residential area</li> <li>• Site constitutes part of the Whitehawk Co-location Project re. construction of new Whitehawk library, medical centre and children's</li> </ul>	Not available

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			services.	
15. Beech, Ash, Oak and Hazel Cottages, Warren Road, Woodingdean.	0.32ha	Used for community services. Subject to local plan policies which seek to resist loss of community facilities (policy HO20).	<ul style="list-style-type: none"> <li>• Good access to road network</li> <li>• Three of properties in use.</li> </ul>	Not suitable (site too small). Not available
16. Site adjoining Portslade Town Hall.	0.35ha (grassed area, car park and bowling green)	Loss of bowling green subject to local plan policies which resist loss of open space/recreational facilities (SR20).	<ul style="list-style-type: none"> <li>• Location in mixed use area</li> <li>• Narrow site and configuration would not enable development for G&amp;T permanent site.</li> <li>• Good access to road system.</li> <li>• Poor site access.</li> </ul>	Not suitable (site too small)
17. Whitehawk Library and Whitehawk Centre.	0.5ha (combined site)	Community facilities (social care, youth facilities) protected through local plan policies resisting the loss of community facilities or requiring their replacement (policy HO20).	<ul style="list-style-type: none"> <li>• Located within residential area</li> <li>• Favours high density development format</li> <li>• Prominent location</li> <li>• Part of Whitehawk Co-location project.</li> </ul>	Prominent location
18. 251 – 253 Preston Road.	0.58ha	Subject to local plan policies which seek to resist loss of office/employment uses and community facilities (policy HO20).  Falls within designated Conservation Area (Preston Park). Any development would need to comply with HE6.	<ul style="list-style-type: none"> <li>• Located within high value residential area west of Preston Road A23.</li> <li>• Currently used as Council offices for adoption and fostering services.</li> <li>• Good access to road network</li> <li>• Good accessibility</li> <li>• Site access good.</li> <li>• Form of development unlikely to be meet requirements of</li> </ul>	Not available HE6 unlikely to be met.

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			Policy HE6 (scale and character of area / townscape considerations to be reflected in development proposals).	



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## PERMANENT GYPSY AND TRAVELLER SITE SEARCH - COUNCIL OWNED SITES

### APPENDIX C: ASSESSMENT OF URBAN FRINGE SITES

NB: Sites within South Downs National Park are highlighted yellow for ease of identification

Site Name/ Address	SHLAA Ref if relevant	Ward	Site Area (ha)	Site Availability	Local Plan Policy and Designations	Site Access	Highway Network	Ability to provide Servicing	Topography Factors	Access-ibility	Impact on Residential Amenity	Impact on Surrounding Character	Scope for Land-scaping	Landscape/ Env. impacts	Identified Constraints Primary and Other
<b>Council Owned Sites</b>															
Hangleton Bottom	688	NP	3.3	No (site alloc)	WLP8 - WTS& MRF & LP SR26 QD19	Yes	Yes	Yes	OK	Yes	Possible	Yes	Yes	WLP Inspector concluded site be allocated for waste development	<b>Allocated waste site in Statutory Waste Plan.</b> <b>Not available</b>
Land at Sweethill, Waterhall, west of A23 (Lower field, part of Waterhall Farm)		Pat	1.5	Yes	SDNP LP - NC6, QD19	Yes	Yes	Poor	OK	Yes	Possible	Yes	Yes	Lower field offers more potential. Power-line runs length of site on western side of site.	<b>National Park</b> Services required Pylons across site
Land Adjoining Ditchling Road, (south of bypass)		H&S		No	SDNP LP - NC6, NC4 HE12, QD19	Yes	Yes	Poor	Ridge	Yes	No	Yes	No	Open and Exposed ridge Archaeologically sensitive	<b>National Park</b> <b>Exposed location</b> Archaeological
Former BMX track, Wilson Avenue	713	EB	2.5	Yes	LP - NC6, NC4	Yes	Yes	Yes	OK	Yes	No	No	Yes	Site and area seriously contaminated	<b>Serious Contamination</b>
Land at Coldean between Coldean Lane and Bypass (south east Coldean Area)		H&S	4.92	Yes	SDNP, LP - NC6, NC4 QD19, HE9, HE11 Ancient woodland	Difficult	Yes	Poor	Sloping Site	Yes	No	Yes	Yes	Site is cut off from rest of Stanmer and National Park	<b>National Park</b> <b>Access</b> <b>Topography</b> <b>Ancient Woodland</b>
Playing fields, north of Comart, Sheepcote Valley	714	EB		Yes	LP - NC6, NC4, SR20 PPG17	New access required	Yes	Yes	OK	Yes	No	Yes	Yes	Falls within exclusion zone of contaminated land re. Sheepcote Valley	<b>Site falls within exclusion zone of contaminated land.</b>
Land to North East of Coldean Lane (adjacent to University Halls)	169	H&S	3.37	Yes	LP - NC6, NC3, HE12, HE11 QD19	Difficult	Yes	Poor	Very steep slopes	Yes	Possible impacts (student hall)	Yes	?	No views into site but topography is a serious constraint	<b>Access</b> <b>Topography</b> Archaeology

