

Erratum

Please note the site address for site reference 31 has been corrected as there was an error in the original version. For information the original version detailed the site address as “land east of Whitehawk Road”. This has been amended throughout the document to read “land east of Whitehawk Hill Road”

Appendix 4

Proforma & Site Plans



Key

	Urban Fringe Sites
	Urban Fringe with Potential for Housing
	Unitary Authority Boundary
	Previous Urban Fringe Sites
	Listed Building
	Registered Park and Garden
	Nature Improvement Area
	Scheduled Monument
	Conservation Area
	Site of Special Scientific Interest
	Regionally Important Geological Sites
	Archaeological Notification Areas
	South Downs National Park
	Built-up Area Boundary
	Proposed Local Nature Reserve
	Declared Local Nature Reserve
	National Nature Reserve
	Sites of Nature Conservation Importance
	Material Recovery Facilities
	Footbridge

Open Spaces

	Allotments and Urban Farms
	Amenity Greenspace
	Cemetries
	Children and Young People
	Churchyards
	Civic Spaces
	Community Gardens
	Countryside
	Golf Course
	Green Corridor
	Natural and Semi Natural Urban Greenspace
	Outdoor Sports Facilities
	Parks and Gardens
	Privately Owned Parks and Gardens
	Race Course
	School Grounds and Sports Pitches

Note: Within the National Park some colours may appear slightly different from this key, as this area is 'washed over' in green.

Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the site's close proximity to the SDNP a SNCI and a LWS.

Site Characteristics:

The site is owned by the Council (public).

Open fields and woodland.

Well used site by the local community for dog walking/informal recreation and access to the National Park/ local gateway to the National Park, with connection to National Trust Open Access land and Sussex Border Path.

Through the 'Food Matters' programme, a large portion of site (the open field) has been identified by the Council as having potential for future food growing.

Most of the southern half of the site (40%) is Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
Nature Improvement Area. Southwick Hill SNCI borders northern boundary. Woodland in southern tip meets criteria for designation as LWS.	--?	The woodland in the southern part of the site has local wildlife significance, while the northern part is not subject to any ecological designations. The site to the north (site 2) contains the rare Red Star Thistle. Development could enable enhancement measures to help conserve Red Star Thistle to the north (see site 2) and enhance the habitats within the site. The large hedgerow on the site's western boundary plays an important role as a wildlife corridor and should be retained. +/-?
Historic Environment		
No historic features within the immediate vicinity of the site. Potential views of Scheduled Monument on top of South Wick Hill. The site's good topographic location increases the potential for prehistoric and Roman activity, and sites tied to these periods have been found further down the slope.	-?	Leaving buffer between hedge on western edge of site and new residential property is likely to mitigate any impact on the setting of South Wick Hill. Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss. The potential for Prehistoric and Roman activity within the area would need to be considered carefully at the pre-application stage. +/-?
Open Space		
The site is owned by the Council (public). The wooded part of the site in the south is designated as natural/semi natural - woodland.	--	The majority of the site is not designated as formal open space. If modest portions of the site were developed, there would be ++

Secondary Constraints and Mitigation Assessment

Scored: Existing E, Potential G (ref NP0212-p).

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade:

- Currently has a negligible over provision of children and young people open spaces. Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together there is a current under provision of open space.
- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found.

potential to create new open spaces within the site, potentially contributing to the under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.

Landscape

Some sense of connection with Southwick Hill, in SDNP, but hedgerow and power lines along ridge top to west and scrub on steeper slope to north form barriers which connect this area to the urban edge more than to the downlands beyond. Development to south already breaks ridge line so further development, whilst having increasing impact as it moves higher up slope to north, would not represent a step-change in terms of urban expansion.

-

Leave vegetation at southern end of site intact, as it forms backdrop to housing close to ridge crest. Leave northern and western areas free of built development, focusing new building on area to west of Monarchs View (where existing houses already break the ridge line in views from Foredown) and to north of nursery (i.e. a continuation of Monarchs View).

Leave buffer between hedge on western edge of site and new residential property.

0

Other Environmental Issues

No SW flood risk, local geological sites or contaminated land.

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Development would be required to incorporate design features to mitigate ground water flooding, resulting in a negligible effect overall.

0

Overall Conclusions

The site has potential for relatively low density residential development in two small areas of the site: one approximately 0.5ha to the west of Monarchs View (where existing houses already break the ridge line in views from Foredown) and another approximately 0.5ha to the north of the nursery (i.e. a continuation of Monarchs View).

These two portions of the site contain no ecological or open space designations and are relatively sheltered by the existing residential development and the hedge-lined ridge along the western edge of the site. This would limit the wider landscape impact of residential development in the site on the National Park.

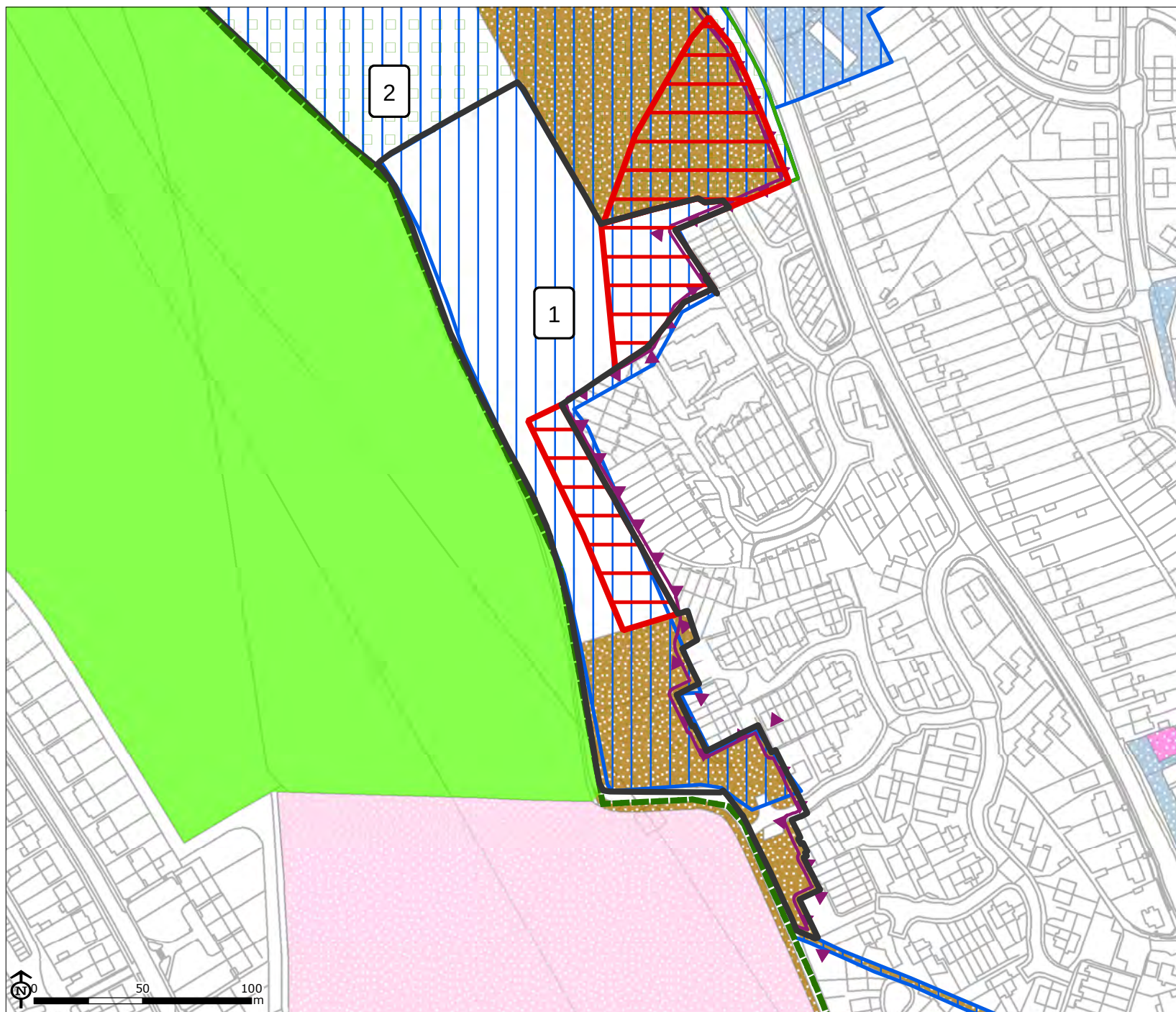
¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 1**Location:** Land at Oakdene, Southwick Hill**Site Area:** 2.25ha**Secondary Constraints and Mitigation Assessment**

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>1.0 (25 dwellings)</i>	<i>0.5ha to the west of Monarchs View in southern tip north of wooded area of site and 0.5ha to the north of the nursery (i.e. a continuation of Monarchs View).</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 1: Land at Oakdene, Southwick Hill



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered suitable for 30 dwellings over 1 hectare in the southernmost part of the site.

Site Characteristics:

The site is owned by the Council (public).

Pony Paddocks subject to grazing/equestrian tenancy.

Nitrate vulnerable zone.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
Whole site SNCI. SNCI comprising areas of pony-grazed paddocks, some of which contain the IUCN red data book species red star thistle <i>Centaurea calcitrapa</i>. Designated Nature Improvement Area.	--?	Whole site made up of pony paddocks that support the rare Red Star Thistle, an internationally threatened plant. Any development would need to incorporate mitigation for this and any other notable / protected species present on site. This may include minimising/avoiding development on areas of the site containing Red Star Thistle and appropriate management of other parts of the site for biodiversity. +/-?
Historic Environment		
No historic features within the immediate vicinity of the site. Potential views of Scheduled Monument on top of South Wick Hill. The site's good topographic location increases the potential for prehistoric and Roman activity and sites tied to these periods have been found further down the slope.	-?	Leaving buffer between hedge on western edge of site and new residential property is likely to protect views to South Wick Hill. Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss. The potential for Prehistoric and Roman activity within the area would need to be considered carefully at the pre-application stage. +/-?
Open Space		
The site is owned by the Council (public). Eastern half designated open space in City Plan (natural/semi natural). Not scored. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade: - Currently has a negligible over provision of children and young people open spaces. - Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and	--	Half of the site is designated as natural/semi-natural open space (for which there is an under provision in the ward) and half is not designated as open space. There is scope to accommodate some small pockets of development without compromising the existing extent of open space within the site. If the existing area of open space was developed, the existing open space could be accommodated in the northern half of the site and even expanded to the south into site 1, potentially increasing provision in the area. ++

Secondary Constraints and Mitigation Assessment

parks and gardens. When all the open space typologies are assessed together there is a current under provision of open space

- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found.*

Landscape

Some sense of connection with Southwick Hill, in SDNP, but hedgerow and power lines along ridge top to west and scrub on steeper slope to north form barriers which connect this area to the urban edge more than to the downlands beyond. Development on upper part of site would appear isolated unless Site 1 to the south was also developed.

-

The field on the lower slope to the east is less sensitive, with development already adjoining to the north and south. There would be potential to continue Hillcroft and loop round to join Monarchs View without much adverse impact on landscape character.

0

Other Environmental Issues

No SW flood risk, local geological sites or contaminated land.

According to the JBA¹ indicative ground water map of Brighton and Hove, most of the site is within an area which has a 0-25% risk of ground water flooding.

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Development would be required to incorporate design features to mitigate against ground water flooding, resulting in a negligible effect overall.

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Overall Conclusions

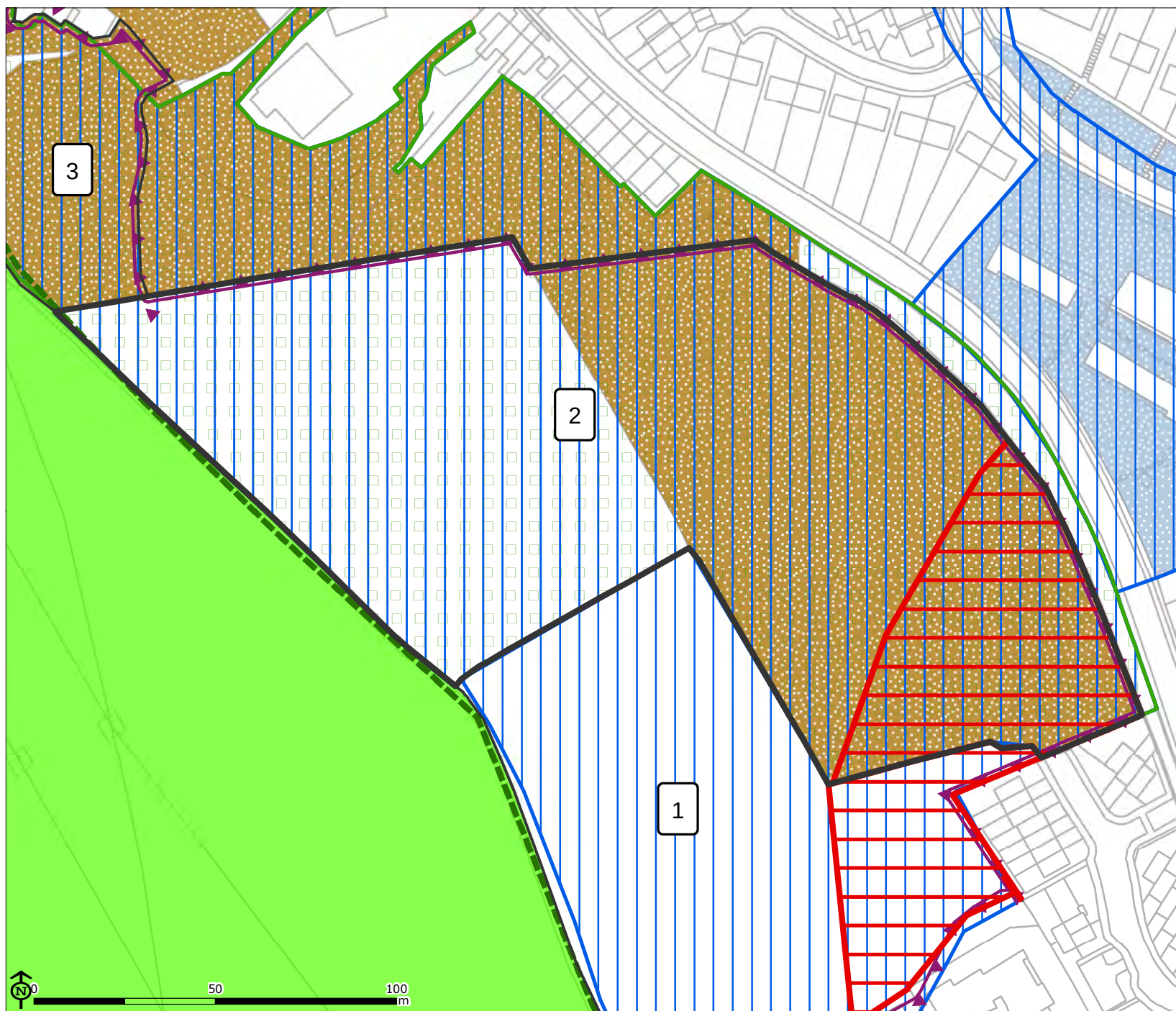
Subject to suitable ecological mitigation to protect the SNCI and associated notable / protected species, including Red Star Thistle, the south eastern corner of the site could be suitable for residential development at a density consistent with the surrounding residential streets, and in line with any extension to Monarchs View in Site 1 to the south.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0.5 (12 dwellings)</i>	<i>South eastern corner of the site on the lower part of the slope.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Brighton and Hove Urban Fringe Assessment

Site: 2: West of Mile Oak Road, Portslade



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

Site was deemed unsuitable for residential development due to the fact that the site is exposed/sloping and adjacent to the South Downs National Park/ Southwick Hill.

Site Characteristics:

The site is privately owned.

Mainly dense scrub and trees, footpath access only to grassed area in northern tip.

Direct vehicular access difficult due to topography.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Whole site designated as Site of Nature Conservation Importance. SNCI comprising areas of dense scrub and pony-grazed paddocks, some of which contain the IUCN red data book species red star thistle <i>Centaurea calcitrapa</i>. Designated Nature Improvement Area.	--?	Development may be appropriate in the areas of the site without significant woodland cover, if development resulted in minimum tree loss and made provision for the existing biodiversity assets, particularly within the surrounding woodland.	+/--?
Historic Environment			
No historic features within the immediate vicinity of the site. The steep north facing slope is not ideal for occupation, but may have potential for burials.	-?	Potential for burial activity should be considered at the pre-application stage.	+/-?
Open Space			
The site is privately owned; however small portions of it are accessible to the public. Topography inhibits access to much of the site. 95% of the site is designated as natural/semi natural open space in City Plan. Scored: Existing E, Potential F (ref NP0207-p). However, only 15% of the site is accessible (footpath access only to grassed area in northern tip). - The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade:Currently has a negligible over provision of children and young people open spaces. - Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together there is a current under provision of open	--	The site is privately owned and is largely natural/semi-natural greenspace in an area which has under provision of such space. Therefore, while a small part of the site is accessible to the public, development of part of the site could facilitate access to the remainder increasing provision of this needed open space in the ward.	++

Secondary Constraints and Mitigation Assessment

space			
Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found.			
Landscape			
Sloping site occupied mostly by scrub woodland which is characteristic of steeper slopes on downland. The vegetation forms a visual buffer between the SDNP downland and the urban area and also a connection with Southwick Hill, which has much scrub cover.	--	Several properties already encroach into the scrub area (Ty-Bryn and the upper end of Delfryn) so there may be potential for a small number of additional dwellings cutting into the lower (eastern) part of the site without breaking the line of scrub higher up the slope.	-
Other Environmental Issues			
No significant environmental features.	0	No need for mitigation.	0
Overall Conclusions			
There is no significant opportunity for residential development on the site which is heavily wooded and/or steeply sloping. While several properties already encroach into the scrub area (Ty-Bryn and the upper end of Delfryn) and there may be potential for a small number of additional dwellings cutting into the lower (eastern) part of the site without breaking the line of scrub higher up the slope, access to the site would be difficult and development in this area would result in significant tree loss within a Site of Nature Conservation Importance.			
Dwelling Type	Approx. Area (ha) & No's of Dwellings		Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0		N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0		N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0		N/A

Brighton and Hove Urban Fringe Assessment

Site: 3: Oakdene, Upper Paddocks, South Wick Hill

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development. Prominent location at highest (eastern) part of site which is also steeply sloping part of Mile Oak Hill and close proximity to the National Park.

Site Characteristics:

The site is privately owned.

In use for horse grazing/equestrian.

Designated open space in City Plan (countryside). Scored: Existing E, Potential F (ref NP0203-p).

Part of Mile Oak Hill, prominent location at highest (eastern) part of site.

Through the 'Food Matter's programme, the whole site has been identified by the Council as having potential for future food growing.

The whole site sits within Grade 3 Agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity along established hedgerows and treelines, which should be retained.	+?
Historic Environment			
An Archaeological Notification Area is located to the north of the Brighton Bypass. The west facing slope is not ideal for occupation; but there is potential for prehistoric burials and field systems.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss. Potential for prehistoric burial activity and field systems should be considered at the pre-application stage.	+/-?
Open Space			
The site is privately owned. There are no recognised open spaces within the site (while identified as 'countryside' this is not included within the Council's categories of open space). The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade: - Currently has a negligible over provision of children and young people open spaces. - Currently has under provision of allotments	0	There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.	++

Secondary Constraints and Mitigation Assessment

and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together there is a current under provision of open space

- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found.

Landscape

Although visually connected to SDNP in views from the south (where A27 is hidden from view) the field comprising sites 4, 4a and 4b has a contained character, with a hedgerow boundary to the east and scrub to the north, and is not open downland. Development in this area would not be out of keeping with the pattern of development on the eastern side of Mile Oak, which already occupies a considerable area of the flank of Foredown Hill, and would not significantly interfere with views towards the higher downs to the north (e.g. from the Sussex Border Path on the ridge to the west of Mile Oak).

0

No scope for mitigation through landscaping. Density of housing similar to existing neighbourhood would be of least impact.

0

Other Environmental Issues

The western edge of the site sits within an intermediate SW flood risk area.

0

No need for specific mitigation measures.

0

Overall Conclusions

The site has potential for medium density housing consistent with the residential streets to the west and south of the site. There are no significant ecological, heritage, open space or other environmental issues. Furthermore, although visually connected to SDNP in views from the south the site is contained in character, with a hedgerow boundary to the east and scrub to the north, and is not open downland.

Development in this area would not be out of keeping with the pattern of development on the eastern side of Mile Oak and would not significantly interfere with views towards the higher downs to the north.

Taken as a whole, sites 4, 4a, 4b, 5, 5a and 6, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all the sites were developed there would be a significant net loss of open space in sites 5a and 6 in the east and significant adverse ecological effects in sites 5 and 5a.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A

Site: 4

Location: Land at Mile Oak Road, Portslade

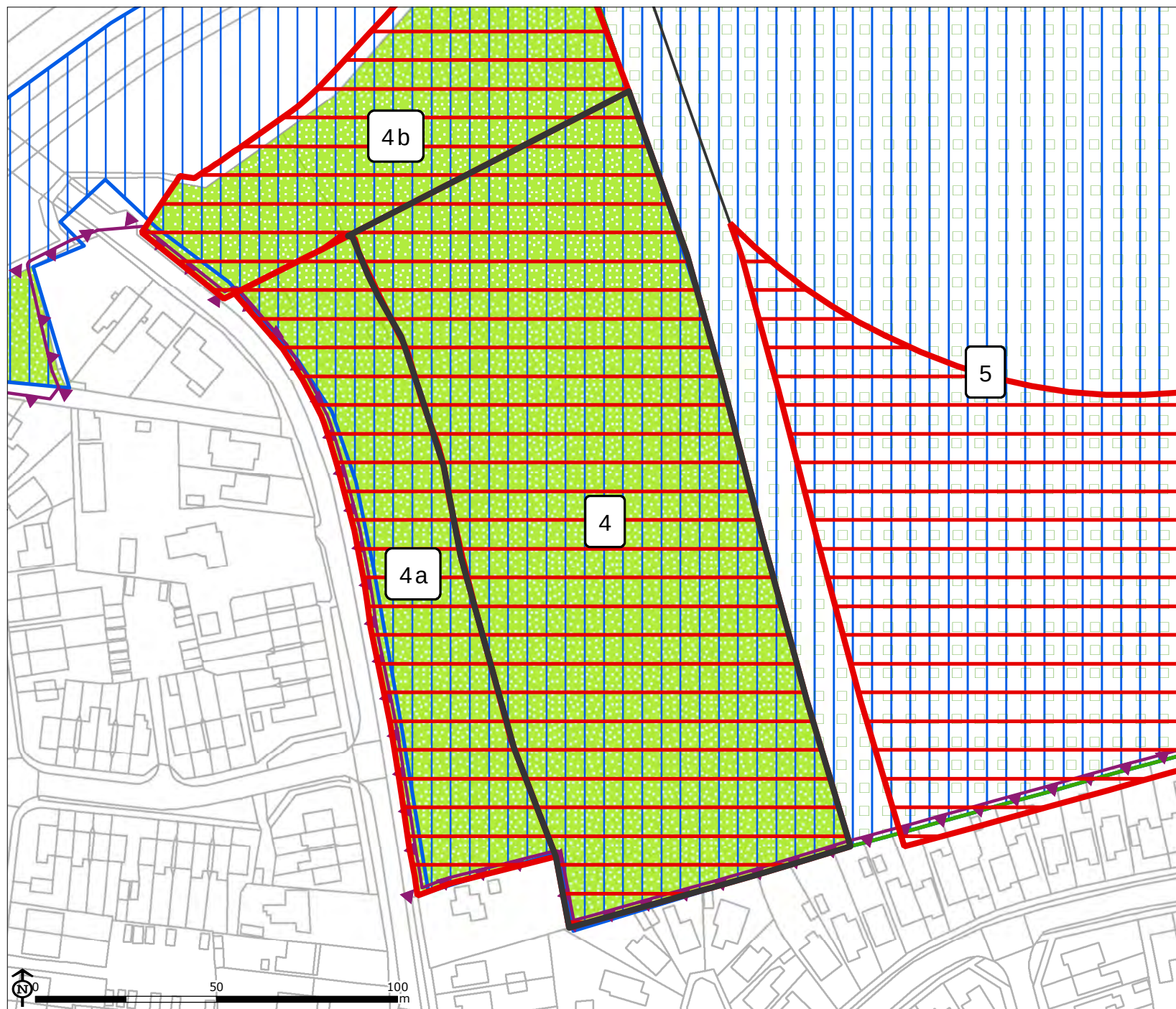
Site Area: 1.71

Secondary Constraints and Mitigation Assessment

<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>1.5 (75 dwellings). Limited to 5.6ha (280 dwellings) across the cluster of sites 4-6.</i>	<i>Entire site suitable.</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 4: Land at Mile Oak Road, Portslade



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
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- Site of Special Scientific Interest
- Regionally Important Geological Sites
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 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The lower western part of the field was deemed to be suitable for around 12 houses (with access to remaining upper field) as topography better and potential impacts improved.

Site Characteristics:

The site is privately owned.

In use for horse grazing/equestrian. Designated open space in City Plan (countryside). Scored: Existing E, Potential F (ref NP0203-p).

Through the 'Food Matter's programme, the whole site has been identified by the Council as having potential for future food growing.

The whole site sits within Grade 3 Agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity along established hedgerows and treelines, which should be retained.	+?
Historic Environment			
An Archaeological Notification Area is located to the north of the Brighton Bypass. The west facing slope is not ideal for historic occupation; however, there is potential for prehistoric burials and field systems.	-?	Local policies should require the appropriate recovery and recording of potential archaeological assets to mitigate any loss. Potential for prehistoric burial activity and field systems should be considered at the pre-application stage.	+/-?
Open Space			
The site is privately owned. There are not recognised open spaces within the site. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade: - Currently has a negligible over provision of children and young people open spaces. - Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together	0	There are no identified open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.	++

Secondary Constraints and Mitigation Assessment

there is a current under provision of open space.

- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found.

Landscape

Although visually connected to SDNP in views from the south (where A27 is hidden from view) the field comprising sites 4, 4a and 4b has a contained character, with a hedgerow boundary to the east and scrub to the north, and is not open downland. Area 4a is the lowest part of this field, alongside a road which already has housing to the west, so there would be minimal impact on broader landscape character as a result of development here.

0

No scope for mitigation through landscaping. Density of housing similar to existing neighbourhood would be of least impact.

0

Other Environmental Issues

The whole site sits within an intermediate SW flood risk area.

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Development is required to ensure surface water run-off rates are at least reduced to existing green-field levels, therefore reducing negative effects to a negligible effect.

0

Overall Conclusions

The site has potential for medium density housing consistent with the residential streets to the west and south of the site. With the exception of some risk for surface water flooding, there are no significant ecological, heritage, open space or other environmental issues. Furthermore, although visually connected to SDNP in views from the south the site is contained in character, with a hedgerow boundary to the east and scrub to the north, and is not open downland.

Development in this area would not be out of keeping with the pattern of development on the eastern side of Mile Oak and would not significantly interfere with views towards the higher downs to the north.

Taken as a whole, sites 4, 4a, 4b, 5, 5a and 6, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all the sites were developed there would be a significant net loss of open space in sites 5a and 6 in the east and significant adverse ecological effects in sites 5 and 5a.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

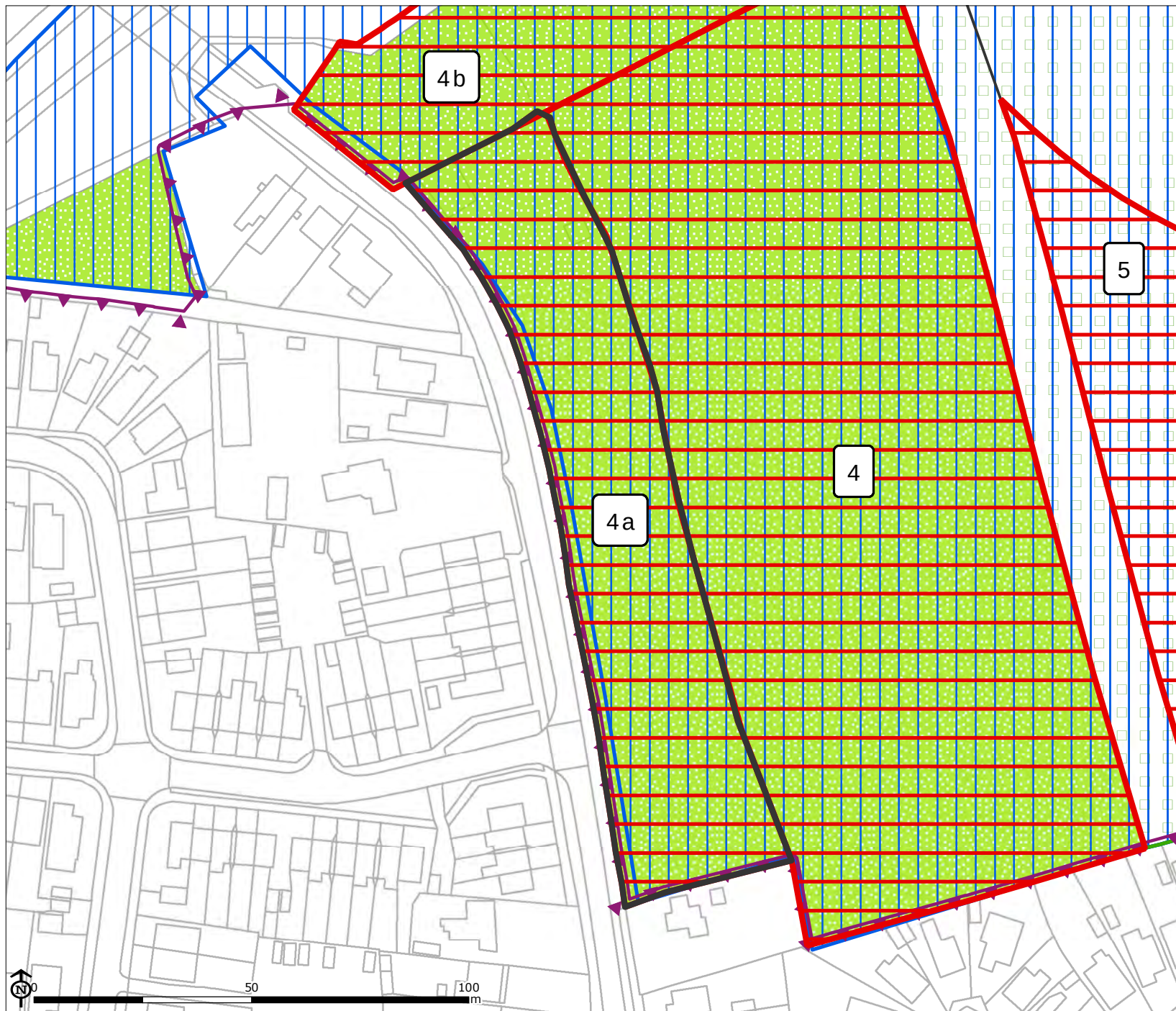
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0.5 (25 dwellings). Limited to 5.6ha (280 dwellings) across the cluster of sites 4-6.	Entire site suitable.

Site: 4a

Location: Land at Mile Oak Road, Portslade

Site Area: 0.55

Secondary Constraints and Mitigation Assessment		
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 4a: Land at Mile Oak Road, Portslade

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
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 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,250



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The lower part was deemed to be suitable for 1 residential dwelling as long as access route to paddock behind maintained.

Site Characteristics:

The site is privately owned.

Northern part within A27 embankment.

In use for horse grazing/equestrian.

Through the 'Food Matter's programme, the whole site has been identified by the Council as having potential for future food growing.

Designated open space in City Plan (countryside). Scored: Existing E, Potential F (ref NP0203-p).

The whole site sits within Grade 3 Agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity along established hedgerows and treelines, which should be retained.	+?
Historic Environment			
An Archaeological Notification Area is located to the north of the Brighton Bypass. The west facing slope is not ideal for historic occupation; however, it has potential for prehistoric burials and field systems.	-?	Local policies should require the appropriate recovery and recording of potential archaeological assets to mitigate any loss. Potential for prehistoric burial activity and field systems should be considered at the pre-application stage.	+/-?
Open Space			
The site is privately owned. There are not recognised open spaces within the site. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade: - Currently has a negligible over provision of children and young people open spaces. - Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and	0	There are no identified open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.	++

Secondary Constraints and Mitigation Assessment

parks and gardens. When all the open space typologies are assessed together there is a current under provision of open space

- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found.*

Landscape

Although visually connected to SDNP in views from the south (where A27 is hidden from view) the field comprising sites 4, 4a and 4b has a contained character, with a hedgerow boundary to the east and scrub to the north, and is not open downland. Development in this area would not be out of keeping with the pattern of development on the eastern side of Mile Oak, which already occupies a considerable area of the flank of Foredown Hill, and would not significantly interfere with views towards the higher downs to the north (e.g. from the Sussex Border Path on the ridge to the west of Mile Oak).

0

No scope for mitigation through landscaping. Density of housing similar to existing neighbourhood would be of least impact.

0

Other Environmental Issues

The western corner of the site, which abuts 4 and 4a sits within an intermediate SW flood risk area. This area covers between 5% and 25% of the total area of the site.

-

Development is required to ensure surface water run-off rates are at least reduced to existing green-field levels, therefore reducing negative effects to a negligible effect.

0

Overall Conclusions

The site has potential for medium density housing consistent with the residential streets to the west and south of the site. With the exception of some risk for surface water flooding, there are no significant ecological, heritage, open space or other environmental issues. Furthermore, although visually connected to SDNP in views from the south the site is contained in character, with a hedgerow boundary to the east and scrub to the north, and is not open downland.

Development in this area would not be out of keeping with the pattern of development on the eastern side of Mile Oak and would not significantly interfere with views towards the higher downs to the north.

Taken as a whole, sites 4, 4a, 4b, 5, 5a and 6, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all the sites were developed there would be a significant net loss of open space in sites 5a and 6 in the east and significant adverse ecological effects in sites 5 and 5a.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type

Approx. Area (ha) & No's of Dwellings

Location in Site

Site: 4b

Location: Land at Mile Oak Road, Portslade

Site Area: 0.63

Secondary Constraints and Mitigation Assessment

<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0.5 (25 dwellings). Limited to 5.6ha (280 dwellings) across the cluster of sites 4-6.</i>	<i>Entire site suitable.</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 4b: Land at Mile Oak Road, Portslade



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
- Allotments and Urban Farms
- Amenity Greenspace
- Cemeteries
- Children and Young People
- Churchyards
- Civic Spaces
- Community Gardens
- Countryside
- Golf Course
- Green Corridor
- Natural and Semi Natural Urban Greenspace
- Outdoor Sports Facilities
- Parks and Gardens
- Privately Owned Parks and Gardens
- Race Course
- School Grounds and Sports Pitches

Map Scale @ A4: 1:1,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to its prominent and exposed hill top location in view of South Downs National Park.

Site Characteristics:

The site is privately owned.

Used by the local community for dog walking/informal recreation.

Vehicular access restricted (only one access point via allotment access off small residential road).

Through the 'Food Matters' programme, the whole site has been identified by the Council as having potential for future food growing.

The whole site sits within Grade 3 Agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
Designated Site of Nature Conservation Importance. SNCI comprising a neglected arable field which is slowly undergoing succession from rough grassland to scrub. There is also a small area of broadleaved woodland. Supports reptiles including adder <i>Vipera berus</i> and slow worm. Also supports a number of nationally scarce plants and invertebrates. Nature Improvement Area.	--?	The whole site is designated as a site of nature conservation importance. However, it is assumed that any development on site would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity between the site and its neighbours. Therefore, residential development could both mitigate the significance of negative effects and enhance habitats for notable / protected species. If new residential dwellings were constructed on the majority of the sites to the east and west of the site, site 5 would be a good location for ecological enhancement, helping to offset some of the biodiversity loss elsewhere.
Historic Environment		
No known heritage assets. However, the site has a good topographic location and very high potential for activity and settlement in the Prehistoric and Roman periods. During the construction of the bypass, sites were recorded in this area. Archaeological Notification Areas lie to the north of the site on the other side of the Brighton bypass.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss. Very high potential for archaeology should be considered at the pre-application stage. .
Open Space		
The site is privately owned; however the land is currently recognised as accessible to the public Not formally designated but used by the local	0	There are no identified open spaces within the privately owned but accessible site. Therefore, new residential development on the site could create new publically

Secondary Constraints and Mitigation Assessment

community for dog walking/informal recreation.

Potentially valued use as access to wider countryside/National Park restricted by A27.

- The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade: Currently has a negligible over provision of children and young people open spaces.
- Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together there is a current under provision of open space
- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found.

accessible open space in an area of under provision for allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.

Landscape

The ridge crest location, sloping up towards Cockroost Hill, is more topographically sensitive than the lower slopes to the east (areas 5a and 6) and west (areas 4 and 4b), but although visually connected to SDNP in views from the south Site 5 has a more contained character than the open downland, and its open scrub vegetation also distinguishes it from the open, arable farmland to the north. Development in this area, particularly on higher ground, would be detrimental to landscape character but would not be significantly out of keeping with the pattern of development on the eastern side of Mile Oak, which already occupies a considerable area of the flank of Foredown Hill, and would not significantly interfere with views towards the higher downs to the north (e.g. from the Sussex Border Path on the ridge to the west of Mile Oak).

Utilising only the lower, southern slopes of the site and retaining a buffer of scrub, perhaps enhanced with appropriate native tree and shrub planting, to the north would reduce adverse landscape character impact. Development in area 5 would have a greater adverse impact in isolation if the areas to the east and west were not developed.

Other Environmental Issues

No significant environmental features.

0

No need for specific mitigation measures.

0

Overall Conclusions

The site has potential to accommodate some residential development, although the development of the whole site would be inappropriate, due to its designation as an SNCI and relatively exposed location of the site astride a ridge crest sloping up towards Cockroost Hill.

Utilising only the lower, southern slopes of the site and retaining a buffer of scrub, perhaps enhanced with

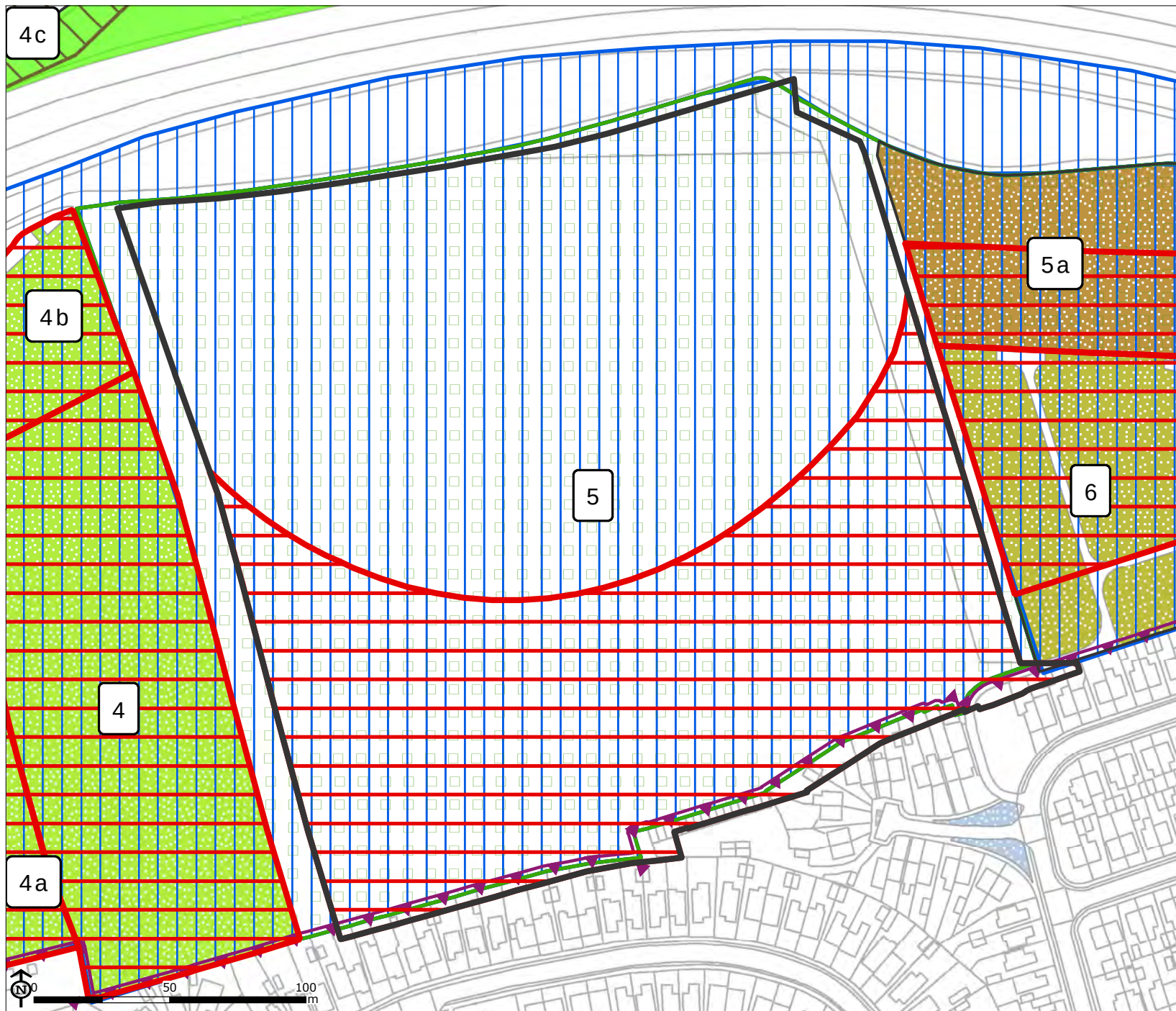
Secondary Constraints and Mitigation Assessment

appropriate native tree and shrub planting, to the north would reduce adverse landscape character and ecological impacts. Development in site 5 would have a greater adverse impact in isolation if the areas to the east and west were not developed. For the same reason, dwelling density should be consistent with the sites to the east and west.

Taken as a whole, sites 4, 4a, 4b, 5, 5a and 6, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all the sites were developed there would be a significant net loss of open space in sites 5a and 6 in the east and significant adverse ecological effects in sites 5 and 5a.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	3.5ha (175 dwellings). Limited to 5.6ha (280 dwellings) across the cluster of sites 4-6.	Southern 50% of the site.
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 5: Land at Mile Oak Hill, Portslade

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development primarily due to designation as Natural and Semi Natural open space used for dog walking and informal recreation.

Site Characteristics:

The site is privately owned.

Open scrubland used by the local community for dog walking/informal recreation.

Direct vehicular access difficult due to topography and could be restricted by capacity of feed in roads.

Site identified for potential food growing.

The whole site sits within Grade 3 Agricultural land.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

Designated Site of Nature Conservation Importance. SNCI comprising a neglected arable field which is slowly undergoing succession from rough grassland to scrub. There is also a small area of broadleaved woodland. Supports reptiles including adder Vipera berus and slow worm. Also supports a number of nationally scarce plants and invertebrates.

Nature Improvement Area.

--?

The whole site is designated as a site of nature conservation importance. However, it is assumed that any development on site would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity between the site and its neighbours. Therefore, residential development could both mitigate the significance of negative effects and enhance habitats for notable / protected species.

Any significant negative effects associated with the redevelopment of the site might be able to be offset elsewhere through the significant enhancement and safeguarding of the much larger site 5 to the west of the site.

+/-?

Historic Environment

No known heritage assets. However, the site has a good topographic location and very high potential for activity and settlement in the prehistoric and roman periods; sites were recorded in the area during construction of the bypass.

Archaeological Notification Areas lie to the north of the site on the other side of the Brighton bypass.

Indeed, during the construction of the bypass, sites were found.

-?

Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss.

The very high archaeological potential should be considered at the pre-application stage.

+/-?

Open Space

The site is privately owned but is currently accessible to the public and used by the local community for dog walking/informal

--

The site is privately owned natural/semi-natural greenspace, a form of open space for which there is under provision in the

+/-

Secondary Constraints and Mitigation Assessment

recreation.

Designated open space in City Plan (Natural and Semi Natural). Scored: Existing E, Potential F (ref NP0202-p). Larger area to west (site 5) not designated despite having same use.

- The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade: Currently has a negligible over provision of children and young people open spaces.
- Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together there is a current under provision of open space
- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found

area.

It is currently recognised as accessible to the public and used regularly for dog walking and informal recreation. Therefore, development of the site would result in a net loss of this important accessible open space on site.

However, there may be scope to relocate the natural/semi-natural greenspace in site 5a to the west of the site in to site 5 which is much larger, potentially resulting in a net increase in accessible open space overall.

Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.

Landscape

A belt of dense scrub alongside the A27 cutting visually separates site 5a and 6 from the downland to the north, and the allotments in area 6 give an urban edge character to both sites.

0

Development in this area would not have a significant effect on the character of the wider landscape. No scope for significant mitigation through landscaping. Density of housing similar to existing neighbourhood would be of least impact.

0

Other Environmental Issues

Between 5% and 25% of the site sits within a SW flood risk area.

-

Development is required to ensure surface water run-off rates are at least reduced to existing green-field levels, therefore reducing negative effects to a negligible effect.

0

Overall Conclusions

The site has potential to accommodate some residential development, although the development of the whole site would be inappropriate, due to its designation as an SNCI. The site is privately owned natural/semi-natural greenspace. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for many types of open space.

Development in this area would not have a significant effect on the character of the wider landscape and a housing density of a similar density to existing neighbourhoods would have the least impact. There is some risk of surface water flooding; however, this could be overcome through any development's design.

Taken as a whole, sites 4, 4a, 4b, 5, 5a and 6, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. For example Site 5a could accommodate allotments relocated from Site 6, with semi-natural open space provided on Site 5. If all the sites were developed there would be a significant net loss of open

Site: 5a**Location:** Land at Mile Oak Hill, Portslade**Site Area:** 1.24**Secondary Constraints and Mitigation Assessment**

space in sites 5a and 6 in the east and significant adverse ecological effects in sites 5 and 5a.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

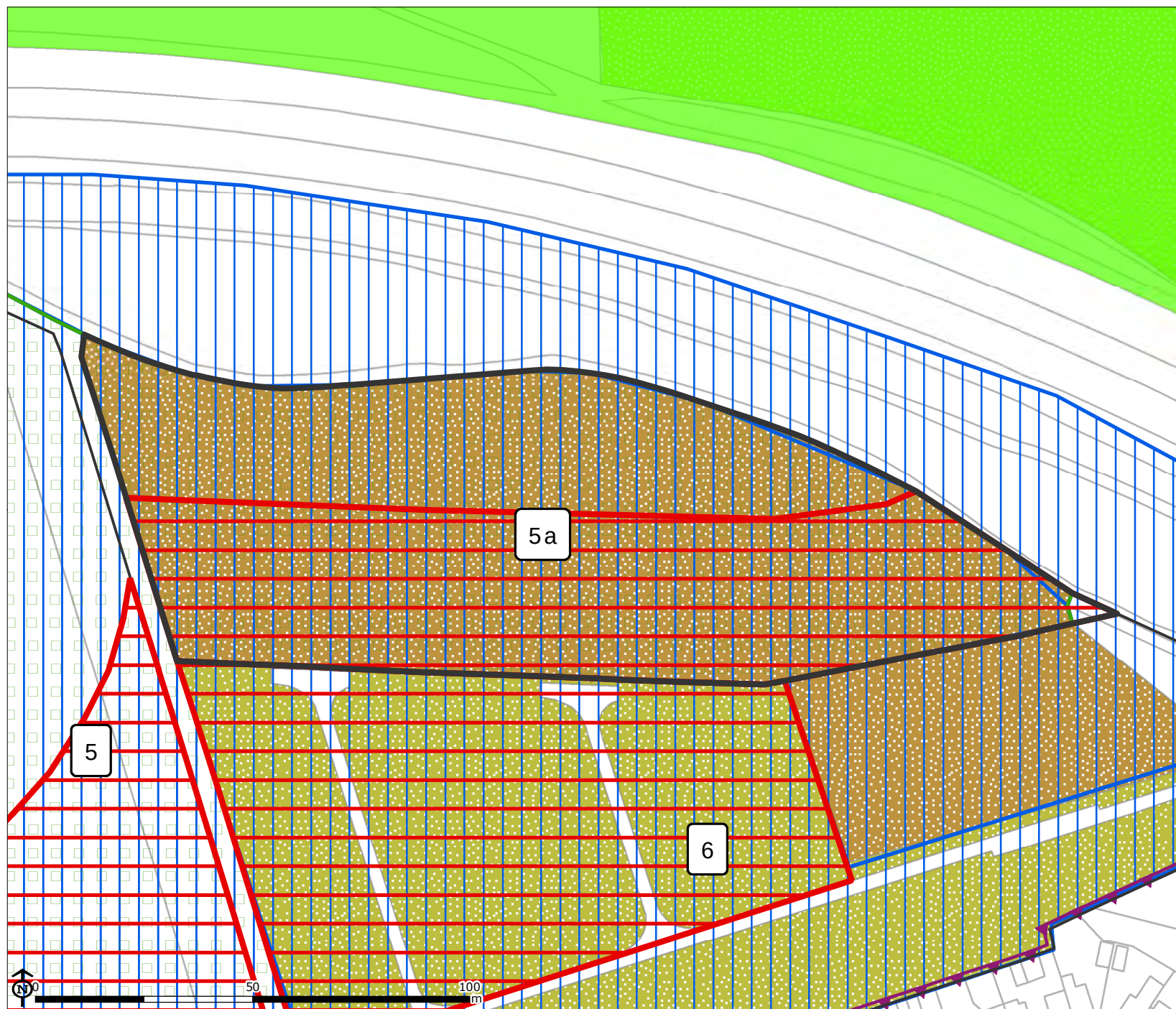
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	0	N/A
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0.5ha (25 dwellings). Limited to 5.6ha (280 dwellings) across the cluster of sites 4-6.</i>	<i>Southern 40% of the site.</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 5a: Land at Mile Oak Hill, Portslade

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,250



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable due to its designation as open space in the City Plan: Statutory Allotments, 69 plots well used with waiting list.

Site Characteristics:

The site is owned by the Council (public).

Vehicular access restricted (only one access point off small residential road).

Through the 'Food Matters' programme, the portion of the site not currently being used for allotments, has been identified by the Council as having potential for future food growing.

The whole site sits within Grade 3 Agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity along established hedgerows and treelines, which should be retained. Any negative effects associated with the significant redevelopment of the site might be able to be offset elsewhere through the significant enhancement and safeguarding of the much larger site 5 to the west of the site, and site 5a to the north.	+?
Historic Environment			
No known heritage assets. However, the site has a good topographic location and very high potential for activity and settlement in the prehistoric and roman periods; sites were recorded in the area during construction of the bypass. Archaeological Notification Areas lie to the north of the site on the other side of the Brighton bypass.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss. The very high archaeological potential should be considered at the pre-application stage.	+/-?
Open Space			
The site is owned by the Council (public). Designated open space in City Plan Statutory Allotments, 69 plots well used with waiting list. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North	--	The site contains publicly owned allotments over the majority of its area, a form of open space for which there is under provision in the area. Development of the site would result in a net loss of this important open space on site.	+/-

Secondary Constraints and Mitigation Assessment

Portslade:

- Currently has a negligible over provision of children and young people open spaces.
- Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together there is a current under provision of open space
- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found

However, there may be scope to relocate some of the allotments to site 5a to the north of the site, while potentially retaining some within site 6.

This would also result in the need to relocate the natural/semi-natural open space currently within site 5a to the much larger site 5 to the west, potentially resulting in a net increase in accessible open space overall.

Landscape

A belt of dense scrub alongside the A27 cutting visually separates site 5a and 6 from the downland to the north, and the allotments in area 6 give an urban edge character to both sites.

0

Development in this area would not have a significant effect on the character of the wider landscape, but removal of the more mature vegetation to the east of the allotments would be detrimental to landscape character. No scope for significant mitigation through landscaping. Density of housing similar to existing neighbourhood would be of least impact.

0

Other Environmental Issues

Between 5% and 25% of the site sits within a SW flood risk area.

-

Development is required to ensure surface water run-off rates are at least reduced to existing green-field levels, therefore reducing negative effects to a negligible effect.

0

Overall Conclusions

The site has potential to accommodate some residential development, although the development on the site would require the allotments to be relocated within close proximity to the site, potentially in site 5a to the north. It is unlikely that the existing area of the allotments could be fully accommodated within site 5a. Therefore some could be retained within site 6.

Development in this area would not have a significant effect on the character of the wider landscape, but removal of the more mature vegetation to the east of the allotments would be detrimental to landscape character. A housing density of a similar density to existing neighbourhoods would have the least impact. There is some risk of surface water flooding; however, this could be overcome through design.

Taken as a whole, sites 4, 4a, 4b, 5, 5a and 6, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. For example Site 5a could accommodate allotments relocated from Site 6, with semi-natural open space provided on Site 5. If all the sites were developed there would be a significant net loss of open space in sites 5a and 6 in the east and significant adverse ecological effects in sites 5 and 5a.