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Land adjacent to East Hill, Hangleton (Foredown Tower and Slope)		NP	7.2	No	SDNP, LP - NC6, QD19	Difficult	Yes	Poor	Ridge and slopes	Yes	Possible	Yes	No	Exposed site Green 'finger' into urban area	National Park Exposed site Topography
Land west of Mile Oak Road, Portslade, near Southwick Hill (172)	172	NP	2.52	Yes	NC6, NC4	Difficult	Poor	Poor	Some sloping land	Yes	Yes via traffic	Yes	Yes	Site part of Southwick Hill setting. Less impact on lower parts of site area.	Access Exposed site Topography
Oakdene, former school site, Southwick Hill Portslade (681)	681	NP	2.09	Yes	NC6	Difficult	Poor	Yes	Some sloping land	Yes	Yes via traffic	Yes	Yes	Exposed site near Southwick Hill	Access Exposed site
Land to west of Falmer Road		Woo	0.97	Yes	SDNP LP - NC6	Difficult	No	Poor	OK	Yes	No	Yes	Yes	Open visible Site in NP Roads not suitable	National Park New access required; roads unlikely to be suitable.
Land to east of Falmer Road		Woo	2.28	Yes	SDNP, LP - NC4, NC6 QD19	Difficult	No	Poor	Some sloping	Yes	Possible	Yes	Yes	Open visible site in NP Roads not suitable	National Park New access required; roads unlikely to be suitable.
Happy Valley, Woodingdean		Woo		No	SDNP, PPG17 LP - NC6, SR20 QD19	Difficult	No	Poor	OK	Yes	No	Yes	Yes	Open visible site in NP Roads not suitable	Access Public Park Not available
Land and buildings at Ovingdean Grange	179? 720?	Rott	1.46	Yes	LP - NC6, partly within C Area HE6	Difficult	No	Yes	OK	Yes	Yes	Yes	?	Open visible site Roads not suitable Within Conservation Area	Roads not suitable. Access
Land and buildings at SouthDowns Riding School.	175	Moul	1.96	No	LP - NC6, NC3 T mast onsite	OK	Yes	Yes	OK	Yes	Possible	Yes	?	Open visible site	Exposed site Not available
Braypool Recreation Ground		Pat	5.5	No	SDNP LP-NC6,NC4, SR20, PPG17	OK	Yes	Yes	OK	Yes	Possible	Yes	No	Open visible site Would require replacement playing fields.	National Park Not available Playing field use Open visible site
Waterhall Playing Fields		With	6.8	No	SDNP PPG17	OK	Yes	Poor	OK	Poor	No	Yes	No	Open visible site Water catchment area. Would require replacement	National Park Not available Playing field use

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					NC6, SR20										playing fields.	Open visible site
Mill Road plus Green Ridge Open Space		West	4.8	No	SDNP, NC6	Difficult	Yes	Poor	Ridge	Yes	Possible	Yes	No	Prominent Ridge		National Park Exposed site Topography
Rodean Golf Course	717	Rott	11.14	No	LP - SR20, NC6 PPG17							Yes	No	Exposed		Not available In use Exposed site
Patcham Place Recreation Ground		Pat	3.5	No	SDNP, PPG17 LP - HE1 NC6, HE6, HE8	Difficult	Yes	Yes	OK	Yes	Yes	Yes	No	Listed Buildings and within Conservation Area.		National Park Sensitive site, Not available Playing field use
Mile Oak Allotments, Overdown Rise, Portslade	686	NP	1.93	No	PPG17 LP-NC6, NC4											Statutory Allotments Not available
Foredown Allotments, Thorndown Crescent Portslade	687	NP	2.09	No	PPG17 LP-NC6, NC4											Statutory Allotments Not available
Horsdean Allotments and Recreation Ground, Patcham		Pat		No	PPG17 LP - NC6											Recreation Ground Statutory Allotments Not available
Horsdean, Transit Site		Pat	2.7	Yes	SDNP, LP - NC6	Yes	Yes	Yes	OK	Yes	No	No	Yes	Open visible site		National Park Potential to expand site Existing services
Hollingbury Park Recreation Ground, Ditchling Road Brighton	699	H&S	19.23	No	PPG17 LP-NC6, SR20											Recreation Ground Not available
Lower Roedale Allotments and Playing Fields, Lynchet Close, Brighton	700	H&S	7.34	No	PPG17 LP-NC6, SR20											Statutory Allotments Playing Fields Not available
Hertford School Grounds and sports ground, Lynchet Close Brighton.	701	H&S	1.08	No	PPG17 LP-NC6, SR20											School Playing Fields Not available
Racehill Farm Allotments		EB		No	PPG173 LP - NC6, NC3											Statutory Allotments Local Nature Reserve Not available
Whitehawk Allotments,	711	EB	8.92	No	PPG17											Statutory Allotments

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Whitehawk Hill Road, Btn					LP - NC6													Not available
Allotments to west of The Green, Rottingdean Sheep Walk, Neville Road, Btn	724	Rott	2.02	No	PPG17 LP- NC6													Statutory Allotments Not available

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