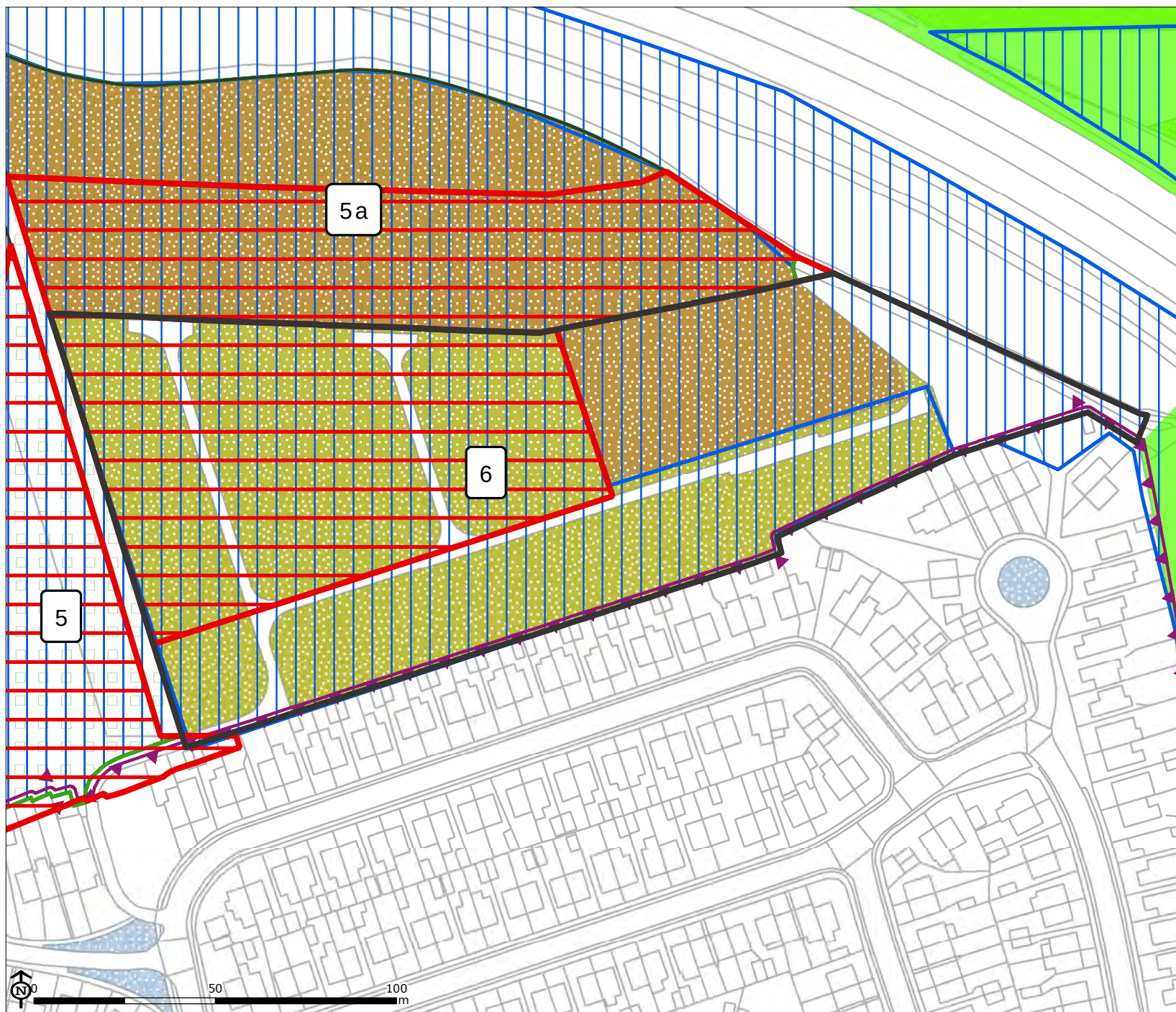
Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more

Site: 6**Location:** Land at Mile Oak Allotments, Portslade**Site Area:** 2.07**Secondary Constraints and Mitigation Assessment***accurate estimate of the total capacity of this area of the urban fringe.*

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>1 (50 dwellings). Limited to 5.6ha (280 dwellings) across the cluster of sites 4-6.</i>	<i>50% of the site, avoiding mature vegetation in north east corner.</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 6: Land at Mile Oak allotments, Portslade



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
- Allotments and Urban Farms
- Amenity Greenspace
- Cemeteries
- Children and Young People
- Churchyards
- Civic Spaces
- Community Gardens
- Countryside
- Golf Course
- Green Corridor
- Natural and Semi Natural Urban Greenspace
- Outdoor Sports Facilities
- Parks and Gardens
- Privately Owned Parks and Gardens
- Race Course
- School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to its designation as open space (25% allotment and 75% natural/semi natural).

Site Characteristics:

Largely wooded site with public access to an allotment, representing roughly 25% of the site area, in the north east quarter.

Vehicular access restricted (only one access point off small residential road).

Approx. 95% of the site sits with Grade 4 Agricultural Land with the remaining 5% (northern tip) classified as Grade 3.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Designated as Site of Nature Conservation Importance (SNCI) comprising allotments, relatively diverse secondary woodland and one pond. Pond supports both palmate and smooth newts, and allotments support reptiles including common lizard. Nature Improvement Area.	--?	The whole site is designated as a site of nature conservation importance. However, it is assumed that any development on site would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity between the site and its neighbours. Therefore, residential development could both mitigate the significance of negative effects and enhance habitats.	+/-?
Historic Environment			
No known heritage assets. Although the steep east facing slope upon which the site sits is not ideal for occupation, it has potential for burials.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss. Potential for burial activity should be considered at the pre-application stage.	+/-?
Open Space			
Designated open space in City Plan (25% allotment and 75% natural/semi natural). Not scored. Statutory Allotments, 24 plots well used with waiting list. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade: - Currently has a negligible over provision of children and young people open spaces. - Currently has under provision of allotments and urban farms, amenity greenspace.	--	The whole site is designated as open spaces for which there is an under provision in the area. Therefore, development on site would result in a net loss of open space on site. There are no obvious alternative locations for the existing open spaces in neighbouring areas of the urban fringe.	--

Secondary Constraints and Mitigation Assessment

natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together there is a current under provision of open space

- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found*

Landscape

This is a visually contained site in the lee of the wooded eastern flank of Foredown, with modern housing to the south, east and above the tree line to the west. The elevated A27 is a strong landscape presence to the north, separated from the site by paddocks (Site 9).

0

No scope for significant mitigation through landscaping. Density of housing similar to existing neighbourhood would be of least impact. Loss of the trees and shrubs in the south-eastern part of the site would be a negative landscape impact as these tie in with the trees on the side of Foredown.

0

Other Environmental Issues

No significant environmental designations.

0

No need for mitigation.

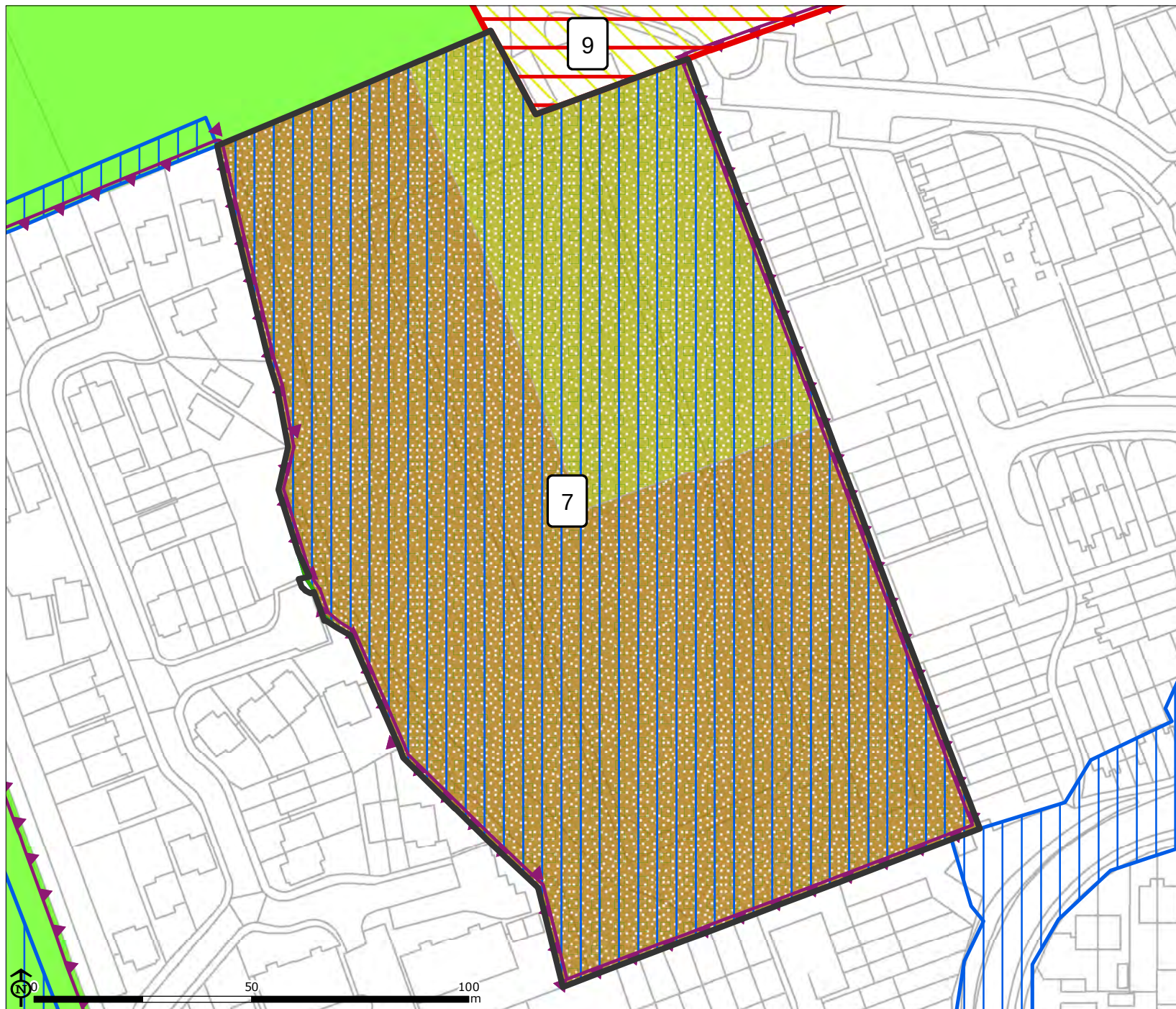
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Overall Conclusions

The site is unsuitable for development. The whole site is a small Site of Nature Conservation Importance and designated as open spaces for which there is an under provision in the area, i.e. natural/semi-natural greenspace and allotments.

As there are no obvious alternative locations for the existing open spaces in neighbouring areas of the urban fringe, development on site would result in a net loss of valuable open spaces and have a significant impact on a relatively small SNCI. Furthermore, unless development was confined to the area on which the allotments stand, tree loss would be unavoidable, which would have wider landscape effects.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	0	N/A
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	0	N/A
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 7: Foredown Allotments,
Thornbush Crescent, Portslade

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,250



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed to be unsuitable for residential development as it has already been allocated for waste development in adopted Waste Local Plan and no alternative waste sites available.

Site Characteristics:

The site is owned by the Council (public).

Site currently used for horse grazing/equestrian.

Site is designated for waste development in adopted Waste Local Plan. Therefore, it is not available for residential use unless alternative waste site identified (an alternative site is not forthcoming).

Approx. 95% of the site sits with Grade 3 Agricultural Land with the remaining 5% classified as Grade 4 (western edge).

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
No ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
The site is adjacent to an Archaeological Notification Area, located to the west of the site. The site sits within a valley floor suggesting that earlier archaeology could be deeply buried.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss. Assess potential for archaeology at the pre-application stage.	+/-?
Open Space			
The site is owned by the Council (public). 5% of site designated in City Plan as natural/semi natural open space. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of North Portslade: - Currently has a negligible over provision of children and young people open spaces. - Currently has under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. When all the open space typologies are assessed together there is a current under provision of open	0	The vast majority of the site is not recognised as open space. Therefore, development on the site would result in minimal loss of open space provision in the urban fringe. Indeed, new residential development could enable the creation of new open spaces within the site, increasing provision of open space in an area of under provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.	++

Secondary Constraints and Mitigation Assessment

space.

- Is predicted to have under provision in all open space typologies by 2030 unless additional provision is found.

Landscape

Although very visible from rights of way within the SDNP, including the Monarch's Way long-distance trail, this low-lying area is contained by Foreground Hill to the west, a dense belt of scrub to the east and an elevated section of the A27 to the north. The higher ground in the north-eastern corner of the site - the lower slope of Benfield Hill, although it is now physically separated from the hilltop by the A27 - is more sensitive.

0

Density of housing similar to existing neighbourhood would be of least impact. Tree planting would be of mid/long-term benefit in linking the vegetated eastern slope of Foredown with the wooded Benfield/Hangleton Valley. Avoiding built development in the higher, north-eastern corner of the site would minimise impact on views from the western side of Benfield Hill in the SDNP.

0

Other Environmental Issues

SW flood risk area runs through the middle of the site. This area covers between 5% and 25% of the total area of the site.

-

Development would be required to ensure surface water run-off rates are at least reduced to existing green-field levels, therefore lowering the risk of flood risk to a minimum.

0

Overall Conclusions

The site is allocated for waste development and is therefore unavailable for residential development; however, it has potential to accommodate some development. The site is not subject to any ecological or heritage designations and the vast majority of the site is not recognised as open space. Avoiding built development in the higher, north-eastern corner of the site would protect the small amount of natural/semi-natural open space on site and would minimise impact on views from the western side of Benfield Hill in the SDNP. Tree planting would be of mid/long-term benefit in linking the vegetated eastern slope of Foredown with the wooded Benfield/Hangleton Valley.

While there is some potential for surface water flooding, this could be appropriately overcome through design and SUDS.

Density of housing similar to existing neighbourhood would be of least impact.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	2.5 (125 dwellings)	Most of site, with the exception of north east corner.
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 9: Land at Hangleton Bottom, Portslade



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development as the site is the top of the strategically important Benfield Valley green corridor, safeguarded for public recreation, safe haven for local wildlife and gateway into the South Downs National Park.

Site Characteristics:

The freehold of the site is owned by Brighton and Hove City Council but the land is leased on a long lease. The development of the Sainsbury's Superstore in the south of Benfield Valley resulted in restricted covenants protecting the rest of valley for outdoor recreation.

Roughly 45% of the site is a golf course. The adopted Local Plan NC9 identifies Benfield Valley and the entire site as an important green wedge into urban area. It is well used by the public for outdoor recreation /wildlife.

The whole site lies within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
Designated Benfield Valley Site of Nature Conservation Importance. SNCI comprising a golf course and associated grassland/rough grassland/scrub habitats. Also present is a small area of species rich chalk grassland and deciduous woodland. The Site supports reptiles (common lizard <i>Zootoca vivipara</i>) and the golf club house has the potential to support bats. An important green corridor in to the urban area of the City, it contains significant wildlife habitats. Nature Improvement Area.	--?	It is assumed that the development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats. Any development within Benfield Valley would have to adopt significant mitigation measures to maintain connectivity along this important wildlife corridor. +/--?
Historic Environment		
Roughly 70% of the site is within an Archaeological Notification Area. Saxon burials have been found in the area. The site has a good topographic location that would have been suited to settlement in the prehistoric and roman periods. It has very high potential for archaeology.	-?	As roughly 70% of the site is within an Archaeological Notification Area, local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record. Very high potential for archaeology should be considered at the pre-application stage. +/-?
Open Space		
Designated open space in the City Plan (Natural/semi natural and golf course). Not scored. One of the few areas in the city with a bridge link over A27 to National Park providing a gateway to the National Park. Due to size, topography etc., has high potential to increase multifunctional outdoor	--	The whole of the site performs an important role as publically accessible multifunctional outdoor recreation space, of which there is an under provision in the area. Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. --

Secondary Constraints and Mitigation Assessment

recreation offer to help meet local and citywide open space needs (attracting residents from areas of open space deficiencies e.g. especially within the wards of Wish, South Portslade, North Portslade, Westbourne).

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hangleton & Knoll:

- Currently has an over provision of allotments and urban farms.
- Currently has under provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, children and young people space and parks and gardens.
- When all the open space typologies are assessed together there is a current under provision of open space. It is predicted to continue to have an over provision of allotments and urban farms. However when assessed all together there will be an under provision of open space by 2030 unless additional provision is found.

Due to the location of Benfield Valley regard should also be given to the Wards of North Portslade, South Portslade and Wish. All these Wards have a current and predicted under provision of open space when the open space typologies are assessed all together

Landscape

The hillside topography of this landscape makes it very sensitive to built development. Although it is largely used as a golf course, and is truncated by the A27, Benfield Hill provides an open green space which links the National Park to the urban edge and continues, with a more wooded character, south into the city as far as the A270.

The slopes both to the west and east of the hill are very visible from high points on public rights of way in the SDNP - e.g. Zion Hill to the north-west and Round Hill to the north-east – and also from Hangleton in the valley to the east.

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Any development within this area would detract from landscape character, due to its strong topographical and visual links with well-used routes within the SDNP.

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Other Environmental Issues

No significant environmental effects.

0

No need for specific mitigation measures.

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Overall Conclusions

The site is unsuitable for development. The whole of the site performs an important role as publically accessible

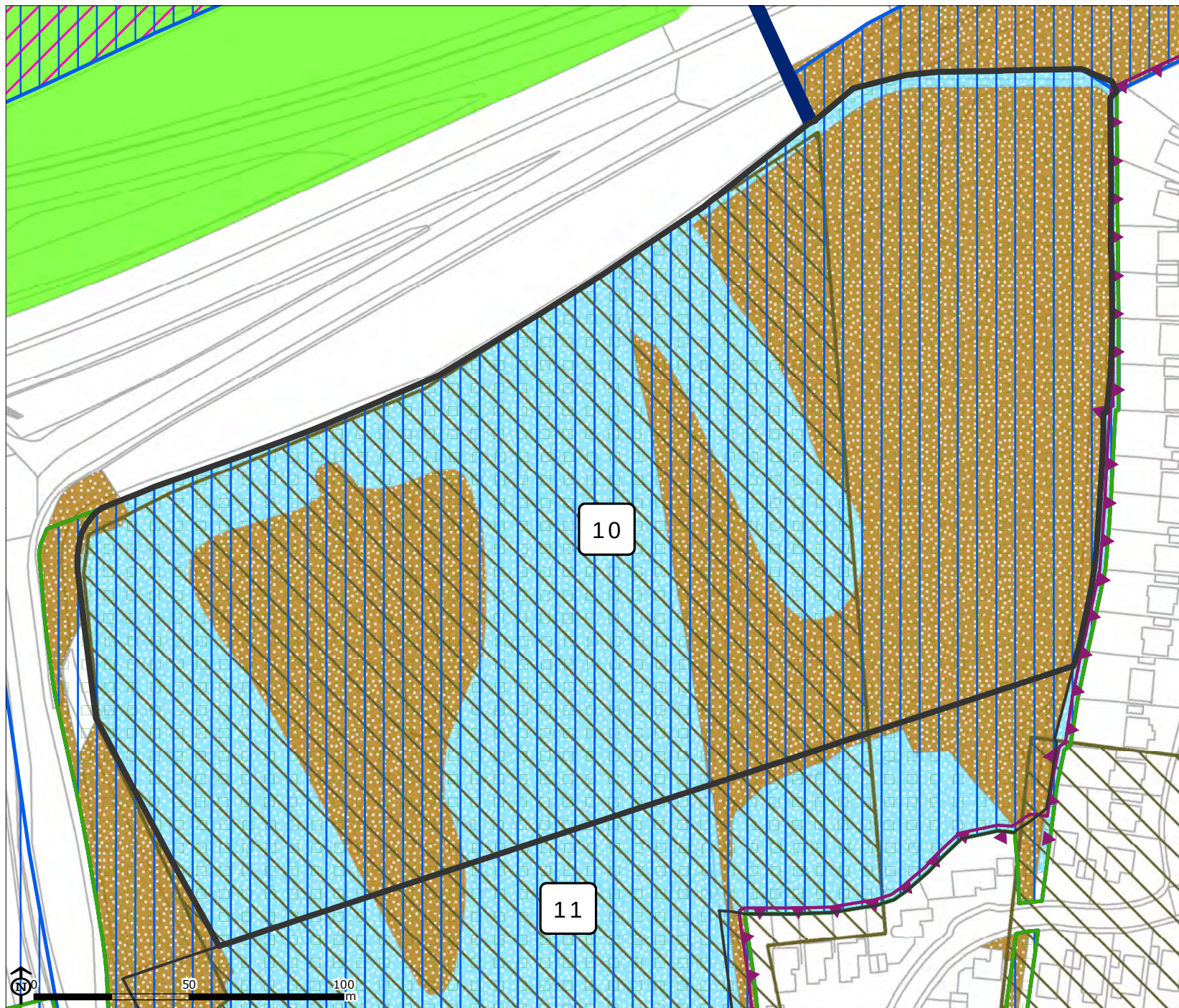
Secondary Constraints and Mitigation Assessment

open space, of which there is an under provision in the area.

Benfield Hill provides an open green space which links the National Park to the urban edge and continues, with a more wooded character, south into the city as far as the A270. Any development within this area would have significant negative impacts on landscape character. The slopes both to the west and east of the hill are very visible from high points on public rights of way in the SDNP.

Furthermore, the site contains important heritage and ecological features that should, where possible, be safeguarded.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 10: Benfield Hill, Benfield Valley

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development as the site cuts across the strategically important Benfield Valley green corridor, safeguarded for public recreation, safe haven for local wildlife and gateway into the South Downs National Park.

Site Characteristics:

The freehold of the site is owned by Brighton and Hove City Council but the land is leased on a long lease. The development of the Sainsbury's Superstore in the south of Benfield Valley resulted in restricted covenants protecting the rest of valley for outdoor recreation.

Site used as a golf course and area for informal recreation and dog walking.

The northern third of the site (30%) sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
95% of the site is designated as Benfield Valley Site of Nature Conservation Importance. SNCI comprising a golf course and associated grassland/rough grassland/scrub habitats. Also present is a small area of species rich chalk grassland and deciduous woodland. The Site supports reptiles (common lizard <i>Zootoca vivipara</i>) and the golf club house has the potential to support bats. An important green corridor in to the urban area of the City, it contains significant wildlife habitats. Nature Improvement Area.	--?	It is assumed that all developments would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats. Any development within Benfield Valley would have to adopt significant mitigation measures to maintain connectivity along this important wildlife corridor. +/--?
Historic Environment		
The site contains Benfield Barn Conservation Area and Grade II listed Benfield Barn. Less than 50m to the east is Hangleton Conservation Area which contains four listed buildings including two Grade II listed buildings within 100m of the site, including the Grade II* listed Hangleton Manor Inn. The northern 25% of the site is within an Archaeological Notification Area. Saxon burials have been found in the area. The site has a good topographic location that would have been suited to settlement in the prehistoric and roman periods, and very high potential for archaeology.	--?	Development designed and organised around the Conservation Area has the potential to mitigate any significant negative effects to minor negative and improve the setting of the Grade II Benfield Barn and Benfield Barn Conservation Area. Local policies require the appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record. The very high potential for archaeology should be considered at the pre-application stage. +/--?
Open Space		
With the exception of the Benfield Barn Conservation Area, the site is designated open space in the City Plan (Natural/semi natural	--	90% of the site performs an important role as publically accessible multifunctional outdoor recreation space, of which there is --

Secondary Constraints and Mitigation Assessment

green space (30%) and golf course 60%). Not scored.

In conjunction with sites 10 and 12, a local gateway to the National Park.

Due to size, topography etc., has high potential to increase multifunctional outdoor recreation offer to help meet local and citywide open space needs (attracting residents from areas of open space deficiencies e.g. especially within the wards of Wish, South Portslade, North Portslade, Westbourne).

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hangleton & Knoll:

- Currently has an over provision of allotments and urban farms.
- Currently has under provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, children and young people space and parks and gardens.
- When all the open space typologies are assessed together there is a current under provision of open space. It is predicted to continue to have an over provision of allotments and urban farms. However when assessed all together there will be an under provision of open space by 2030 unless additional provision is found.

Due to the location of Benfield Valley regard should also be given to the Wards of North Portslade and South Portslade and also Wish. All these Wards have a current and predicted under provision of open space when the open space typologies are assessed all together.

an under provision in the area.

Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site.

Landscape

The character of this area is more contained at the southern end, where there is extensive tree and shrub cover, than at the northern end, where the more open golf course area slopes up towards Benfield Hill. Views into and from the SDNP are more restricted than from the exposed flanks of Site 10 to the north, and exposure to housing on high ground to the west and to traffic noise from the A293 gives the area an urban-edge character, but the green character of this area is important as part of a wedge connecting the SDNP to the city centre. The presence of the listed Hangleton Barn adds a more rural dimension to the landscape character, despite its golf-

There is very limited scope for development which would not compromise the 'green wedge' of which this area forms a central part, but a small quantity of low density housing, set within vegetation at the southern end of the site, would have less adverse impact if it maintained a clear green north-south link and was not overly visible from the rights of way within the SDNP along the ridges of Mount Zion and Round Hill, and from the Dyke Railway Trail.

Secondary Constraints and Mitigation Assessment

related function.

Other Environmental Issues

There are no significant environmental issues.

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No need for specific mitigation measures.

0

Overall Conclusions

The site is suitable for a small amount of development. While most of the site performs an important role as publically accessible open space, of which there is an under provision in the area, the site is of a significant size and a modest loss could be mitigated through appropriate enhancement of the remaining open spaces.

In addition, the site contains important heritage and ecological features that would need careful consideration and handling through the location, layout and design of development.

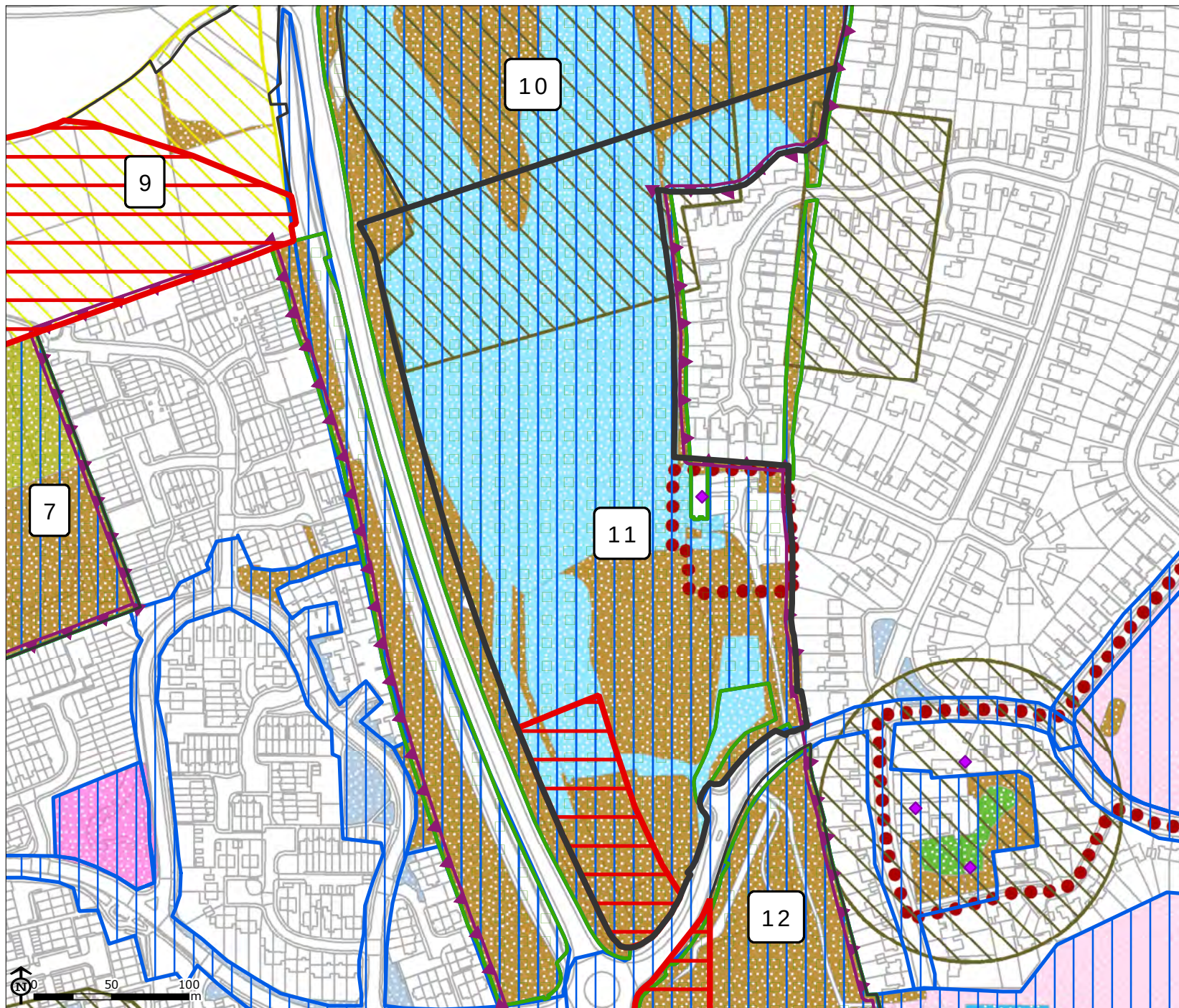
The southern part of the site is more contained. With extensive tree and shrub cover, views into and from the SDNP are more restricted than from the exposed flanks of Site 10 to the north. Furthermore, exposure to housing on high ground to the west and to traffic noise from the A293 gives the area an urban-edge character.

Therefore, there is limited scope for low density development set within the vegetation at the southern end of the site, away from the Hangleton Conservation Area.

Development would require significant mitigation not to compromise the 'green wedge' of which the site forms a central part, maintaining a clear green north-south link, with development not overly visible from the rights of way along the ridges of the SDNP.

Finally, the site's significant ecological constraints would require significant measures to maintain connectivity along this important wildlife corridor and appropriate enhancement measures to offset any long term adverse effects. Lost trees would need to be replaced and positioned to help enhance the Benfield Valley wildlife corridor and screen development from key views highlighted above.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.75 (15 dwellings)	Southern tip.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 11: Benfield Valley, north of Hangleton Lane.

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:3,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development as the site marks the bottom of the strategically important Benfield Valley green corridor, safeguarded for public recreation, safe haven for local wildlife and gateway into the South Downs National Park.

Site Characteristics:

The freehold of the site is owned by Brighton and Hove City Council but the land is leased on a long lease. Development of the Sainsbury's Superstore resulted in restrictive covenants protecting the rest of valley for outdoor recreation.

Woodland and rough scrubland.

Adjacent recreation ground and school grounds. Well used cycle/pedestrian route through site with informal routes through site used by dog walkers.

In conjunction with sites 10 and 11, a local route and gateway to the National Park.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

95% of the site is designated as Benfield Valley Site of Nature Conservation Importance. SNCI comprising a mixture of recently planted scrub, secondary woodland (planted as part of landscaping for nearby supermarket) and grassland (both rank semi-improved and improved). Site supports populations of common reptiles and hedgehogs.

An important green corridor in to the urban area of the City, it contains significant wildlife habitats.

Nature Improvement Area.

--?

It is assumed that all developments would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

Any development within Benfield Valley would have to adopt significant mitigation measures to maintain connectivity along this important wildlife corridor.

+/--?

Historic Environment

100m to the north is the Benfield Barn Conservation Area and Grade II Benfield Barn.

Less than 50m to the east is the Hangleton Conservation Area which contains four listed buildings including two Grade II listed buildings within 100m of the site, including the Grade II listed Hangleton Manor Inn. The site is also adjacent to an Archaeological Notification Area to the north west.*

The sites topographical location at the bottom of a wide valley would have been suitable for prehistoric, Roman and Medieval settlements.

--?

Development designed and organised around existing heritage designations has the potential to mitigate any significant negative effects to minor negative

The periphery of the site is heavily wooded. Therefore, it is unlikely that new residential development would have a significant negative impact on the listed buildings and Conservation Area to the North West of the site.

Archaeology potential should be considered at pre-application stage. Local policies require the appropriate recovery and recording of potential archaeological assets to mitigate any loss.

+/-?

Open Space

Secondary Constraints and Mitigation Assessment

Well used cycle/pedestrian route through site with informal routes through site used by dog walkers.

Due to size, topography etc., has high potential to increase multifunctional outdoor recreation offer to help meet local and citywide open space needs (attract use from residents in areas of open space deficiencies e.g. especially within the wards of Wish, South Portslade, North Portslade, Westbourne).

The site is roughly 95% designated as Natural/semi natural greenspace. Scored E (ref SP0023-p).

In conjunction with sites 10 and 11, a local gateway to the National Park.

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hangleton & Knoll:

- Currently has an over provision of allotments and urban farms.*
- Currently has under provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, children and young people space and parks and gardens.*
- When all the open space typologies are assessed together there is a current under provision of open space. It is predicted to continue to have an over provision of allotments and urban farms. However when assessed all together there will be an under provision of open space by 2030 unless additional provision is found.*

Due to the location of Benfield Valley regard should also be given to the Wards of North Portslade and South Portslade and also Wish. All these Wards have a current and predicted under provision of open space when the open space typologies are assessed all together.

95% of the site performs an important role as publically accessible multifunctional outdoor recreation space, of which there is an under provision in the area.

Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site.

Landscape

Strong tree belts fringe the open, central part of this site and give it a wooded character in external views, both locally and from high points in the SDNP. In the wider half of the site, to the north of the Sainsbury's store, they also create some sense of separation from the urban area, despite traffic noise.

The southern strip of woodland to either side of the A293 contributes significantly to giving the impression, from the SDNP, of a wedge of

The wider, northern part of this area could accommodate some low-density development, or a smaller area of medium-density development, without significantly compromising its wooded character and role as part of the 'green wedge'. The western side of the area, close to the roundabout and away from the Hangleton Conservation Area, would be most suitable.

Secondary Constraints and Mitigation Assessment

woodland extending almost to the seafront.

Other Environmental Issues

An intermediate SW flood risk area runs through the middle of the site. This area covers over 25% of the total area of the site.

According to the JBA¹ indicative ground water map of Brighton and Hove, the lower half of the site is within an area which has a 0-25% risk of ground water flooding.

--

Development is required to ensure surface water run-off rates are at least reduced to existing green-field levels.

0

Overall Conclusions

The site is suitable for a small amount of low density development. While most of the site performs an important role as open space (with public access), of which there is an under provision in the area, the site is of a significant size and a modest loss could be mitigated through appropriate enhancement of the remaining open spaces.

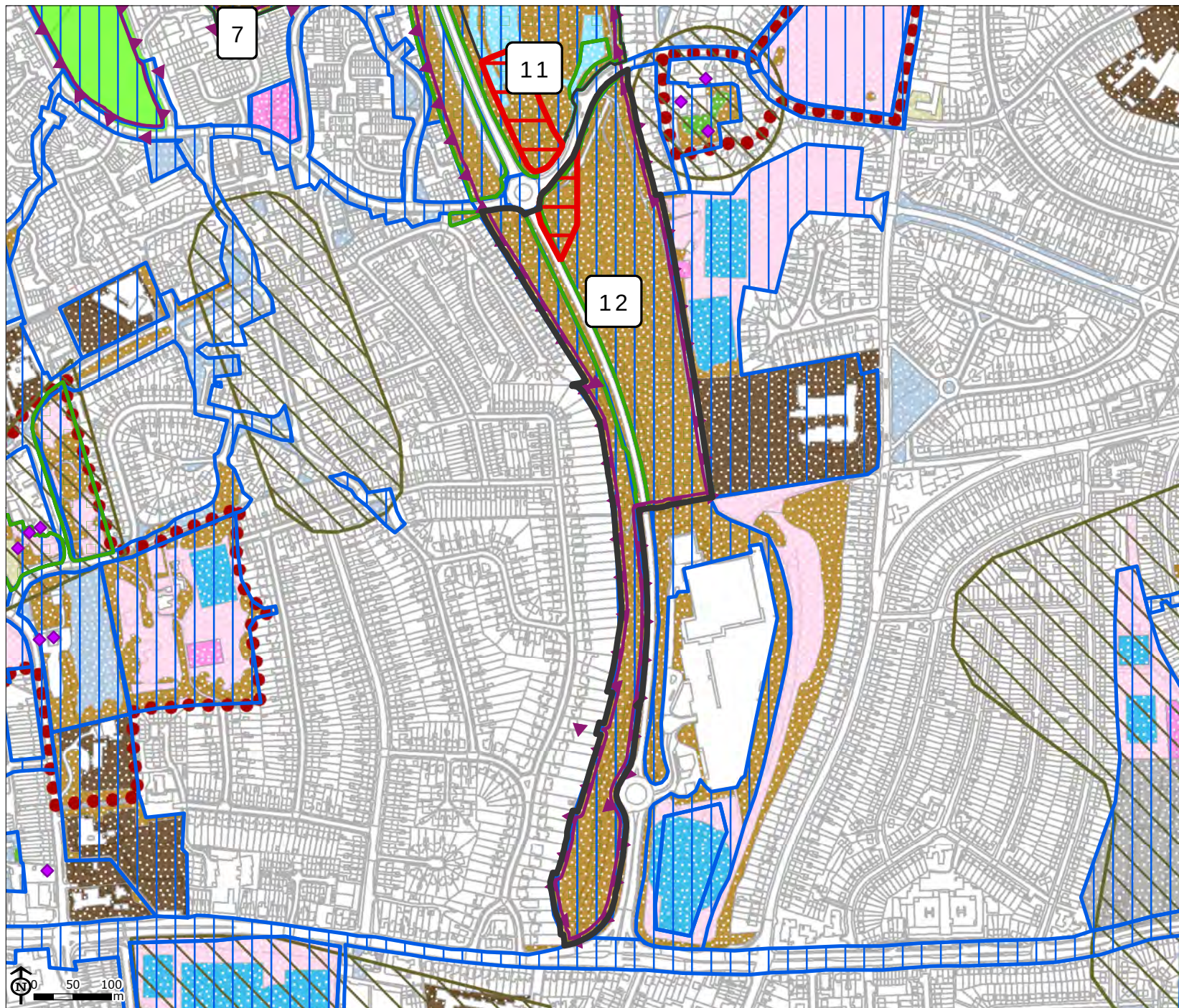
The site is at risk from groundwater and surface water flooding, is in close proximity to important heritage assets to the north and east and the significant ecological value of the valley as a wildlife corridor becomes more and more sensitive in the southern half of the site where it narrows. Therefore, any development should be concentrated in the north east corner of the site, away from the Hangleton Conservation Area, close to the roundabout.

Development would require significant mitigation not to compromise the 'green wedge' of which the site forms a central part, maintaining a clear green north-south link not visible from the rights of way along the ridges of the SDNP.

Finally, the site's significant ecological constraints would require significant measures to maintain connectivity along this important wildlife corridor and appropriate enhancement measures to offset any long term adverse effects. Lost trees would need to be replaced and positioned to help enhance the Benfield Valley wildlife corridor and screen the development from view.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.75 (15 dwellings)	North east corner close to the roundabout.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012



Brighton and Hove Urban Fringe Assessment

Site: 12: Benfield Valley, south of Hangleton Lane

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:7,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development as the site represents an important wildlife and recreational corridor between the accessible South Downs National Park and Hove Park in the centre of the City.

Site Characteristics:

The site is owned by the Council (public).

Steep gradient; topographical constraints; access difficult; heavily used junction.

Popular site for quiet outdoor recreation.

The northern tip of the site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
<i>The site represents an important wildlife corridor from the South Downs National Park to Hove Park in the centre of the City.</i> <i>Site of Nature Conservation Importance. SNCI comprising an area of mature secondary woodland and improved grassland. Site supports populations of slow worms <i>Anguis fragilis</i>, song thrush <i>Turdus philomelos</i> and badger <i>Meles meles</i>. In addition, there are incidental records of wood warbler <i>Phylloscopus sibilatrix</i>, spotted flycatcher <i>Muscicapa striata</i>, house sparrow <i>Passer domesticus</i>, yellow hammer <i>Emberiza citrinella</i> and reed bunting <i>Emberiza schoeniclus</i> from the Site. However Japanese knotweed is also present within the Site.</i> <i>Nature Improvement Area.</i>	--?	<i>Residential development may be appropriate where it retained the integrity of the green corridor, resulted in minimum tree loss and made provision for the existing biodiversity assets, particularly within the surrounding woodland.</i> <i>The area of open ground to the west of the cluster of flat blocks in the northern half of the site is likely to be the most appropriate place for development in ecological terms.</i> +/--?
Historic Environment		
<i>The whole site sits within the Woodland Drive Conservation Area.</i> <i>Approximately 5% of the site is within an Archaeological Notification Area. Although the steep east facing slope upon which the site sits is not ideal for historic occupation, it could have been appropriate for burials.</i>	--?	<i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss.</i> <i>Archaeology potential should be considered at the pre-application stage.</i> <i>As the whole site is within a Conservation Area any new development would need to be in keeping with the character of the existing "Mock Tudor" estate. However this is unlikely to mitigate any significant negative impacts on the Conservation Area or enhance the setting of the existing buildings.</i> +/--?
Open Space		

Secondary Constraints and Mitigation Assessment

The site is owned by the Council (public).

The site is designated by two open space designations: Natural/semi natural green space (35%) and amenity green space (65%). Not scored.

One of a few areas with access over A27 to National Park/A local gateway to the National Park.

Popular site for quiet outdoor recreation.

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hove Park (formerly known as Stanford):

- Currently has an over provision of allotments and urban farms, amenity greenspace, outdoor sports, parks and gardens and children and young people spaces.*
- Currently has under provision of natural and semi-natural urban greenspace.*
- When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of amenity greenspace and natural and semi-natural urban greenspace unless additional provision is found respectively.*

Due to the location of this site regard should also be given to the Ward of Withdean where, when all open space typologies are assessed together, there is predicted to be an over provision. However this includes a large open space at Waterhall which provides facilities for the city as a whole.

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The entire site performs an important role as publically accessible open space.

Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site.

--

While there is currently an over provision of amenity green space within the area, it is predicted that more will be required in by 2030, meaning provision would have to be found within the plan period.

Landscape

This narrow strip of sloping, mostly wooded ground is one of the characteristic fingers of green space which extend deep into the city from its northern edge. The A27 passes through a natural coombe at the northern end of the site, so there is not a strong topographical connection with the National Park to the north, but the wooded slope does connect visually with the important arc of open space along Red Hill to Coney Hill and Patcham Place (with Patcham windmill forming a significant landmark on the ridge), and Hove Park continues the arc of green space to the south. The public footpath and bridleway that run through the site enhance its sensitivity in terms of visual effects, and the trees also form

--

At the wider, northern end of the site there is a belt of open space below (to the east of) the tree line. Apartment blocks have already been built at the northern end of this area, providing a potential access route to new development. Narrowing this belt of open land would still be a negative impact, and it would be difficult to accommodate housing that would be in character with the large Conservation Area properties, but in terms of wider landscape character the trees are more important than the open space, and development in this area would avoid tree loss.

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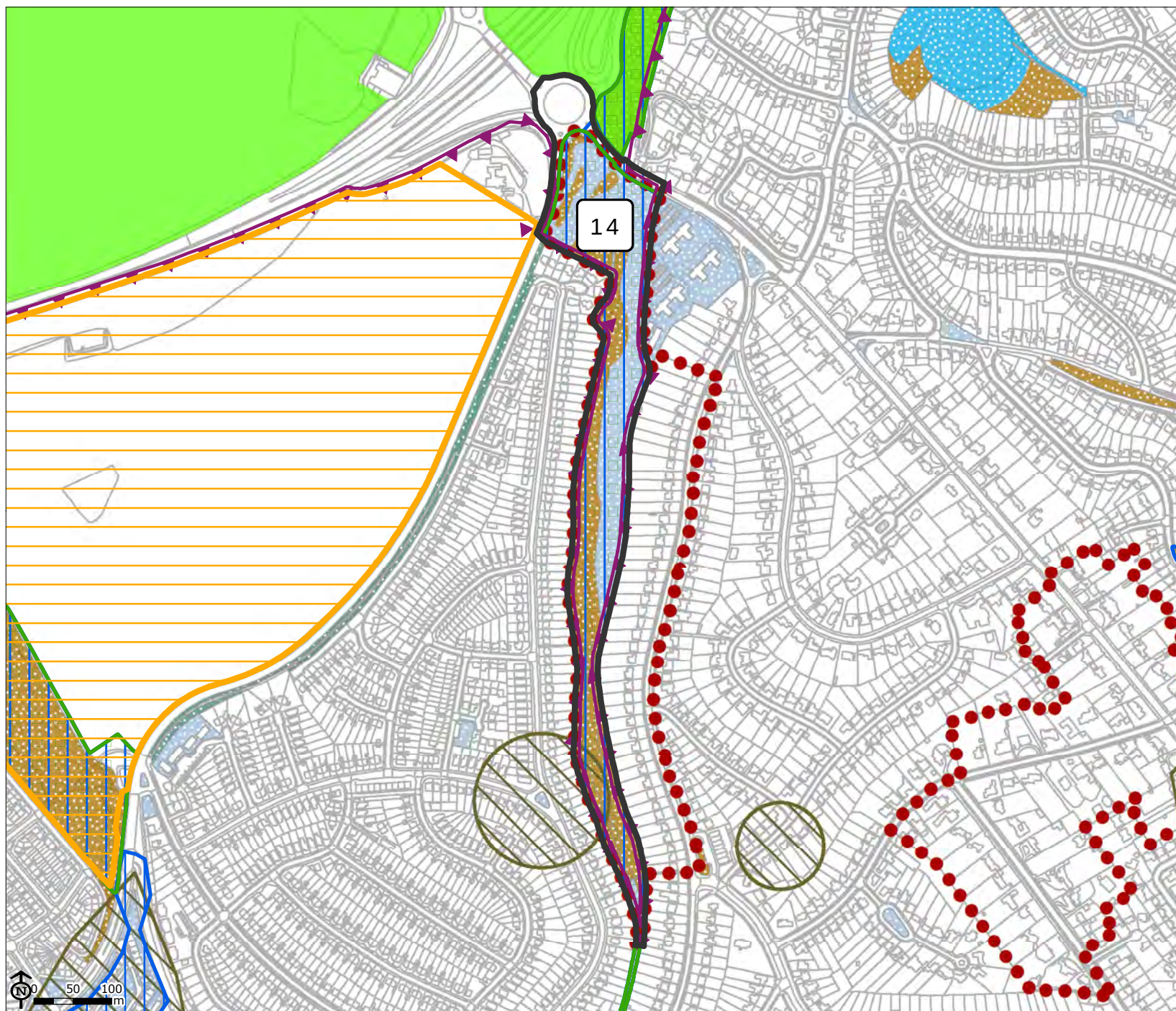
Secondary Constraints and Mitigation Assessment			
<i>a backdrop to the houses in the Woodland Drive Conservation Area.</i>			
Other Environmental Issues			
<i>No significant environmental issues.</i>	0	<i>No need for specific mitigation measures.</i>	0
Overall Conclusions			
<i>The site is unsuitable for residential development. It represents one of the characteristic fingers of green space which extend deep into the city from its northern edge, performing important ecological, open space, access and landscape functions.</i> <i>Much of the site is very narrow, heavily wooded and steep, connecting visually with the important arc of open space along Red Hill to Coney Hill and Patcham Place (with Patcham windmill forming a significant landmark on the ridge), and Hove Park continues the arc of green space to the south. The public footpath and bridleway that run through the site enhance its sensitivity in terms of visual effects and provide access to the heavily used semi natural and amenity open spaces which form this site. Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site.</i> <i>While there is currently an over provision of amenity green space within the area, it is predicted that more will be required in by 2030, meaning provision would have to be found within the plan period.</i> <i>The site sits within and forms the backdrop to the houses in the Woodland Drive Conservation Area.</i> <i>The site is an SNCI and represents an important wildlife corridor from the South Downs National Park to Hove Park in the centre of the City.</i>			
Dwelling Type	Approx. Area (ha) & No's of Dwellings		Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	0		N/A
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	0		N/A
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	0		N/A

Brighton and Hove Urban Fringe Assessment

Site 14: Three Cornered Copse, bounded by Dyke Road Ave, King VI Ave

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:7,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to severe access constraints.

Site Characteristics:

The site is owned by the Council (public).

A wooded island within the key interchange between the A23 and A27. A balancing pond lies to the west.

Access constraints; surrounded by busy dual carriageway, no access, very congested at peak times.

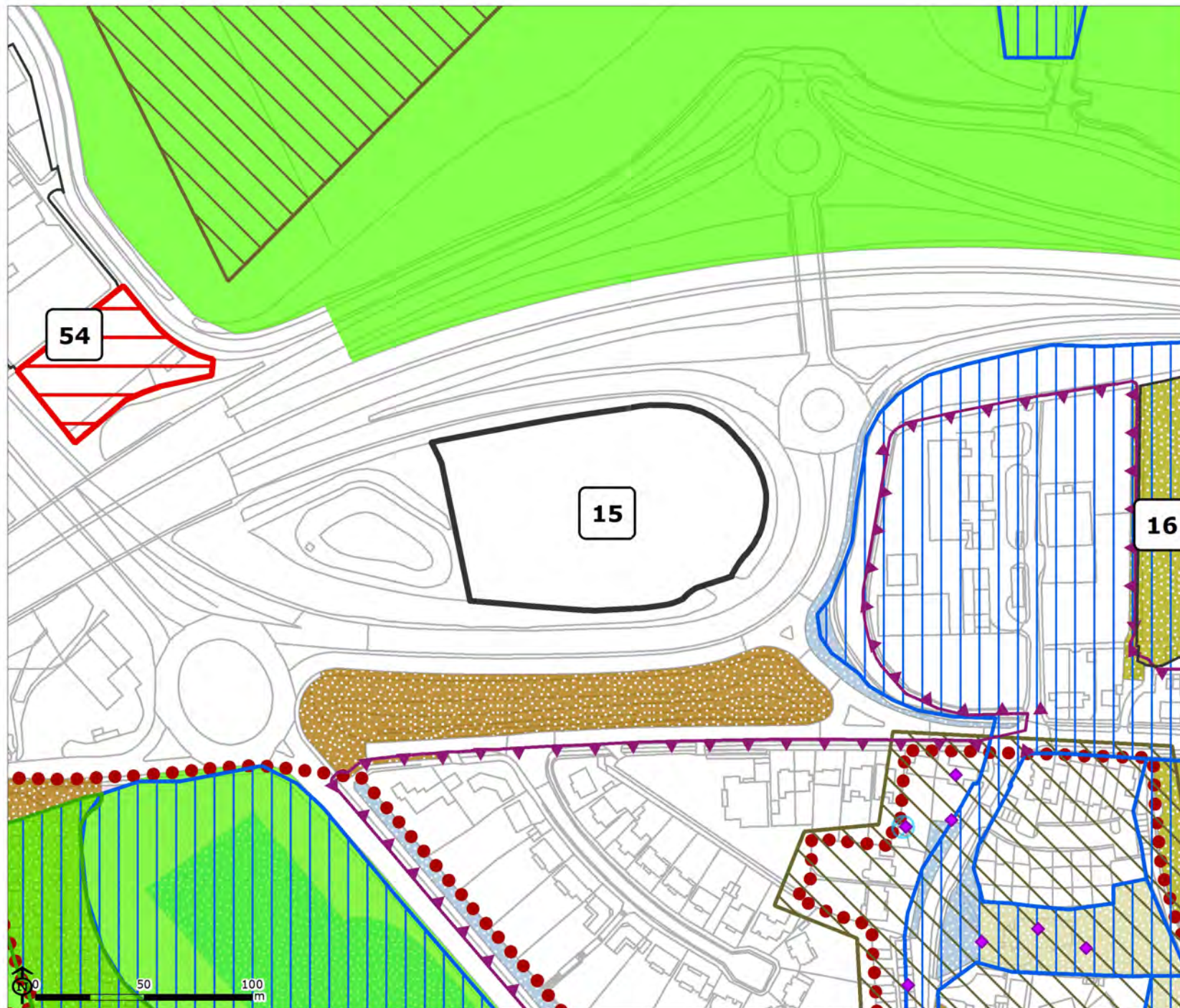
The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
No ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	++
Historic Environment			
The Patcham Conservation Area is 100m to the south of the site, and contains a high concentration of listed buildings and a Scheduled Monument. However, there is unlikely to be a significant negative impact on their setting due to the bypass and existing residential development which lie between the site and these heritage assets. There is limited potential for archaeology due to the significant ground disturbance caused as a result of road construction.	0	No specific mitigation required.	0
Open Space			
The site is owned by the Council (public) but it contains no formal open spaces. The Brighton and Hove Open Space Study Update (2011) indicates that the ward of Patcham: - Currently has an over provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. - Currently has an under provision of allotments and urban farms. - When all open space typologies are	0	There are no identified open spaces within the publically owned site. If access could be found and new residential development could be delivered, such development could enable the creation of a small area of new publically accessible open space in an area of under provision for allotments and urban farms.	++

Secondary Constraints and Mitigation Assessment			
<i>assessed together there is a current over provision of open space.</i> <i>Is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms unless additional provision is found respectively.</i>			
Landscape			
<i>The site is mostly wooded and is enclosed by the A27/A23 junction. Screening trees also line the enclosing roads, so in terms of wider landscape character the site makes no significant contribution, but the trees do perform a function in terms of partially offsetting the dominance of traffic on local landscape character.</i>	-	<i>In landscape and visual terms there would be no adverse effect from building within the site, as long as trees were retained on the perimeter.</i>	0
Other Environmental Issues			
<i>No significant environmental issues.</i>	0	<i>No need for mitigation</i>	0
Overall Conclusions			
<i>The site is not suitable for residential development. While the site has no significant ecological, open space or landscape constraints, except the loss of trees, it is an island between the A27 dual carriageway and A23 link, two very busy roads making the site an unpleasant place to live and access very difficult.</i>			
Dwelling Type	Approx. Area (ha) & No's of Dwellings		Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0		N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0		N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0		N/A

Brighton and Hove Urban Fringe Assessment

Site: 15: A27/A23 Interchange (including land east of Patcham Court Farm)



Map Scale @ A4: 1:2,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the four designated open spaces concentrated within in, namely natural/semi natural greenspace to the east (40%), allotments to the west (25%) and an outdoor sports field in the centre (20%) surrounded by a thin ring of park and garden land (15%).

Site Characteristics:

The site is owned by the Council (public).

The site is a combination of well used Statutory Allotments (west), a cricket and football field (sport and recreation ground) surrounded by land designated as park and a large portion of natural and semi-natural greenspace made-up of rough scrub.

One of the few areas in the city with a bridge link over A27 to National Park providing a gateway to the National Park.

The whole site sits within Grade 3 Agricultural Land.

Through the 'Food Matters' programme, the eastern half of the site has been identified by the Council as having potential for future food growing.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
The Patcham Conservation Area is 40m to the south west of the site. The Conservation Area contains a high concentration of listed buildings and a Scheduled Monument, including the farmhouse and associated buildings of Patcham Court Farmhouse. Eastern part of the site is an Archaeological Notification Area (40%) due to the presence of prehistoric burials. The central and western sections of the site are likely to have been disturbed, limiting the potential for intact archaeological remains.	--?	Any development in the western part of the site would need to be sited and designed sensitively to protect important views to the Conservation Area and listed buildings. Local policies require the appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record. Assessment of archaeology potential should be carried out at pre-application stage.	+/--?
Open Space			
The site is owned by the Council (public). The site is designated as four open spaces: natural/semi natural greenspace in the east (40%), allotments in the west (25%) and an outdoor sports field in the centre (20%)	--	The entire site performs an important role as publically accessible open space. The outdoor sports fields should be retained as there is a city-wide shortage of such facilities and a limited amount of suitable	+/-

Secondary Constraints and Mitigation Assessment			
surrounded by a thin ring of park and garden land (15%). A local gateway to National Park. The Brighton and Hove Open Space Study Update (2011) indicates that the ward of Patcham has: - Currently has an over provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. - Currently has an under provision of allotments and urban farms. 1. When all open space typologies are assessed together there is a current over provision of open space. - Is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms unless additional provision is found respectively.		flat land. Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, with the exception of the allotments and the sports fields which should be retained, there is currently over provision of natural and semi-natural urban greenspace and this is predicted to continue to at least 2030. Therefore, development within the areas of the site that contain natural/semi natural greenspace to the east (will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development. Indeed, new residential development could provide the opportunity to improve facilities and create new open spaces for which there is greater demand in the area, for example allotments further up the eastern slope.	
Landscape			
The sports pitch in the centre of the site sits at the base of a coombe which has been artificially truncated by the embankment of the A27, detaching it from the SDNP landscape to the north. The contained nature of the site, with vegetation screening the A27 and a line of conifers along the western boundary, enhances its character as a sporting venue but also makes it less sensitive in terms of broader landscape character. The slopes to the east and west, occupied by scrub vegetation and allotments respectively, become more sensitive with elevation, as intervisibility with the SDNP increases, although the A27 also has increased impact on landscape character.	-	There is scope to continue the access road from Vale Avenue and develop the lower parts of the site. Leaving a central north-south belt free from houses would minimise visual impact from further south along Vale Avenue, where the trees on the A27 embankment form a wooded backdrop to northward views. It would also be beneficial to retain a belt of green space around the footpath that provides access across the A27 to the SDNP.	0
Other Environmental Issues			
There is an intermediate SW flood risk area in the southern tip of the site. The area covers between 5% and 25% of the site area.	-	Where development is proposed at the southern tip of the site, it should be required that surface water run-off rates are at least reduced to existing green-field levels.	0
Overall Conclusions			

Site: 16 Location: Land at and adjoining Horsdean Recreation Ground, Patcham **Site Area:** 5.79

Secondary Constraints and Mitigation Assessment

The site is suitable for some low density residential development on the lower slope of natural semi natural greenspace in the eastern third of the site. Development would need to be sited and designed sensitively to protect important views to the Conservation Area and listed buildings that lie to the south west of the site.

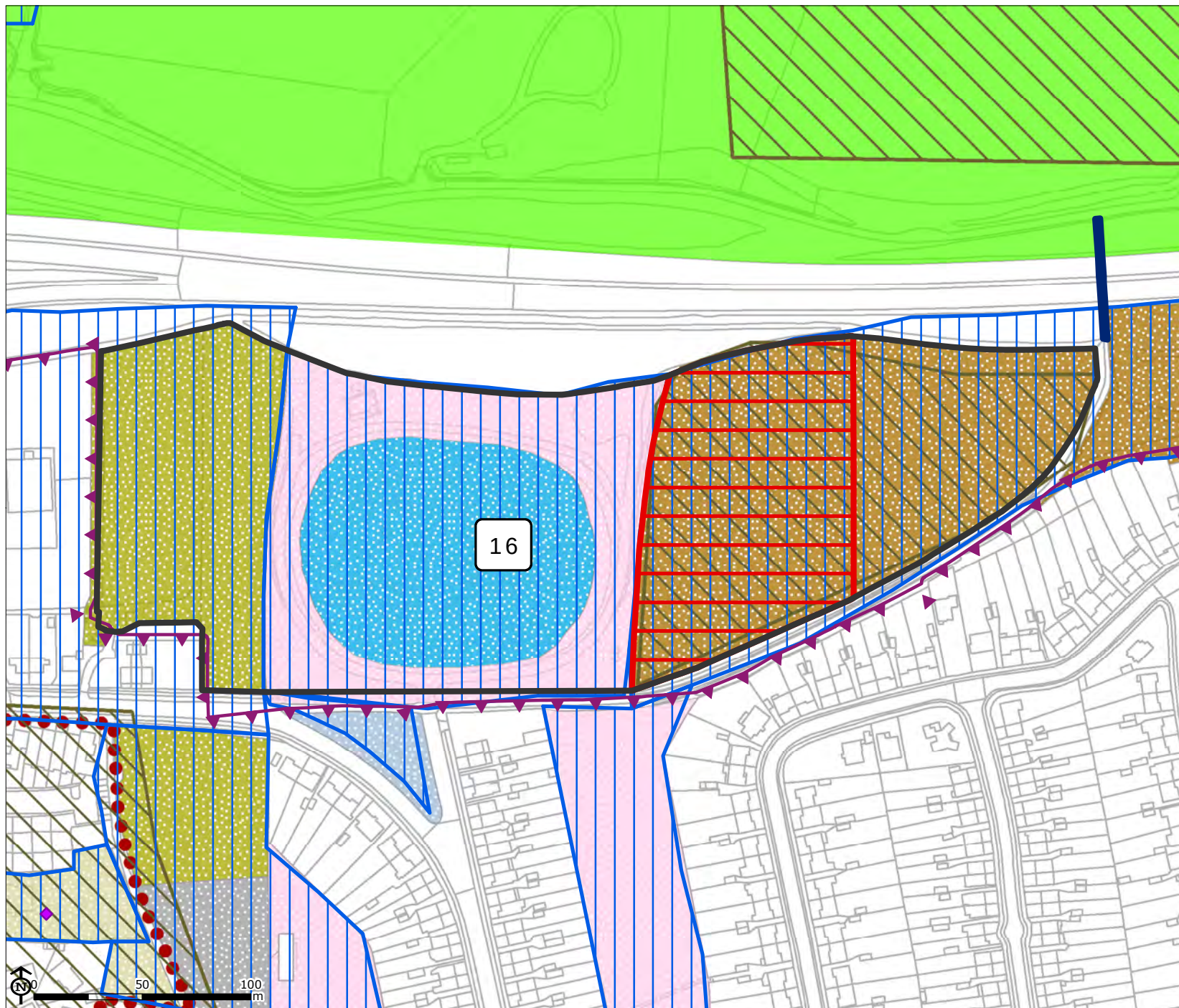
There are no significant ecological or other environmental constraints within the site, but some potential for archaeology; however, the entire site does perform an important role as publically accessible open space. Development of the allotments in the western part of the site would result in a significant loss of an open space which is under provided in the ward. The sport fields represent an important city-wide resource.

There is currently an over provision of natural and semi-natural urban greenspace in the area. Therefore, residential development on the areas of the site containing such open spaces would have a more minimal negative effect on open space provision, and potentially a positive effect, if new open spaces for which there is currently an under provision in the area could be provided on the eastern slope.

There is scope to provide access to the site by extending Barrhill Avenue north. It would be beneficial to retain a belt of green space around the footpath that provides access across the A27 to the SDNP.

Development should be restricted to the lower part of the eastern slope to protect the wider landscape character.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>1.25 (30 dwellings)</i>	<i>Lower two thirds part of the eastern slope of the site.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>



Brighton and Hove Urban Fringe Assessment

Site: 16: Land at and adjoining Horsdean Recreation Ground, Patcham

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed suitable for 12 low density residential dwellings on a small part of site near to existing properties at western edge.

Site Characteristics:

The site is owned by the Council (public).

Ridge of unimproved grassland. Strong visual connectivity with wider Downs.

Disused play area at western edge of site.

The majority of the site (75%) sits within non-agricultural land; however the northern tip touches small areas of Grade 3 (2%) and Grade 4 (5%) Agricultural Land. The western tip of the site sits within the urban area of the City.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
A large portion of the site sits within the Ladies Mile Local Nature Reserve. LNR comprises of a flat area of chalk grassland which includes large areas of horseshoe and kidney vetch. The Site grades into dense scrub and woodland in the south. Nature Improvement Area. In addition, approx. 80% of the site has been designated for Higher level Stewardship funding for environmental management to deliver significant environmental benefits.	--?	Concentrating development in the area of the site not designated as a Local Nature Reserve would reduce the negative effects on ecology. It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats. In addition, development in portions of the site could enable investment in interpretation boards and monitoring to facilitate public enjoyment of the reserve, improve its role as an educational resource and long term management.
Historic Environment		
The northernmost tip (3%) of the site sits on top of a Scheduled Monument (Near Eastwick Barn, Patcham: Earthworks and Lynchets), part of Romano British landscape. The whole site is within an Archaeological Notification Area containing prehistoric settlement and burial remains, and has very high potential for archaeology..	--?	Development at the northernmost tip of the site should be avoided. Pre-application assessment of archaeology potential should be undertaken. Any development in the northern part of the site should be located and designed to minimise impacts on the setting of the Scheduled Monument including the character of the landscape and direct views. Local policies require the appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.
Open Space		

Secondary Constraints and Mitigation Assessment

The site is owned by the Council (public).

Designated open space in the City Plan (natural/semi natural green space (70%) and amenity greenspace (30%). Not scored.

Links to one of few routes over the A27 to National Park/a local gateway to National Park.

Former playing field on southern edge associated with Patcham High School.

The Brighton and Hove Open Space Study Update (2011) indicates that the ward of Patcham:

- Currently has an over provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces.*
- Currently has an under provision of allotments and urban farms.*
- When all open space typologies are assessed together there is a current over provision of open space.*
- Is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms unless additional provision is found respectively.*

--

The entire site performs an important role as publically accessible open space.

Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, there is current over provision of amenity greenspace and natural and semi-natural greenspace in the area, and this is predicted to continue to at least 2030.

Therefore, development within the site will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.

Indeed, new residential development could provide the opportunity to improve facilities and create new open spaces for which there is greater demand in the area, for example allotments.

The area in the south eastern corner of the site is a disused playing field/sports area. The redevelopment of a portion of this might enable the provision of new sports fields close by within the remainder of the flat amenity greenspace.

+/-

Landscape

The Ladies Mile site forms the greater part of a significant stretch of green space extending from Ladies Mile Close north-eastwards to the A27. The A27 is cut into a hillside which rises up to Ditchling Road, so visually there is strong connectivity between the site, much of which occupies a ridge top position, and the SDNP.

Scrub vegetation occupies much of the northern flank of the slope, and this arcs westwards to connect with the steep scrub embankment of the A27 adjacent to Braeside Avenue, enclosing the north-eastern area of Patcham. In combination with the broader, higher ridge that runs south to Hollingbury it encloses the industrial/retail estate around Crowhurst Road.

--

The top of the ridge, in particular towards the eastern end, can be considered the most sensitive area in landscape terms, and the scrub-covered northern slope which forms a backdrop to housing in the vicinity of Mackie Avenue and continues west beyond the site is also very sensitive, but the southern part of the site in which school sports facilities were formerly located is less sensitive, with housing already occupying the highest part of the ridge to the west and the large scale retail buildings beneath the ridge affecting landscape character. New planting to continue the line of vegetation that separates the houses in Windmill View from the main track along Ladies Mile would provide mitigation.

There is also potential to extent the housing on the north side of Ladies Mile Road a little further westwards without major impact. Consideration should be given to avoiding impact on views from rights of way in the

0

Secondary Constraints and Mitigation Assessment

vicinity of Hollingbury Castle.

Other Environmental Issues

There are no significant environmental issues.

0

No mitigation required.

0

Overall Conclusions

While much of the site contains significant ecological, heritage, landscape and open space constraints, a small portion of the site is suitable for residential development. The southern corner of the block of flat amenity greenspace in the southern half of the site is a significant distance from the scheduled monument in the north of the site and outside the Local Nature Reserve. Furthermore, while development would result in a net loss of amenity greenspace and natural/semi-natural greenspace, there is currently an over provision of such open space in the area. The area identified for new development is a disused playing field / sports area. The redevelopment of a portion of this land might enable the creation of new sports fields, within the remainder of the amenity greenspace.

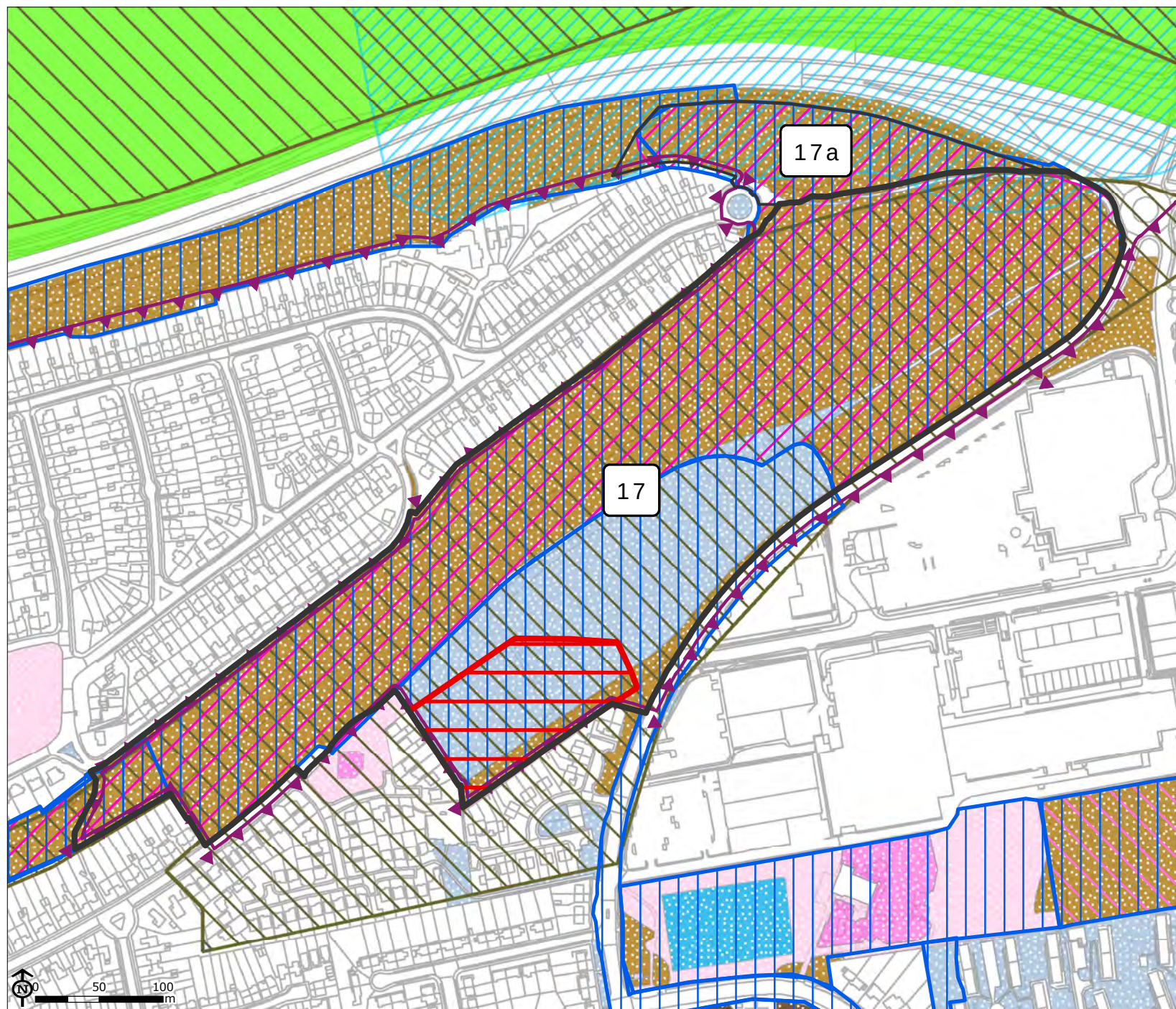
The top of the ridge, in particular towards the eastern end, can be considered the most sensitive area in landscape terms, and the scrub-covered northern slope which forms a backdrop to housing in the vicinity of Mackie Avenue and continues west beyond the site is also very sensitive, but the southern part of the site in which school sports facilities were formerly located is less sensitive, with housing already occupying the highest part of the ridge to the west and the large scale retail buildings beneath the ridge affecting landscape character. New planting to continue the line of vegetation that separates the houses in Windmill View from the main track along Ladies Mile would provide mitigation.

New residential development should sufficiently mitigate for the increased demand for open space associated with the increased population density, improve facilities in the Local Nature Reserve and create new, needed, open spaces within the undeveloped portion of the amenity greenspace, such as allotments being provided in addition and adjacent to residential development.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	1.5ha (35 dwellings)	Southern corner on the flat land formally used as school playing fields.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 17: Land at Ladies Mile, Carden Avenue



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
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- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
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 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:4,250



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed to be unsuitable for residential development due to the diverse range of designated open spaces within the site, including over 200 allotment plots, outdoor sports fields used by local schools, park and garden space, equipped play space and accessible natural/semi natural green space.

Site Characteristics:

The site is owned by the Council (public).

Site is made up of roughly equal proportions for woodland, grassland and allotment land designated for a diverse range of uses, including over 200 allotment plots, outdoor sports fields used by local schools, park and garden space, equipped play space and accessible natural/semi natural green space.

Approx. 15% of the site (the northern corner) has been designated for Higher level Stewardship funding for environmental management to deliver significant environmental benefits.

The majority of the site sits within non-agricultural land; however, the southern tip (approx. 5% is within the urban edge).

A covered reservoir lies to the north of the site, close to the north west corner (reservoir excluded from consideration for development as an absolute constraint).

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

Most of the site is part of a proposed Local Nature Reserve. Additionally there are small areas of scrub and woodland. Site supports badger, hedgehog, white letter hairstreak and several notable birds. Also one notable species of bumblebee. In addition there is an area comprising of mature deciduous secondary woodland. There are historic records of serotine bat

Nature Improvement Area.

--?

It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the proposed Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

Residential development in portions of the site currently used as park and garden, equipped playspace for children and young people and outdoor sports facilities are likely to have the least ecological impacts. Development could enable investment in interpretation boards and monitoring to facilitate enjoyment of the reserve, improve its role as an educational resource and long term management.

+/--?

Historic Environment

The western border of the site contains the Grade II listed 'tram shelter opposite the junction with Surrenden Road'.

Hollingbury Fort (Scheduled Monument) is located to the north of the site.

The site sits in a good topographic location for prehistoric and Roman activity, in particular settlement activity; burials have been found in

--?

Development should be sensitively designed and scaled to complement the existing setting of the Grade II listed 'tram shelter opposite the junction with Surrenden Road' and Hollingbury Hillfort to the North of the site.

Pre-application assessment of archaeology potential should be undertaken. Local policies require the appropriate recovery

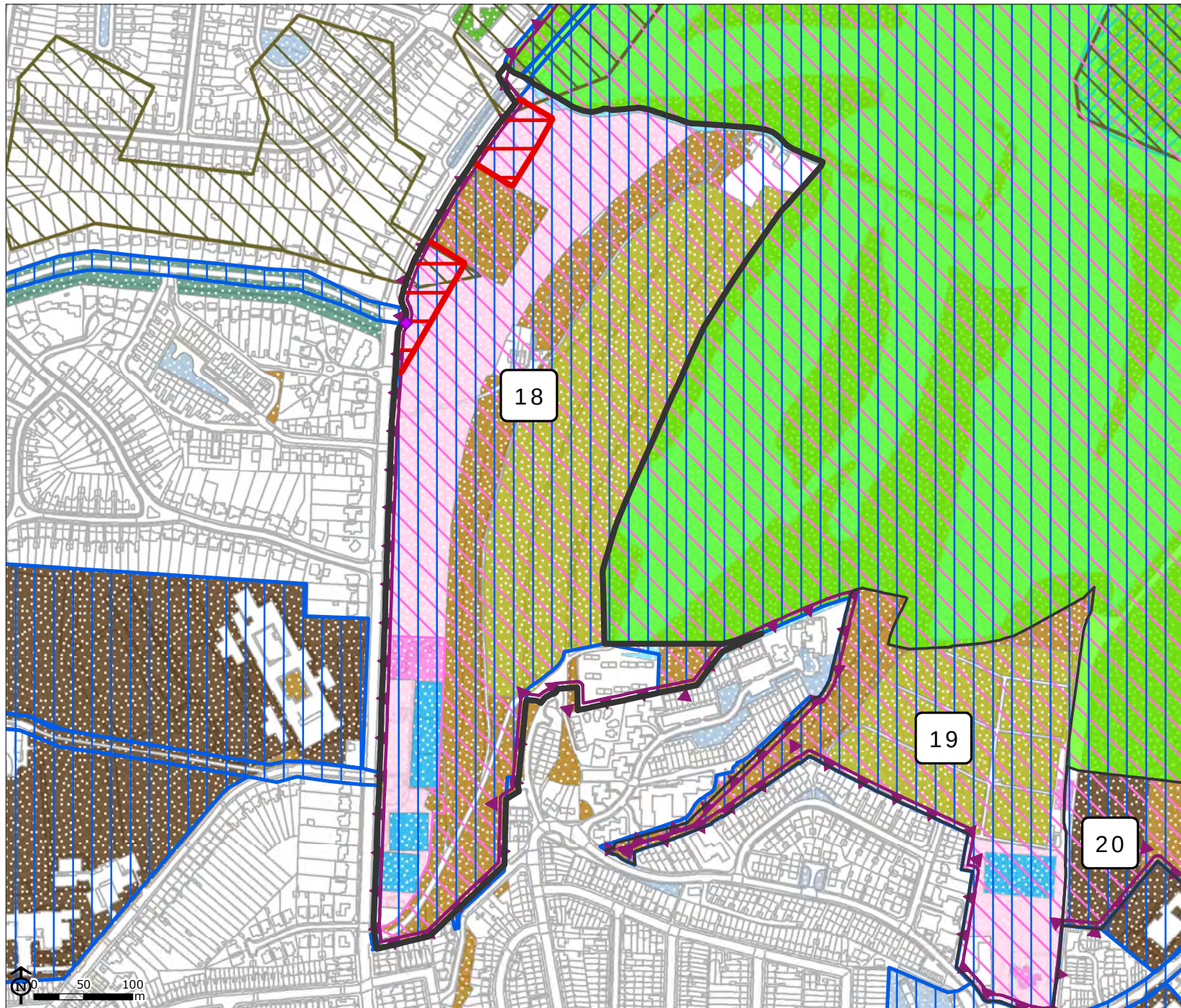
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Secondary Constraints and Mitigation Assessment			
the area.		and recording of potential archaeological assets to mitigate any loss of the archaeological record.	
Open Space			
The site is owned by the Council (public). Site provides a valued and significant multi recreational offer, including over 200 allotment plots (35%), outdoor sports fields (5%), park and garden space (25%), equipped play area (3%) and accessible natural/semi natural greenspace (30%). The sports pitches are used by a local school. Site lies adjacent to South Downs National Park. Provides a local gateway to National Park. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hollingdean and Stanmer: - Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces (however a significant proportion of this is Stanmer Park and Wild Park which lie in the National Park and provide facilities for the city as a whole or is amenity greenspace at Sussex University which is not readily accessible to the general public). - Currently has no under provision. - Is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of outdoor sports facilities unless additional provision is found respectively. Due to the location of this site regard should also be given to the Ward of Preston Park where, when all open space typologies are assessed together, there is a current and predicted under provision in open space.	--	Most of the site performs an important role as publically accessible open space. Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, with the exception of outdoor sports facilities, for which there is predicted to be an under provision by 2030, there is an over provision of allotments, natural and semi-natural urban greenspace, park and garden space and children and young peoples' space in the area, and this is predicted to continue to at least 2030. Therefore, development within the areas of the site that contain allotments, natural and semi-natural urban greenspace, park and garden space and children and young peoples' space will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development. Indeed, new residential development could provide the opportunity to improve facilities and open spaces within other parts of the Park, for example the well used sports fields and Children's play facilities to the south, or the allotments to the east.	+/-
Landscape			
The open, western side of Hollingbury Park occupies a long strip of ground sloping southwards. Mature trees at the southern end of the park screen views of much of the city centre and from the upper part of the open area the sea is visible above the tree line, adding to the sensitivity of the landscape.	--	Whilst the site overall is very sensitive there is lower sensitivity associated with the open areas just to the south, and to a lesser extent to the north of the covered	-

Secondary Constraints and Mitigation Assessment			
Looking northwards from the central and southern parts of the open area a covered reservoir, phone mast and housing mark the skyline, with trees masking views of Hollingbury Castle and the surrounding golf course, both of which lie within the SDNP. The belt of woodland running north-south through the centre of the site is an important component of views across the city from Hollingbury Castle, and also contributes to the contained, tranquil character of the allotments in the Roedale coombe which forms the eastern side of the site.		reservoir. Development here would be partially screened by the woodland belt to the east, and would not significantly stand out from existing development to the west and north in longer views, although it would still have some adverse impact on views south from the golf course. It would be important in any development here to leave some through views, and to maintain public access (e.g. alongside the woodland belt).	
Other Environmental Issues			
There is a low SW flood risk area running along much of the eastern edge of the site.	-	Any development along much of the eastern edge of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.	0
Overall Conclusions			
The site has some potential for residential development. While over 90% of the site is a proposed Local Nature Reserve and most of the site is of high landscape sensitivity, the land to the north and south of the covered reservoir in the north western corner of the site has more limited ecological value as mown amenity greenspace, for which there is an over provision in the area, and relatively low landscape sensitivity. Development here would be partially screened by the woodland belt to the east, and would not significantly stand out from existing development to the west and north in longer views. Although, development to the north and south of the covered reservoir would still have some adverse impact on views south from the golf course, these could be minimised by retaining the views to the east of the reservoir and maintaining public access alongside the woodland belt. There are pockets of open spaces in the south of the site that lie outside the proposed Local Nature Reserve; however, this portion of the site is in open ground sloping southwards. Mature trees at the southern end of the park screen views of much of the city centre and from the upper part of the open area the sea is visible above the tree line, adding to the sensitivity of the landscape. The belt of woodland running north-south through the centre of the site is an important component of views across the city from Hollingbury Castle, and also contributes to the contained, tranquil character of the allotments in the Roedale coombe which forms the eastern side of the site. There is a low risk of surface water flooding on the site that would have to be overcome, although this would not be insurmountable.			
Dwelling Type	Approx. Area (ha) & No's of Dwellings		Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.75ha (20 dwellings)		Land directly to the north and south of the covered reservoir.
Medium density, e.g. terraced dwellings – 50 per hectare	0		N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0		N/A

Brighton and Hove Urban Fringe Assessment

Site: 18: Land south of Hollingbury Golf Course and east of Ditchling Road



- Urban Fringe Boundaries
 - Urban Fringe with Potential for Housing
 - Unitary Authority Boundary
 - Previous Urban Fringe Sites
 - Listed Building
 - Registered Park and Garden
 - Nature Improvement Area
 - Scheduled Monument
 - Conservation Area
 - Site of Special Scientific Interest
 - Regionally Important Geological Sites
 - Archaeological Notification Areas
 - South Downs National Park
 - Built-up Area Boundary
 - Proposed Local Nature Reserve
 - Declared Local Nature Reserve
 - National Nature Reserve
 - Sites of Nature Conservation Importance
 - Material Recovery Facilities
 - Footbridge
 - Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches
- Map Scale @ A4: 1:5,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed to be unsuitable for residential development due to the diverse range of designated open spaces within the site, including over 122 allotment plots, outdoor sports fields and grounds associated with Cedar Close school, park and garden space, equipped play space and accessible natural/semi natural green space.

Site Characteristics:

The site is owned by the Council (public).

Allotments, woodland and open fields.

The whole site sits within non-agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
The entire site sits within a proposed Local Nature Reserve, comprising mature deciduous secondary woodland. There are historic records of serotine bat. Nature Improvement Area.	--?	It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the proposed Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats. In addition, residential development in portions of the site could enable investment in interpretation boards and monitoring to facilitate enjoyment of the reserve, improve its role as an educational resource and long term management. A significant portion of the site is used as an allotment.
Historic Environment		
The Scheduled Monument, Hollingbury Hillfort, is situated to the north of the site. The site sits in a good topographic location for prehistoric and Roman activity, in particular settlement activity. Indeed, artefacts have been found in the area.	--?	The site's close proximity to Hollingbury Hillfort means any new development on site would need to be sensitively located, laid out and designed so as not to negatively affect the setting of the monument. Further assessment of the site would be required to confirm the whether the site is part of the setting of the Scheduled Monument. Local policies require the appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.
Open Space		
The site is owned by the Council (public).	--	Most of the site performs an important role

Secondary Constraints and Mitigation Assessment

Site provides a valued and significant multi recreational offer, including over 122 allotment plots (50%), outdoor sports fields (5%) and grounds (park and garden space (20%)) associated with Cedar Close school, children and young people space (2%) and accessible natural/semi natural greenspace (25%).

Site lies adjacent to the South Downs National Park. Provides a local gateway to the National Park.

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hollingdean and Stanmer:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces (however a significant proportion of this is Stanmer Park and Wild Park which lie in the National Park and provide facilities for the city as a whole or is amenity greenspace at Sussex University which is not readily accessible to the general public.).
- Currently has no under provision.
- Is predicted to continue to have over provision of open space by 2030. However it is predicted there will be an under provision of outdoor sports facilities unless additional provision is found respectively.

as publically accessible open space.

Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, with the exception of outdoor sports facilities, for which there is predicted to be an under provision by 2030, there is an over provision of allotments, natural and semi-natural urban greenspace, park and garden space and children and young peoples' space in the area, and this is predicted to continue to at least 2030.

Therefore, development within the areas of the site that contain allotments, natural and semi-natural urban greenspace, park and garden space and children and young peoples' space will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.

Indeed, new residential development could provide the opportunity to improve facilities and create new open spaces for which there is predicted to be greater demand in the area, for example replacing some of the Park and Garden open space next to the existing outdoor sports facilities with more outdoor sports facilities.

Landscape

This site lies exposed high on the southern side of Hollingbury Hill, and although there is already housing just to the west (Hutton Road and Burstead Close) this occupies a dip and is well-contained by belts of scrub woodland (a characteristic feature on steeper slopes in the South Downs and around the urban fringe). The vegetation to the east of Hutton Road lies within the Lower Roedale site. Development within this area would extend the urban edge above the lower slopes and coombes to which it is typically confined, to the detriment of views from the public open space within the SDNP immediately to the north.

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The south eastern part of the site, occupied by a playground, skate park and sports pitch, lies adjacent to existing housing and has a clear urban edge character, so in landscape terms development here would have negligible impact on character.

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Other Environmental Issues

Secondary Constraints and Mitigation Assessment

According to the JBA¹ indicative ground water map of Brighton and Hove, the eastern edge of the site is within an area which has a 0-25% risk of ground water flooding.

-

Development of the eastern edge of the site should be required to incorporate design features to mitigate against the flood risk (e.g.no basement dwellings).

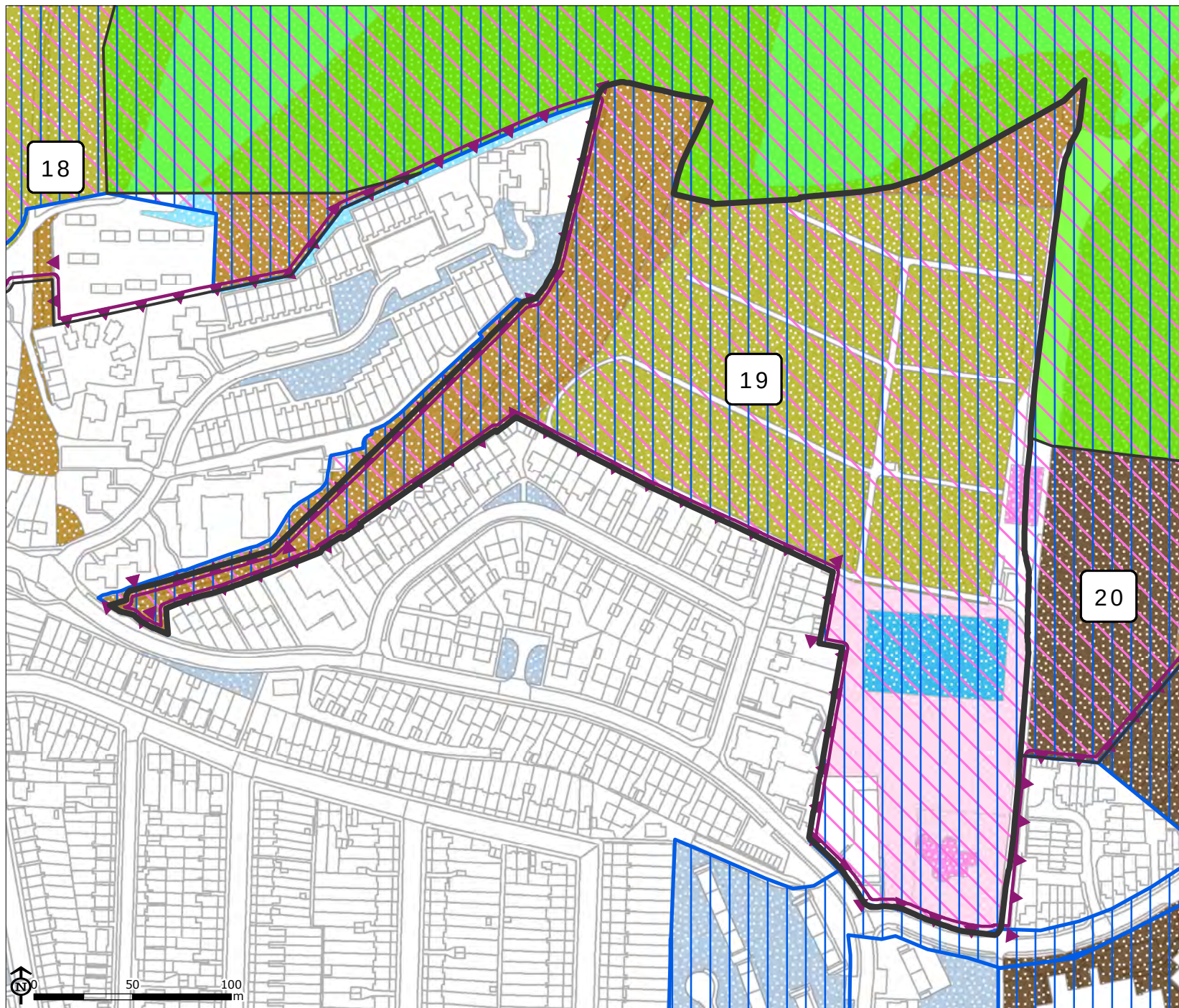
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Overall Conclusions

The site is unsuitable for residential development. Much of the site is very exposed with significant landscape sensitivity. While portions of the site have more limited landscape sensitivity and contain open spaces for which there is an over provision in the area, the entire site is registered as a proposed Local Nature Reserve and the area's steep topography make it relatively isolated, meaning the redevelopment of the local children and young people's playspace would likely have a significant impact on those living in the immediate vicinity of the site.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012



Brighton and Hove Urban Fringe Assessment

Site: 19: Lower Roedale Allotments and Playing Fields, Lynchett Close

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to a large proportion of the site being designated as the grounds and sports facilities of the neighbouring Hertford School.

Site Characteristics:

Open fields. Used as school pitches.

The whole site sits within non-agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
<i>The entire site sits within a proposed Local Nature Reserve, comprising pasture and woodland with allotments. The pasture has been colonised by several chalk grassland species and the site supports reptiles including common lizard. Also present are several notable bird species.</i> <i>Nature Improvement Area.</i>	--?	<i>It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the proposed Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of existing habitats.</i> <i>Residential development could enable investment in interpretation boards and monitoring to facilitate enjoyment of the reserve, improve its role as an educational resource for the neighbouring school and long term management.</i>
Historic Environment		
<i>The Scheduled Monument, Hollingbury Hillfort, is situated to the north of the site.</i> <i>The site sits in a good topographic location for prehistoric and Roman activity, in particular settlement activity. Indeed artefacts have been found in the area.</i>	--/?	<i>The site's close proximity to Hollingbury Hillfort mean any new development on site would need to be sensitively located, laid out and designed so as not to negatively affect the setting of the monument.</i> <i>Further assessment of the site would be required to confirm the whether the site is part of the setting of the Scheduled Monument.</i> <i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record. Assessment of archaeology potential should be carried out at pre-application stage.</i>
Open Space		
<i>75% of the site is designated as school grounds and sports pitches. The rest of the site (25%) is accessible natural and semi-natural greenspace.</i> <i>The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of</i>	--	<i>Most of the site performs an important role as publically accessible open space.</i> <i>Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, with the</i>

Secondary Constraints and Mitigation Assessment

Hollingdean and Stanmer:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces (however a significant proportion of this is Stanmer Park and Wild Park which lie in the National Park and provide facilities for the city as a whole or is amenity greenspace at Sussex University which is not readily accessible to the general public.).
- Currently has no under provision.
- Is predicted to continue to have over provision of open space by 2030. However it is predicted there will be an under provision of outdoor sports facilities unless additional provision is found respectively.

exception of outdoor sports facilities, for which there is predicted to be an under provision by 2030, there is an over provision of natural and semi-natural urban greenspace in the area, and this is predicted to continue to at least 2030.

Therefore, development within the areas of the site that contain natural and semi-natural urban greenspace will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.

Indeed, new residential development could provide the opportunity to improve facilities in and around Hertford School and in site 19 to the west. A small amount of development in one half of the small area of natural/semi-natural greenspace in the western half of the site could enable the creation of a different type of open space for which there is predicted to be greater demand in the area, for example more outdoor sports facilities.

Landscape

The Hertford School playing fields sit on higher ground than the school, at the foot of a tongue of open green space that extends down from Hollingbury Hill and is part of the SDNP. Visibility from the wider National Park landscape would be limited but this would nonetheless represent an intrusive expansion of the urban area.

-

Some additional chalk scrub planting would help to screen any new development.

-

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Mitigation across the whole site should incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)

0

Overall Conclusions

The site is unsuitable for residential development. While the site has limited landscape sensitivity its development would impact negatively on the national park. While it contains open spaces for which there is an over provision in the area, the entire site is registered as a proposed Local Nature Reserve, and the steep topography of the area make it relatively isolated, meaning the redevelopment of the school grounds and natural/semi-natural greenspace would likely have a significant impact on those living in the immediate vicinity of the site, with the sports pitches being difficult to replace nearby.

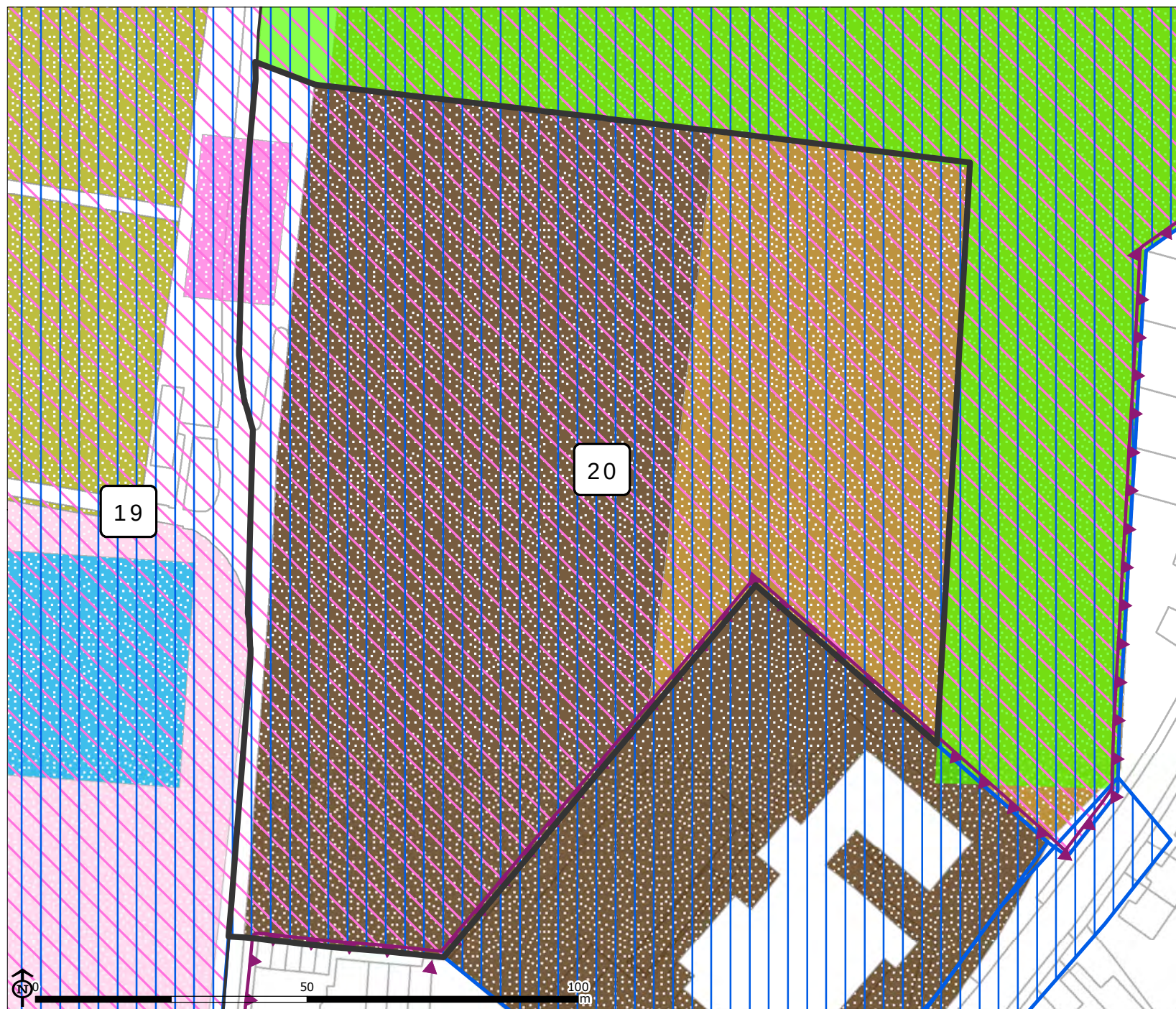
¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 20**Location:** Hertford School Grounds, Lynchett Close**Site Area:** 1.62**Secondary Constraints and Mitigation Assessment**

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	0	N/A
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	0	N/A
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 20: Hertford School Grounds, Lynchett Close



- Urban Fringe Boundaries
 - Urban Fringe with Potential for Housing
 - Unitary Authority Boundary
 - Previous Urban Fringe Sites
 - Listed Building
 - Registered Park and Garden
 - Nature Improvement Area
 - Scheduled Monument
 - Conservation Area
 - Site of Special Scientific Interest
 - Regionally Important Geological Sites
 - Archaeological Notification Areas
 - South Downs National Park
 - Built-up Area Boundary
 - Proposed Local Nature Reserve
 - Declared Local Nature Reserve
 - National Nature Reserve
 - Sites of Nature Conservation Importance
 - Material Recovery Facilities
 - Footbridge
 - Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches
- Map Scale @ A4: 1:1,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to a number of important historic and ecological designations.

Site Characteristics:

Access difficulties unless via Halls of Residence.

Through the 'Food Matters' programme, the majority of the site has been identified by the Council as having potential for future food growing.

The whole site sits within non-agricultural land

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

The site sits within a proposed Local Nature Reserve. It comprises of a mosaic of ancient woodland, chalk grassland and former arable land. Pipistrelle bats are known to roost in nearby Ashdown House and the site supports a number of rare plants and invertebrates, including Early Spider Orchid, a schedule 8 plant.

Nature Improvement Area.

--?

It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the proposed Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

In addition, residential development in portions of the site could enable investment in interpretation boards and monitoring to facilitate enjoyment of the reserve, improve its role as an educational resource, particularly for the neighbouring student halls, and long term management.

Of the four urban fringe sites within the proposed Local Nature Reserve, 21 has the most capacity. Development of the lower slope at the western edge of the site would potentially have less of a negative effect on ecology as it would maintain the band of woodland and scrub to north and in neighbouring site 21a.

However, development of this portion of the proposed Local Nature Reserve would reduce the capacity of other areas of the proposed reserve (namely sites 21a, 21b and 21c) to accommodate new residential development.

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Historic Environment

The whole site is within the Grade II Registered Stanmer Park Historic Park and Garden and Archaeological Notification Area.

The site sits in a good topographic location suitable for prehistoric and Roman settlement. During the construction of the Brighton Bypass

--?

Development within the Grade II Stanmer Park Historic Park and Garden should be designed so that it minimises impacts on the Park and on Stanmer Conservation Area. It is unlikely that development would have significant negative effects on the setting of the Conservation Area due to the site being

+/--?

Secondary Constraints and Mitigation Assessment

to the north and the University accommodation, evidence of a Bronze Age settlement was recorded. There is very high potential for archaeology.

In addition, the site is within the setting of the Stanmer Conservation area which is 70m to the east, beyond the bypass.

located on a slope facing away from the heart of both designations. Moreover, the Brighton Bypass sits between the site and both heritage assets.

The steep slope and busy road to the north of the site sever the site's connection with the remainder of the Historic Park and Garden. Therefore, the significant negative effects associated with development within the Registered Park and Garden are reduced to minor negative effects.

Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record. Assessment of archaeology potential should be carried out at pre-application stage.

Open Space

Part of the site is designated as open space. in the City Plan: 80% countryside (which is not recognised as formal open space) and 20% accessible natural/semi natural greenspace represent road verges, it is considered that there are no useable open spaces on site.

Discarded disposable barbecues were found near the site during the site visits. It is therefore acknowledged that some of the site is used as open space.

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hollingdean and Stanmer:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces (however a significant proportion of this is Stanmer Park and Wild Park which lie in the National Park and provide facilities for the city as a whole or is amenity greenspace at Sussex University which is not readily accessible to the general public).
- Currently has no under provision.
- Is predicted to continue to have over provision of open space by 2030. However it is predicted there will be an under provision of outdoor sports facilities unless additional provision is found respectively.

The majority of the site is recognised as countryside, which is not recognised as an open space. The remaining 20% of the site is natural/semi/natural greenspace, largely along the steep embankment up towards to road that abuts the site.

Discarded disposable barbecues were found near the site during the site visits. It is therefore acknowledged that some of the site is used as open space.

Development of the whole site would result in a net loss of the portions of the site used as open space, which would be difficult to replace within the immediate vicinity of the site. However, there is current over provision of natural and semi-natural greenspace in the area, and this is predicted to continue to at least 2030.

New residential development could provide the opportunity to improve facilities and create new open spaces within the areas of land described as countryside.

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Landscape

Secondary Constraints and Mitigation Assessment

The site is well contained by trees to the south and west and by vegetation on the embankment of the A27 to the north. In longer views, particularly from the Ditchling Road ridge, the upper part of the site is more exposed and detached from the existing developed university site to the east, but Great Wood on the hill top to the north is the dominant skyline landscape feature. Although the site is part of a Registered Historic Park and Garden it has no particular landscape value deriving from this.

-

Development on the lower half of the site would have little impact on the character of the wider landscape. The upper slopes would benefit from planting of characteristic chalk scrub species, with a mixture of dense scrub and open grassland which could merge visually with Great Wood in views from Ditchling Road and Hollingbury Castle. Mitigation could also incorporate the adjacent site 21a. It would be important to retain the avenue of trees which line the public footpath connecting Great Wood to Coldean.

0

Other Environmental Issues

There are no significant environmental issues.

0

No need for specific mitigation measures.

0

Overall Conclusions

Despite being a proposed Local Nature Reserve and sitting within the Grade II listed Stanmer Park Historic Park and Garden and Archaeological Notification Area, the site has some potential for high density residential development in the south western half of the site. Any development would require significant mitigation measures to improve the remaining parts of the proposed Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

In addition, residential development in the site could enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource, and provide for long term management.

The steep slope and busy road to the north of the site sever the site's connection with the remainder of the Historic Registered Park and Garden. The majority of the site is recognised as countryside, which is not recognised as an open space. The remaining 20% of the site is natural/semi/natural greenspace, of which there is current over provision in the area.

Development on the lower half of the site would have little impact on the character of the wider landscape and would maintain the band of woodland and scrub to north. The upper slopes would benefit from planting of characteristic chalk scrub species, with a mixture of dense scrub and open grassland which could enhance the proposed Local nature Reserve and merge visually with Great Wood in views from Ditchling Road and Hollingbury Castle. Mitigation could also incorporate the adjacent band of woodland and scrub in site 21a to the east. It would be important to retain the avenue of trees along which the public footpath connecting Great Wood to Coldean runs.

Taken as a whole, sites 21, 21a, 21b and 21c represent a cluster of sites all of which either include some development or have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all of them were developed there would be a significant impact on the proposed Local Nature Reserve that covers sites 21, 21a and 21c.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

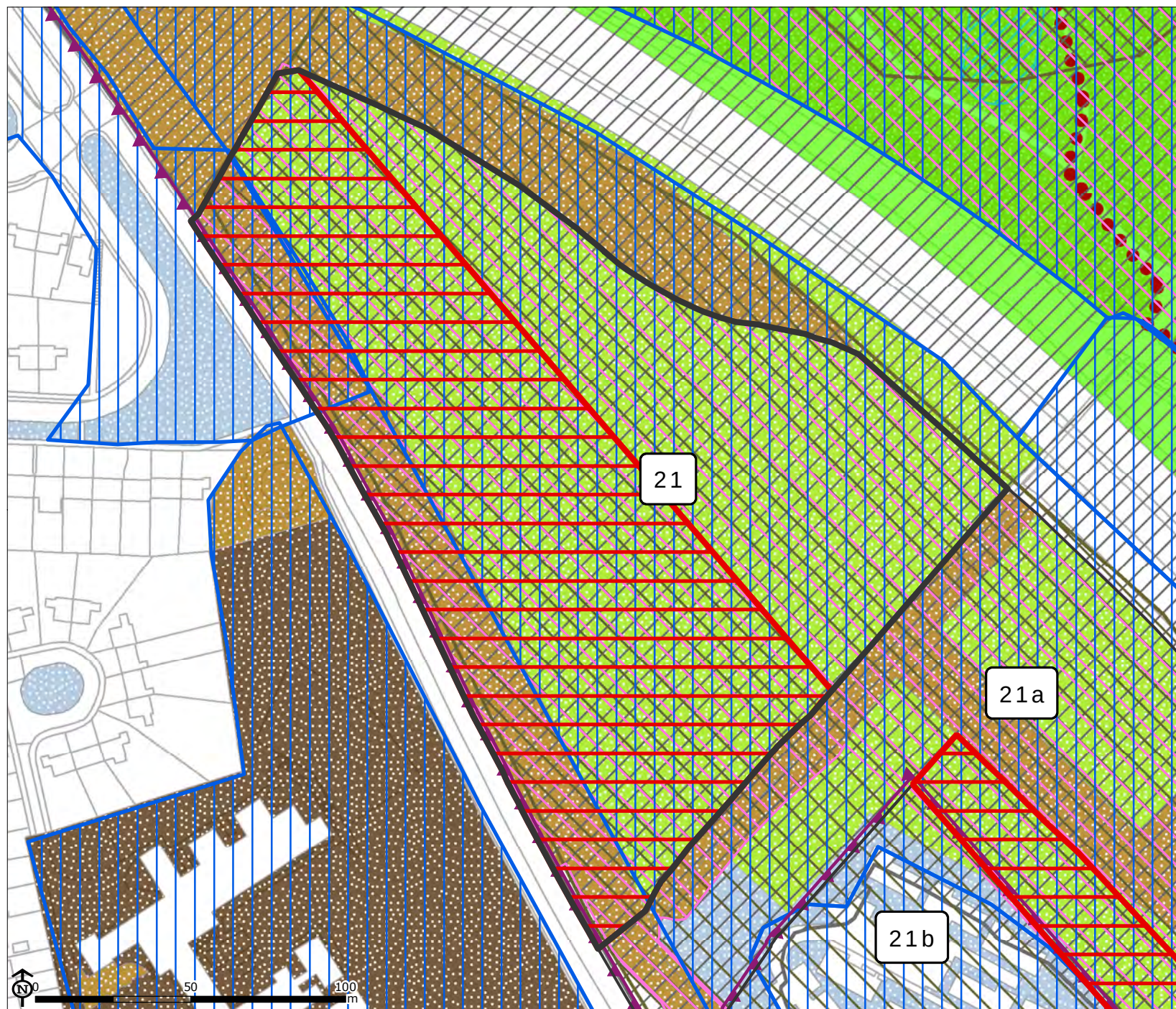
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A

Site: 21**Location:** Land to north east of Coldean Lane**Site Area:** 3.36**Secondary Constraints and Mitigation Assessment**

<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>1.75ha (130 dwellings). Limited to 2.1ha (140 dwellings) across the cluster of sites 21, 21a and 21c.</i>	<i>South western half on less exposed part of the slope.</i>

Brighton and Hove Urban Fringe Assessment

Site: 21: Land to north east of Coldean Lane



- Urban Fringe Boundaries
 - Urban Fringe with Potential for Housing
 - Unitary Authority Boundary
 - Previous Urban Fringe Sites
 - Listed Building
 - Registered Park and Garden
 - Nature Improvement Area
 - Scheduled Monument
 - Conservation Area
 - Site of Special Scientific Interest
 - Regionally Important Geological Sites
 - Archaeological Notification Areas
 - South Downs National Park
 - Built-up Area Boundary
 - Proposed Local Nature Reserve
 - Declared Local Nature Reserve
 - National Nature Reserve
 - Sites of Nature Conservation Importance
 - Material Recovery Facilities
 - Footbridge
 - Open Spaces
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches
- Map Scale @ A4: 1:1,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to a number of important historic and ecological designations.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

Through the 'Food Matters' programme, the majority of the site has been identified by the Council as having potential for future food growing.

The whole site sits within non-agricultural land.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

The whole site sits within a proposed Local Nature Reserve, comprising of a mosaic of ancient woodland, chalk grassland and former arable land. Pipistrelle bats are known to roost in nearby Ashdown House and the site supports a number of rare plants and invertebrates, including Early Spider Orchid, a schedule 8 plant.

Nature Improvement Area.

The southern boundary of the site is bordered by ancient woodland.

--?

It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

In addition, development in portions of the site could enable investment in interpretation boards and monitoring to facilitate enjoyment of the reserve, improve its role as an educational resource and long term management.

However, development of this portion of the proposed Local Nature Reserve would reduce the capacity of other areas of the proposed reserve (namely sites 21, 21b and 21c) to accommodate new development.

+/-?

Historic Environment

The whole site sits within the Grade II listed Stanmer Park a Historic Park and Garden and an Archaeological Notification Area. In addition, the site is within the setting of the Stanmer Conservation area which is 70m to the east beyond the bypass. The site sits in a good topographic location suitable for prehistoric and Roman settlement. During the construction of the Brighton Bypass to the north and the University accommodation, evidence of a Bronze Age settlement was recorded. There is very high potential for archaeology.

In addition, the Stanmer Conservation area is 40m to the east.

--?

Development within the Grade II listed Stanmer Park Historic Park and Garden should be designed to minimise impacts on the Registered Park and Conservation Area, and justification provided for further development within the Registered Park. It is unlikely that development would have significant negative effects on the setting of the Registered Park or Conservation area due to the site being located on a slope facing away from the heart of both designations. Moreover, the Brighton Bypass sits between the site and both heritage assets.

However, the steep slope and busy road to the north of the site sever the site's connection with the remainder of the

+/-?

Secondary Constraints and Mitigation Assessment

		<i>Historic Registered Park and Garden. Therefore, the significant negative effects associated with development within the Registered Park and Garden are reduced to the minor negative effects overall.</i> <i>Local policies require the appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record. Assessment of archaeology potential should be carried out at pre-application stage.</i>	
Open Space			
<i>The site is part owned by the Council (public) and part privately owned.</i> <i>Designated open space in the City Plan: 50% countryside (which is not recognised as formal open space in the Council's Open Space Strategy), 5% amenity greenspace associated with the student accommodation and 45% natural/semi and natural greenspace). Not scored.</i> <i>Discarded disposable barbecues were found throughout this site during the site visits. It is therefore acknowledged that some of the site is used as open space.</i> <i>The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hollingdean and Stanmer:</i> <i>Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces (however a significant proportion of this is Stanmer Park and Wild Park which lie in the National Park and provide facilities for the city as a whole or is amenity greenspace at Sussex University which is not readily accessible to the general public.).</i> <i>Currently has no under provision.</i> <i>Is predicted to continue to have over provision of open space by 2030. However it is predicted there will be an under provision of outdoor sports facilities unless additional provision is found respectively.</i>	--	<i>Half the site is recognised as countryside, which is not recognised as an open space. The remaining portions of the site are natural/semi/natural greenspace, largely along the steep embankment up towards to road that abuts the site and a small area of amenity greenspace near the student halls of residence.</i> <i>Discarded disposable barbecues were found throughout this site during the site visits. It is therefore acknowledged that some of the site is used as open space.</i> <i>Development of the whole site would result in a net loss of the portions of the site used as open space, which would be difficult to replace within the immediate vicinity of the site. However, there is currently over provision of amenity greenspace and natural/semi-natural greenspace in the area, and this is predicted to continue to at least 2030.</i> <i>New residential development could provide the opportunity to improve facilities and create new open spaces within the areas of land described as countryside.</i>	++
Landscape			
<i>This area is largely wooded, with some open space at the northern end and in a strip</i>	-	<i>The open strip adjacent to the university buildings could be developed without</i>	0

Secondary Constraints and Mitigation Assessment

running adjacent to the university buildings in site 21b. These large buildings give a developed character to the landscape and reduce sensitivity to additional development, but the higher slopes, which form a buffer between the university buildings and Great Wood on the hill top to the north, can be considered more sensitive.

significant impact on wider landscape character, but tree belts and the larger block of woodland in the centre of the site should be preserved as buffers.

Other Environmental Issues

There is a low SW flood risk area running along the western edge of the site.

-

Development along the western edge of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.

0

Overall Conclusions

Despite being a proposed Local Nature Reserve and sitting within the Grade II listed Stanmer Park Historic Park and Garden and Archaeological Notification Area, the site has some potential for high density residential development behind the existing student halls of residence. Any development would require mitigation measures to improve the remaining parts of the proposed Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

In addition, development in the site could enable investment in interpretation boards and monitoring to facilitate enjoyment of the reserve, improve its role as an educational resource, and long term management.

The steep slope and busy road to the north of the site sever the site's connection with the remainder of the Historic Registered Park and Garden. The majority of the site is recognised as countryside, which is not recognised as an open space. The remaining areas of the site are amenity greenspace and natural/semi/natural greenspace, of which there is current over provision in the area.

The open strip adjacent to the university buildings could be developed without significant impact on wider landscape character, but tree belts and the larger block of woodland in the centre of the site should be preserved as buffers. The upper slopes would benefit from planting of characteristic chalk scrub species, with a mixture of dense scrub and open grassland which could enhance the proposed Local nature Reserve and merge visually with Great Wood in views from Ditchling Road and Hollingbury Castle. Mitigation could also incorporate the adjacent band of woodland and scrub in site 21 to the west. It would be important to retain the avenue of trees along which the public footpath connecting Great Wood to Coldean runs.

Taken as a whole, sites 21, 21a, 21b and 21c represent a cluster of sites all of which either include some development or have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all of them were developed there would be a significant impact on the proposed Local Nature Reserve that covers sites 21, 21a and 21c.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

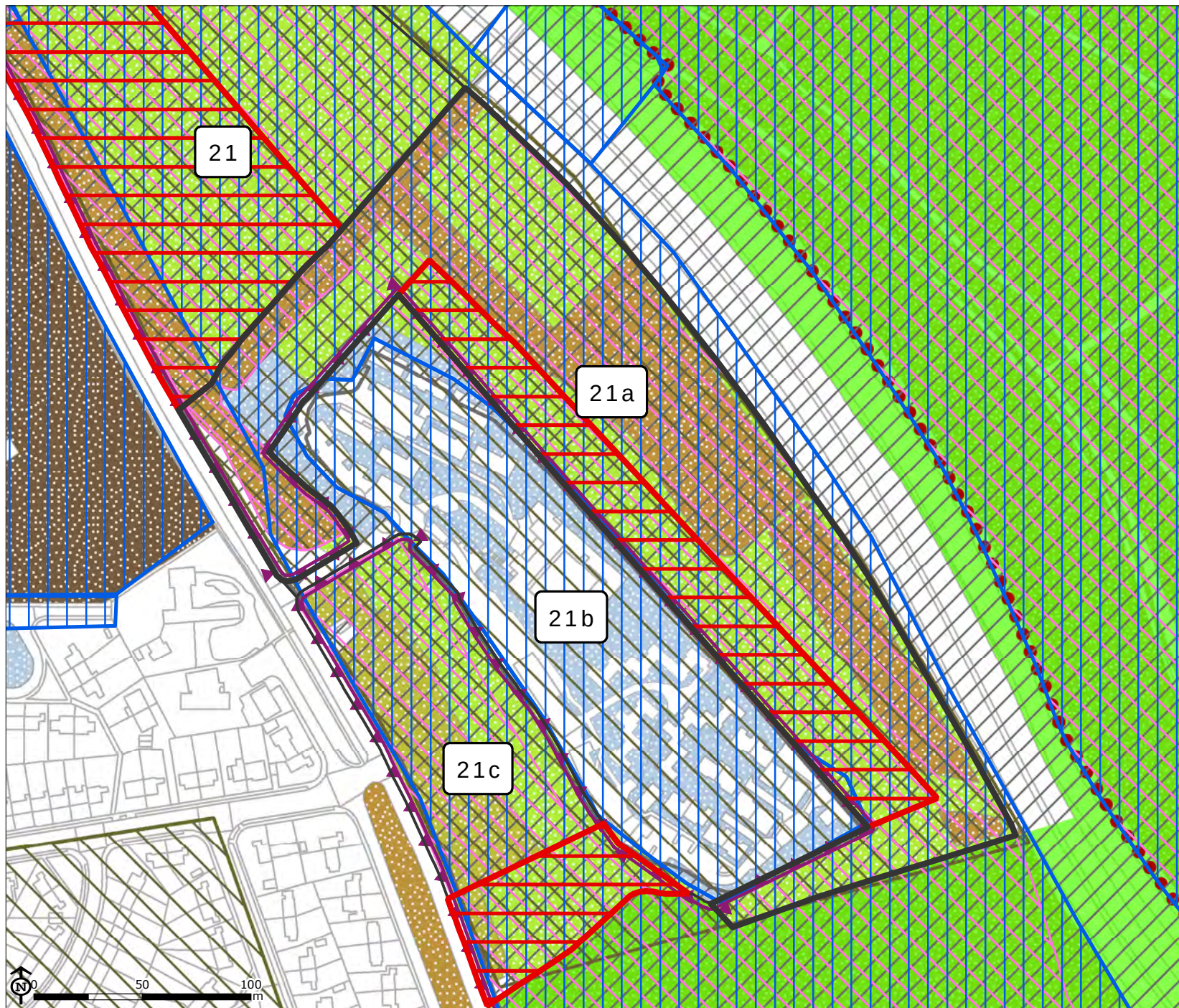
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey	0.75ha (50 dwellings). Limited to	Open strip of grassland behind the

Site: 21a

Location: Land north of Varley Halls, Coldean Lane

Site Area: 4.14

Secondary Constraints and Mitigation Assessment		
<i>dwelling/flats – 75 per hectare</i>	<i>2.1ha (140 dwellings) across the cluster of sites 21, 21a and 21c.</i>	<i>existing student halls of residence.</i>



Brighton and Hove Urban Fringe Assessment

Site: 21a: Land north of Varley Halls, Coldean Lane

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed to be unsuitable for residential development as it is already developed, containing high density university accommodation. The intensification of this existing use is permitted (BH2010/00235) - intensification greater than that permitted is unlikely to be acceptable.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

The site is already developed. It contains University student accommodation. Furthermore, the site is already being redeveloped to increase the density of student accommodation. It is unlikely that the site will be able to accommodate additional residential dwellings.

The whole site sits within non-agricultural land.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

<i>The whole site is surrounded by a proposed Local Nature Reserve.</i> <i>Nature Improvement Area.</i> <i>The southern boundary of the site is bordered by ancient woodland.</i>	-?	<i>It is assumed that development within the site would incorporate an element of provision for the biodiversity assets that surround the site within the proposed Local Nature Reserve. These improvements could help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.</i> <i>In addition, the sites close proximity to a proposed Local Nature Reserve provides an opportunity for new residential development to enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource and long term management.</i> <i>However, while development on the site would not reduce the size of the Nature Reserve, increase density could reduce the capacity of other areas of the proposed reserve (namely sites 21, 21a and 21c) to accommodate new residential development.</i>	+/-?
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Historic Environment

<i>The whole site sits within an Archaeological Notification Area and Stanmer Registered Park and Garden, and within the setting of Stanmer Conservation Area, which is 70m to the east.</i> <i>The site sits in a good topographic location suitable for prehistoric and Roman settlement. During the construction of the Brighton Bypass to the north and the University accommodation, evidence of a Bronze Age settlement was recorded. There is very high</i>	--?	<i>It is unlikely that development would have significant negative effects on the core of the Registered Park or Conservation area due to the site being located on a slope facing away from the heart of both designations. Moreover, the Brighton Bypass sits between the site and both heritage assets.</i> <i>Local policies require the appropriate recovery and recording of potential archaeological assets to mitigate any loss of</i>	+/-?
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Secondary Constraints and Mitigation Assessment

potential for archaeology.

the archaeological record. Assessment of archaeology potential should be carried out at pre-application stage.

Open Space

The site is part owned by the Council (public) and part privately owned.

Amenity greenspace makes up approximately 35% of the total site area, largely made-up of grass verges bordering the student halls of residence.

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hollingdean and Stanmer:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces (however a significant proportion of this is Stanmer Park and Wild Park which lie in the National Park and provide facilities for the city as a whole or is amenity greenspace at Sussex University which is not readily accessible to the general public.).*
- Currently has no under provision.*
- Is predicted to continue to have over provision of open space by 2030. However it is predicted there will be an under provision of outdoor sports facilities unless additional provision is found respectively.*

The site is already densely developed and is in the process of being redeveloped to accommodate more student halls of residence. Therefore, the relatively piecemeal amenity greenspace that remains on the site is considered to be important, despite the area having over provision of the open space in the area.

Landscape

This area is already developed.

0

This area is already developed.

0

Other Environmental Issues

There are no significant environmental issues.

0

No mitigation required.

0

Overall Conclusions

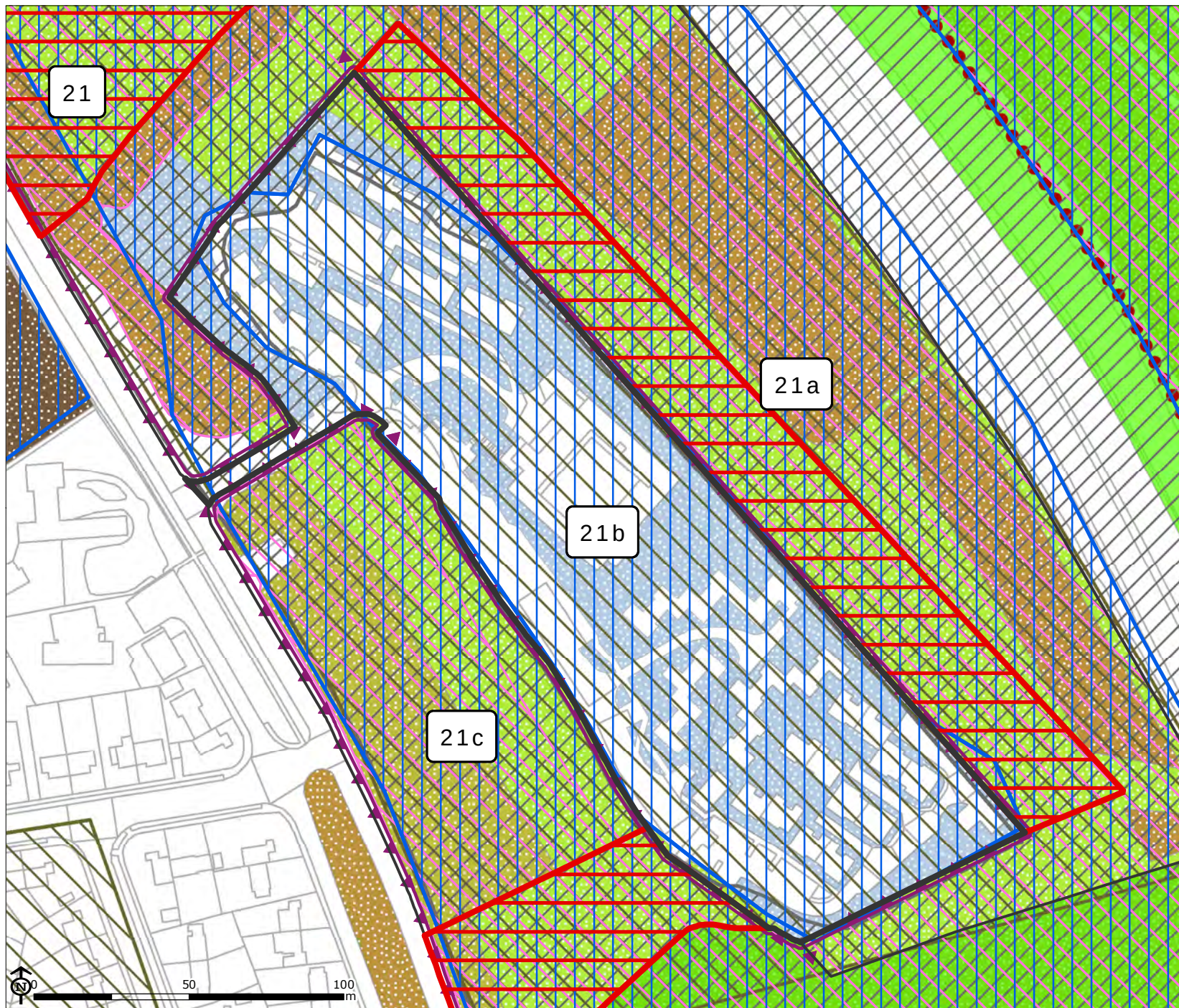
The site is deemed unsuitable for residential development as it is already developed with University student accommodation. Furthermore, the site is already being redeveloped to increase the density of student accommodation. It is therefore unlikely that the site will be able to accommodate additional residential dwellings.

Site: 21b

Location: Varley Halls, Coldean Lane

Site Area: 2.58

Secondary Constraints and Mitigation Assessment		
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 21b: Varley Halls, Coldean Lane

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the presence of a well-used allotment on site and a diverse range of heritage and ecological designations.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

The site contains an allotment surrounded by dense woodland.

The majority of the site sits within non-agricultural land; however the southern tip of the site sits within the urban edge of the City.

Effects on Secondary Constraints	Effects Post Mitigation
Ecology	
<i>The whole site sits within a proposed Local Nature Reserve.</i> <i>Nature Improvement Area.</i> <i>The southern boundary of the site is bordered by ancient woodland.</i>	--? <i>It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.</i> <i>In addition, residential development in portions of the site could enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource and long term management.</i> <i>However, development of this portion of the proposed Local Nature Reserve would reduce the capacity of other areas of the proposed reserve (namely sites 21, 21a and 21b) to accommodate new residential development.</i> +/-?
Historic Environment	
<i>The whole site sits within the Grade II listed Stanmer Park a Historic Park and Garden and an Archaeological Notification Area. In addition the site sits within the setting of the Stamner Conservation Area, which is 70m to the east.</i> <i>The site sits in a good topographic location suitable for prehistoric and Roman settlement. During the construction of the Brighton Bypass to the north and the University accommodation, evidence of a Bronze Age settlement was recorded. There is very high archaeology potential.</i>	--? <i>It is unlikely that development would have significant negative effects on the Registered Park or Conservation Area due to the site being located on a slope facing away from the heart of the designation. The steep slope, student halls of residence and bypass to the north of the site sever the site's connection with the remainder of the Historic Registered Park And Garden.</i> <i>Therefore, the significant negative effects associated with development within the Registered Park and Garden are reduced to the minor negative effects overall.</i> <i>Assessment of archaeology potential is required at the pre-application stage. Local</i> +/-?

Secondary Constraints and Mitigation Assessment

		<i>policies require the appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.</i>	
Open Space			
<i>The site is part owned by the Council (public) and part privately owned.</i> <i>The site is designated as open space in the City Plan: allotments (44 well used plots represent 45% of the site) and the rest (55%) is countryside). Not scored.</i> <i>The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hollingdean and Stanmer:</i> <i>Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces (however a significant proportion of this is Stanmer Park and Wild Park which lie in the National Park and provide facilities for the city as a whole or is amenity greenspace at Sussex University which is not readily accessible to the general public.).</i> <i>Currently has no under provision.</i> <i>Is predicted to continue to have over provision of open space by 2030. However it is predicted there will be an under provision of outdoor sports facilities unless additional provision is found respectively.</i>	--	<i>Approximately 55% of the site is recognised as countryside, which is not recognised as an open space. The remaining 45% of the site is recognised as publically accessible allotments.</i> <i>Development of the site would result in a net loss of the portions of the site used as open space, which would be difficult to replace within the immediate vicinity of the site. However, there is currently over provision of allotments in the area, and this is predicted to continue to at least 2030.</i> <i>New development on the areas of the site identified as countryside and closer to the existing development in site 21b could provide the opportunity to improve facilities and create new open spaces within the area. However, the uses for the area of the site recognised as countryside is likely to be restricted to less formal open spaces as the land is relatively steep and wooded.</i>	++
Landscape			
<i>With built development on higher ground to the east (university buildings) and across Coldean Lane to the west, and screening woodland to the north and south, development in this area would not have any impact on landscape character beyond the immediate locality but loss of the belt of trees along the eastern side of the allotments would increase exposure of the university buildings.</i>	-	Development of the allotments would not have a significant adverse effect on landscape character, if the trees that soften views of the university building were retained.	0
Other Environmental Issues			
<i>There is a low SW flood risk area running along the western edge of the site.</i>	-	<i>Any development along much of the western edge of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.</i>	0

Secondary Constraints and Mitigation Assessment

Overall Conclusions

The site is suitable for a small portion of development at the south eastern end of the site.

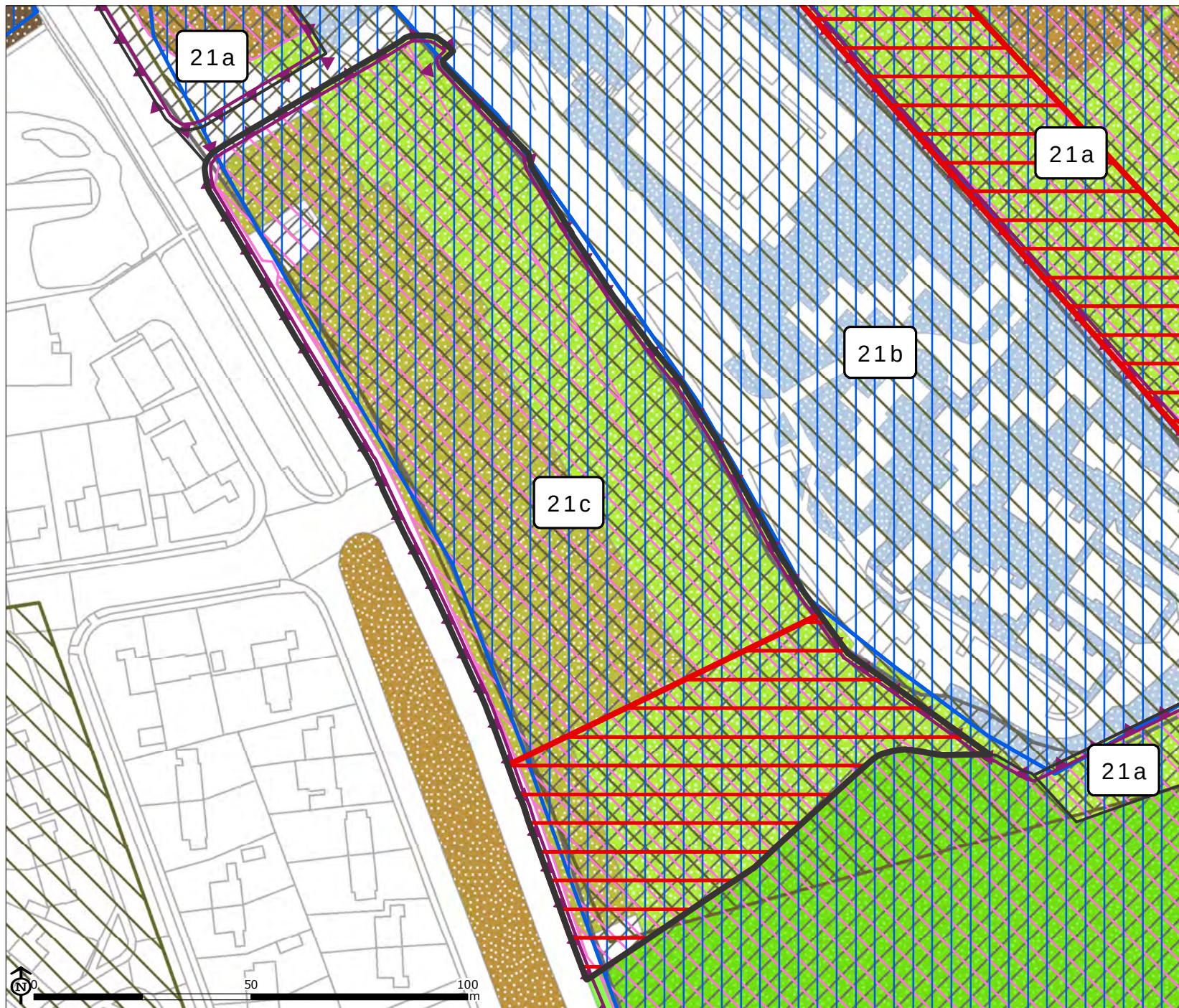
Development would be more appropriate in landscape terms in the south western half of the site containing allotments; however this would result in a net loss of open space that would be difficult to replace within the remaining areas of the site, i.e. the steep topography of the north eastern half of the site.

As there is currently an overprovision of allotment open spaces within the ward, the loss of the small band of allotment in the south eastern corner would have a limited negative impact on overall open space provision in the area.

Taken as a whole, sites 21, 21a, 21b and 21c represent a cluster of sites all of which either include some development or have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all of them were developed there would be a significant impact on the proposed Local Nature Reserve that covers sites 21, 21a and 21c.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0.3 (7 dwellings). Limited to 2.1ha (140 dwellings) across the cluster of sites 21, 21a and 21c.</i>	<i>N/A</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>



Brighton and Hove Urban Fringe Assessment

Site: 21c: Land south of Varley Halls

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,250



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed to be unsuitable for residential development due to the site's existing use as the University of Brighton's sports fields.

Site Characteristics:

The site is owned by Brighton University. Site used by Brighton University as Sports fields and planned for intensive sports use in the University's masterplan.

The southern half of the site sits within Grade 3 Agricultural Land. Roughly 25% of the northern half of the site sits within the urban edge and the other 25% within non-agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
Part (southern, western and northern boundary area) Site of Nature Conservation Importance. SNCI comprising ancient woodland, scrub and chalk grassland. Bat and bird boxes are present on some of the trees within the woodland and the developing chalk grassland (rare within Brighton and Hove due to its recent development over thin soil) supports two nationally scarce plant species. The northern and south eastern corner of the site is bordered by ancient woodland. Nature Improvement Area.	--?	Residential development may be appropriate in the areas of the site without significant woodland cover (i.e. the land currently used for outdoor sports facilities), which is not designated as an SNCI. Any development would have to make provision for the existing biodiversity assets, particularly within the surrounding woodland. +/-?
Historic Environment		
The site is situated next to an archaeological notification area. The site is situated within close proximity to a Conservation Area and a Registered Park and Garden. The surrounding trees form part of the historic planting scheme Existing development within the site is likely to have impacted on the integrity of the archaeological record resulting in low potential.	--?	Despite the site's close proximity to a Conservation Area and Registered Park and Garden, development within it is unlikely to have a significant negative effect due to the large trees sheltering the site from view. The retention of the trees, which form the backdrop to the heritage designations is key to this. +/-?
Open Space		
The site is privately owned. Designated open space in the City Plan (outdoor sports fields represent 70% of the area, natural/semi natural greenspace 20% and amenity greenspace 10%). Scored: Existing B; Potential G (ref MO0184_p). The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Moulsecoomb & Bevendean: Currently has an over provision of	--	Most of the site performs an important role as sports fields for the University of Brighton. As privately owned open space, it is not accessible to the public. However, with a City-wide shortage of sports fields, the land should retain as open space. Development of the site would result in a net loss of sports fields, which would be difficult to replace within the immediate vicinity of the site. However, there is an over provision of amenity greenspace and --

Secondary Constraints and Mitigation Assessment

allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace and outdoor sports facilities.

- *Currently has under provision of parks and gardens and children and young people space.*
- *When all the open space typologies are assessed together there is a current over provision of open space. There is predicted to be an under provision of parks and gardens and children and young people space by 2030 unless additional provision is found.*

natural and semi-natural urban greenspace, and this is predicted to continue to at least 2030.

Therefore, development within the areas of the site that contain amenity greenspace and natural and semi-natural urban greenspace will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.

However, much of the natural/semi-natural greenspace is heavily wooded and the amenity greenspace, whilst developable, is currently in use as the car park to the site and its sports facilities. Its development would inhibit access to these existing sports facilities..

Landscape

On fairly level ground, well-screened by trees and adjacent to existing university accommodation and the new football stadium, this location would not be very sensitive to built development, assuming the perimeter vegetation is retained

0

Native tree and shrub planting within the area, and along the eastern side, would add to landscape quality at a localised scale but would not have any significant impact on wider landscape character, given the extent of containment by trees.

0

Other Environmental Issues

There is a low SW flood risk area running along the eastern edge of the site.

-

Any development along much of the eastern edge of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.

0

Overall Conclusions

The site does not have potential for residential development. Much of the woodland that surrounds the site supports a local SNCI. Furthermore, while the trees and shrub planting would screen any residential development, preventing wider landscape impacts, development of the site would result in a net loss of the outdoor sports facilities on site and City-wide. There is predicted to be an under provision of outdoor sports facilities in the area by 2030. Therefore, these open spaces should be retained wherever possible.

The remaining area of amenity greenspace, whilst developable, is currently in use as the car park to the site. Its development would inhibit access to the sports facilities.

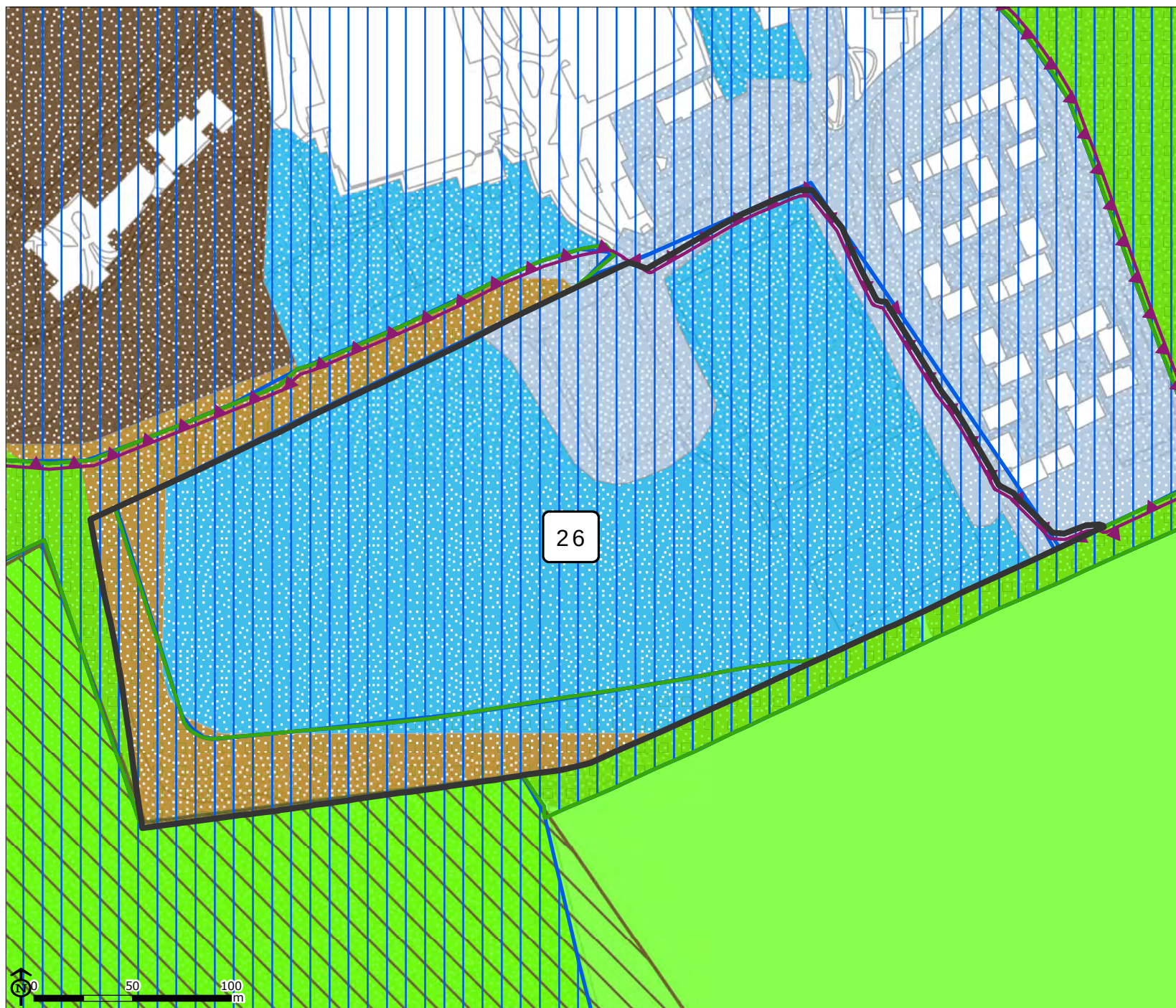
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 26: Brighton University Playing Fields

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to its current and historic use as a cemetery.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

The majority of the site is currently used as a cemetery.

The whole site sits within either urban or non-agricultural land.

Approx. 20% of the site (the eastern corner) has been designated for Higher Level Stewardship funding for environmental management to deliver significant environmental benefits.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

*70% of the site is designated as a Site of Nature Conservation Importance and 15% is a Declared Local Nature Reserve. LNR/SNCI comprising open woodland with mature trees over semi-improved grassland. The grassland supports several nationally notable species, and several species of bat have been noted, particularly the greater horseshoe bat *Rhinolophus ferrumequinum* (record from Catacombs, 1997). There are also several active badger setts within the Site. Nature Improvement Area.*

--?

The majority of the site is unsuitable for residential development due to its current use as a cemetery. The remaining portion of the site, to the east, represents approximately 30% of the total area of the site, half of which is used for allotments and the other half is natural/semi-natural greenspace designated as a Local Nature Reserve.

It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

In addition, residential development in portions of the site could enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource and long term management.

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Historic Environment

Roughly 35% of the site is designated as part of Woodvale Cemetery, a Historic Park and Garden.

In addition, the site contains eight Grade II listed buildings and lies in close proximity to a further two.

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Development on this site should be in keeping with the architecture of the Registered Park and Garden and eight Grade II listed buildings, as well as the other two that are near the site in order to ensure that it improves the setting of these heritage assets.

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Open Space

Secondary Constraints and Mitigation Assessment

The site is part owned by the Council (public) and part privately owned.

The site is designated open space in the City Plan (cemetery / churchyard (65%); allotments (15%); natural/semi natural green space (20%). Part not scored, part scored: Existing C, Potential F (ref EGH0010_p` and EGH0010_c).

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hanover and Elm Grove:

- Currently has an over provision of allotments and urban farms.
- Currently has under provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces.
- When all the open space typologies are assessed together there is a current under provision of open space.
- It is predicted that there will continue to be an over provision of allotments and urban farms, however, when assessed all together it is predicted there will be an under provision of open space to at least 2030, unless additional provision is found.

--

A large portion of the site is used as a private cemetery and is unsuitable for development (absolute constraint). The remaining 35% of the site is publically accessible open space. Development of this part of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, there is an over provision of allotments in the area, and this is predicted to continue to at least 2030.

Therefore, development within the area of the site that contains the allotments will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.

Indeed, new residential development could provide the opportunity to improve facilities and create new open spaces for which there is greater demand in the area, for example amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces.

+/-

Landscape

The only part of the site that is not cemetery is close to the summit of Race Hill, which is a very prominent location with expansive views in most directions. Although the hilltop to the north already has buildings, trees and a phone mast (sites 32 and 32a) which give it a developed character in some views, it is isolated from other residential development. From more distant high ground within the SDNP to the south east (e.g. Mount Pleasant), the ridge appears less cluttered and more characteristic of the undeveloped South Downs.

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Sensitivity to any residential development in this area would be high.

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Other Environmental Issues

There is a low risk SW flood risk area running into the site from the west into the

-

Any development running into the site from the west into the middle of the site should be required to ensure surface

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Secondary Constraints and Mitigation Assessment

middle of the site.

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

water run-off rates are at least reduced to existing green-field levels.

Any development across the site should incorporate design features to mitigate against flood risk (e.g. no basement dwellings).

Overall Conclusions

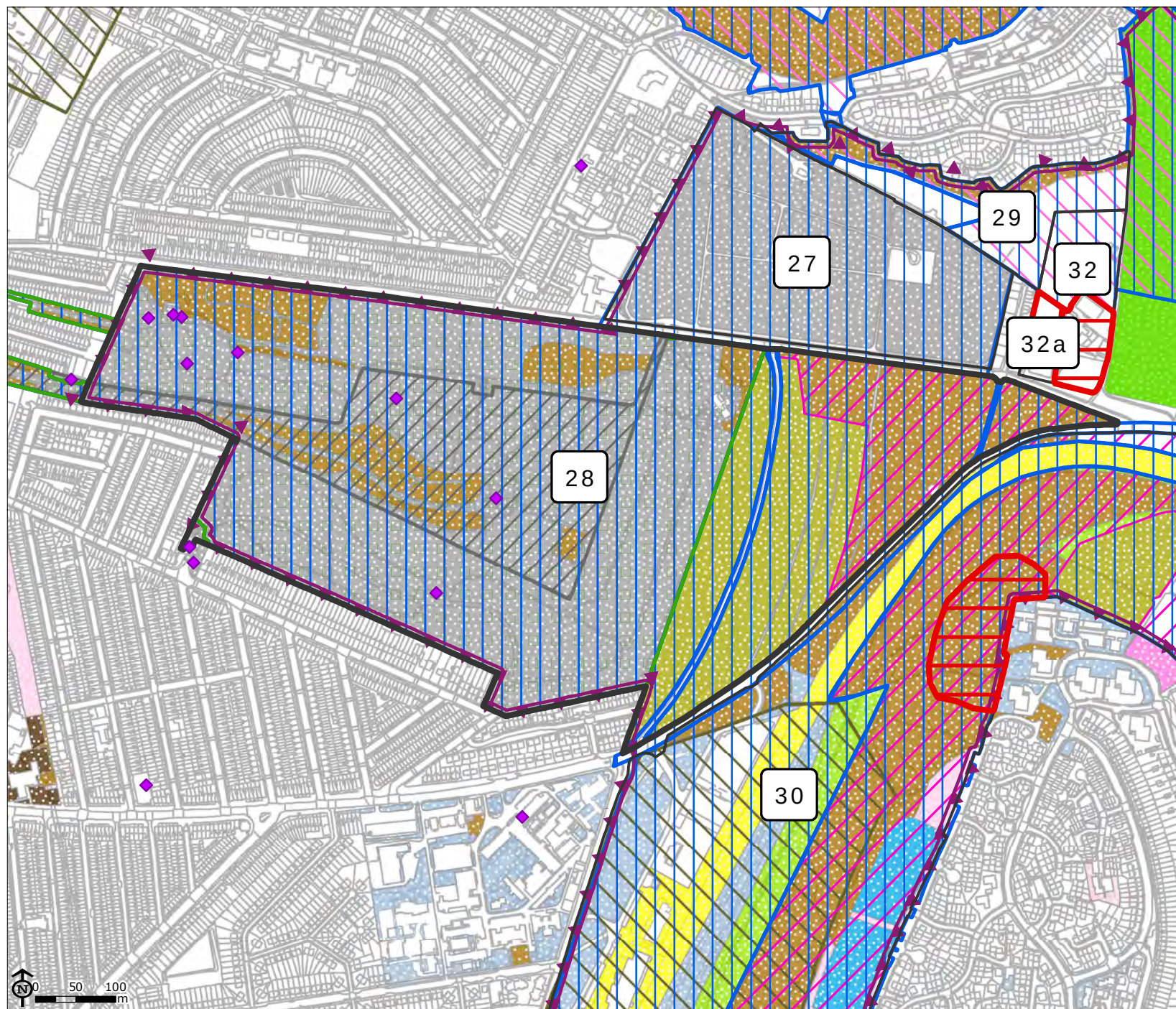
The site is not suitable for residential development. 65% of the site is in use as a cemetery. The remaining 35% of the site is used as allotments or part of a locally designated Nature Reserve. This land is close to the summit of Race Hill, a very prominent location with expansive views in most directions, and has a high sensitivity to development which would have a negative effect on views from the SDNP.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Brighton and Hove Urban Fringe Assessment

Site: 28: Brighton Cemeteries, Tenantry Down Allotments and adjoining land



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:6,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the ecological designations on site and the prominent location of the site in relation to the South Downs National Park.

Site Characteristics:

The site is owned by the Council (public).

A small steeply sloped site containing part of the Jewish Cemetery in the western section of the site. The majority of the site (with the exception of the western tip (15%)) sits within Grade 4 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
<i>The site is a proposed Local Nature Reserve. SNCI comprising semi-improved grassland and scrub with a dew pond. The pond supports the largest known frog population in the Brighton and Hove area, and the grassland supports several nationally rare species including the hornet robber fly.</i> <i>Nature Improvement Area.</i>	--	<i>It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the proposed Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.</i> <i>Residential development could enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource and long term management.</i>
Historic Environment		
<i>There are no known heritage designations.</i> <i>However, the site sits on top of a spur/ridge suggesting that there is high potential for prehistoric remains on site, including burials.</i>	-?	<i>The potential for Prehistoric activity within the area would have to be considered carefully, and appropriate surveys carried out before any development occurred on site.</i> <i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record..</i>
Open Space		
<i>The site is owned by the Council (public).</i> <i>The northern part of the site is designated natural/semi natural greenspace (10%). Not scored. The remaining 90% of the site is not recognised as open space. However, the Jewish cemetery, extends into the western end of the site. The remainder of the site is likely to be required as an extension to the cemetery.</i> <i>The Brighton and Hove Open Space Study</i>	--	<i>The western end of the site contains an extension to the cemetery located on the southern boundary of the site and a band natural/semi-natural greenspace (of which there is an overprovision in the area) runs along its northern edge.</i> <i>Although the site is publically owned and contains an informal kick about pitch, the majority of the site is not recognised as open space.</i>

Secondary Constraints and Mitigation Assessment

Update (2011) indicates that the Ward of Moulsecoomb & Bevendean:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace and outdoor sports facilities
- Currently has under provision of parks and gardens and children and young people space
- When all the open space typologies are assessed together there is a current over provision of open space.
- It is predicted that there will continue to be an under provision of parks and gardens and children and young people space, unless additional provision is found respectively.

If not required as an extension to the cemetery, new residential development on part of the site not recognised as open space could enable the creation of new publically accessible open space in another small part of the site not recognised as open space. Open spaces of which there is an under provision in the area would be most appropriate, for example for parks and gardens and children and young people spaces.

Landscape

The summit and northern side of Race Hill has a more developed character than the southern side, and housing in the suburb of Bevendean already encroaches some distance up hill. Development in this site would bridge the open gap in views from the SDNP to the north and west (e.g. from Falmer Hill), but would not have a major negative effect on character.

-

Developing the area containing the cemetery would have less impact than developing the higher slope. The removal of boundary fencing and management of the remainder of the site as chalk grassland, with some scrub planting, would provide mitigation.

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Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Any development across the site should incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)

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Overall Conclusions

The site has no potential for residential development. While developing the part of the site containing the expanding Jewish cemetery would have less impact than developing the higher slope in the south eastern half of the site, the cemetery represents an absolute constraint to residential development.

There is a low risk of ground water flooding in the area, although this could be mitigated through sustainable urban drainage.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 29

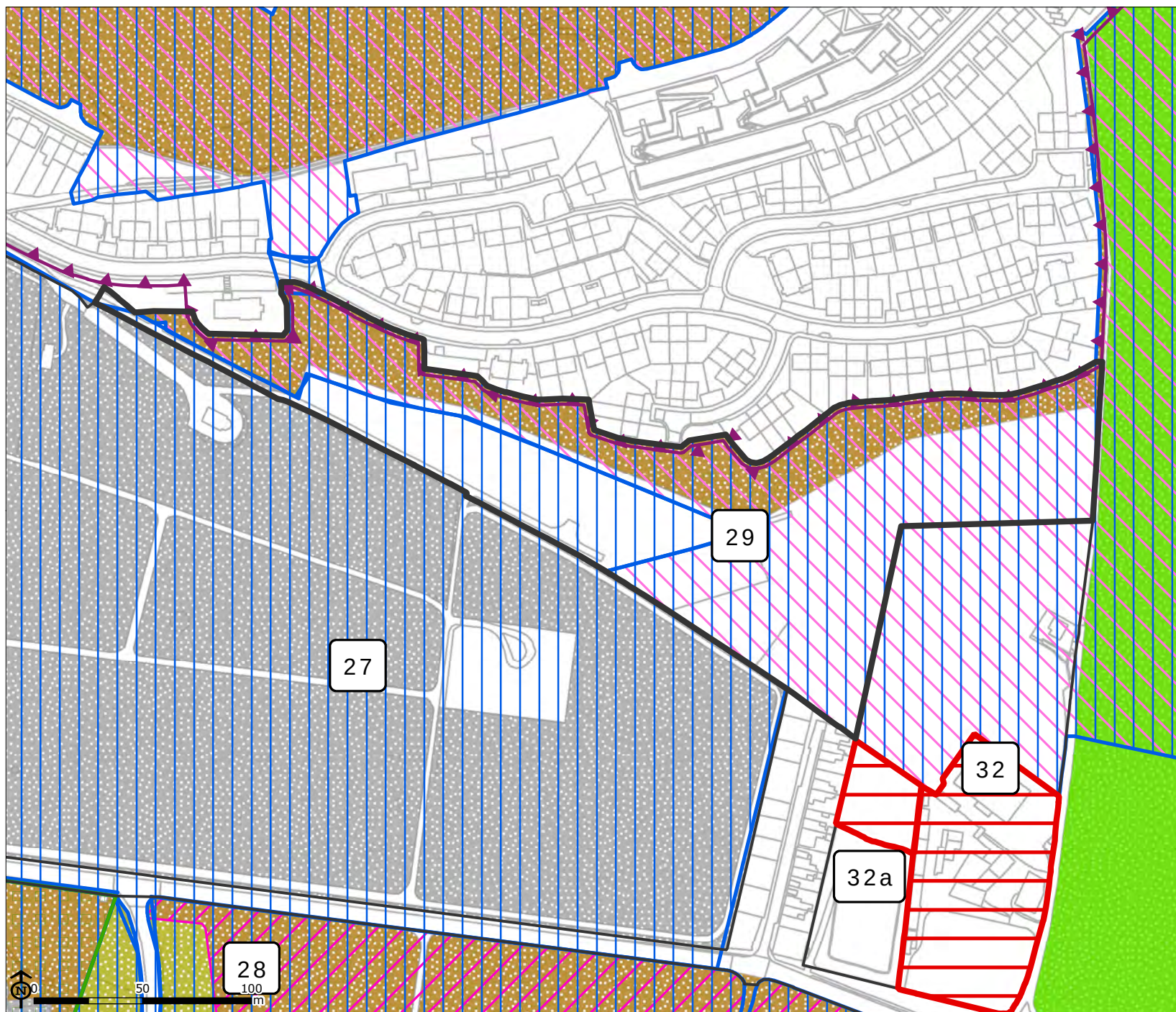
Location: Jewish Cemetery and land adjoining

Site Area: 2.92

Secondary Constraints and Mitigation Assessment		
<i> dwellings – 25 per hectare</i>		
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 29: Jewish Cemetery and land adjoining



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to diverse range of significant open space designations within the site, including the City's only race course and well used allotments.

Site Characteristics:

The site is owned by the Council (public).

Brighton Race Course (major sporting venue – retention considered necessary).

Race Hill Allotments (Wilson Ave) well used.

Approx. 65% of the site has been designated for Higher Level Stewardship funding for environmental management to deliver significant environmental benefits.

The whole site sits within either urban or non-agricultural land.

Whitehawk community connected to central Brighton via a tunnel under the race course.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

Approx. 80% of the site is declared a Local Nature Reserve.

A SNCI is located in the eastern corner of the site, covering approximately 5% of the site's total area. It comprises a mosaic of scrub, tall ruderal and grassland. Abuts Whitehawk Hill Nature Reserve, the only known site in the UK for the Whitehawk Soldier Beetle. Supports population of slow worm and several nationally notable invertebrates.

Nature Improvement Area.

--?

It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

In addition, development in portions of the site could enable investment in interpretation boards and monitoring to facilitate enjoyment of the reserve, improve its role as an educational resource and long term management.

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Historic Environment

Approx. 10% of the site (the southern portion) is designated as Scheduled Ancient Monument (Whitehawk Camp causewayed enclosure).

Approx. 50% of the site (the southern portion) is within an Archaeological Notification Area.

Very high potential for prehistoric and Roman activity, particularly settlements and burials, but level of past impacts likely to have been high.

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Development in the southern portion of the site outside the designated area of the scheduled monument has the potential to mitigate any significant negative effects by enhancing the setting of the Whitehawk Camp causewayed enclosure, reducing significant negative effects to minor negative effects.

Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record. Assessment of archaeology potential should be carried out at pre-application stage.

+/-?

Open Space

Secondary Constraints and Mitigation Assessment

The site is owned by the Council (public).

Most of the site is designated as open space in the City Plan (5% allotments, 60% natural/semi natural greenspace, 10% race course, 5% 'parks and gardens', 5% outdoor sport, 1% children's play, 10% amenity green space). Not scored.

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of East Brighton:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. However, the sub area only has over provision of allotments and urban farms, amenity greenspace and natural and semi-natural urban greenspace.*
- There is currently no under provision in the Ward. However, the sub-area has under provision of outdoor sports facilities, parks and gardens and children and young people space.*
- When all the open space typologies are assessed together there is a current over provision of open space in the Ward and sub area. The Ward is predicted to continue to have an over provision of open space by 2030. The sub area is predicted to continue to have over provision of allotments and urban farms and natural and semi-natural urban greenspace by 2030, but when assessed all together it is predicted there will be an under provision of open space unless additional provision is found.*

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The site contains Brighton Racecourse. Most of the site performs an important role as publically accessible open space. A small portion of the site is not recognised as open space.

Development of the whole site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site, particularly the racecourse and its grounds, which is the only facility of its type in the City.

However, towards the northern end of the site, is an area of land not recognised as open space. Development within this small portion of the site would result in no net loss of open space. New residential development in this portion of the site could provide the opportunity to improve facilities in the existing open spaces on site and potentially create new open space in the same area.

Within the relevant sub-area of the City there is an under provision of outdoor sports facilities, parks and gardens and children and young people space. These facilities should be retained on site. The outdoor sports fields should be retained as there is a city-wide shortage of such facilities and a limited amount of suitable flat land.

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Landscape

The distinctive form of the racecourse terrain, following the arc of a downland ridge, adds to the character value of the landscape, and the grandstand, whilst of no great architectural value, is a very visible local landmark. The scrub-covered slopes are a characteristic feature of steeper chalk downland and frame the coombe in which the Whitehawk estate sits. The ridge is not undeveloped, with both the grandstand and the nearby hospital prominent on the skyline, but it serves as a distinct edge to the central area of Brighton and the openness of the eastern slope of

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Whilst the site as a whole is very sensitive there are several locations in which development would have a much more limited landscape impact. Despite their size the tower blocks at the northern end of Whitehawk have very little impact on the wider landscape as they sit just below the enclosing ridgeline. There may be scope to accommodate similar buildings on the steeper slope to the west but it would be important to maintain the same roof elevation above ordnance datum as the existing blocks to avoid any adverse effect

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Secondary Constraints and Mitigation Assessment

Whitehawk Hill contributes to the significance of the hill in views towards the sea from the SDNP to the north and east.

on views, in particular from the SDNP towards the sea.

In terms of wider landscape character the area at the base of the slope occupied by sports pitches makes little contribution, being very visually contained and topographically linked to existing housing in Whitehawk rather than to the racecourse.

Other Environmental Issues

There is a low risk SW flood area running along the middle of the southern edge of the site.

According to the JBA¹ indicative ground water map of Brighton and Hove, the southern area (approx. 20%) of the site is within an area which has a 25-50% risk of ground water flooding, while the northern area of the site is within an area which has a 0-25% risk of flooding.

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Development along the middle of the southern edge the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.

Any development to either the southern area (approx. 20%) of the site or the northern area of the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)

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Overall Conclusions

The site has some potential for high density residential development adjacent to the existing tower blocks at the northern end of Whitehawk.

Despite their size, the tower blocks at the northern end of Whitehawk have very little impact on the wider landscape as they sit just below the enclosing ridgeline. There may be scope to accommodate similar buildings on the steeper slope to the west, but it would be important to maintain the same roof elevation above ordnance datum as the existing blocks to avoid any adverse effect on views, in particular from the SDNP towards the sea.

The new tower blocks would sit on land registered as a Local Nature Reserve and recognised as natural/semi-natural greenspace; however development has the potential to mitigate any significant negative effects. In addition, to the east of the tower blocks, to the north of the urban edge of Whitehawk, is an area not recognised as open space. This area could be an appropriate place to offset some of the negative effects associated with constructing high density residential development within an established Local Nature Reserve. Tree planting and other landscaping works could also bring this area in to use as a publically accessible open space, offsetting the loss of natural/semi-natural greenspace further to the east.

In addition, the potentially significant scale and density of residential development could create opportunities to improve the connectivity of Whitehawk to the built up area around the General Hospital to the west, thereby reducing Whitehawk's isolation from other parts of the City. This could include improvements to the existing tunnel under the racecourse.

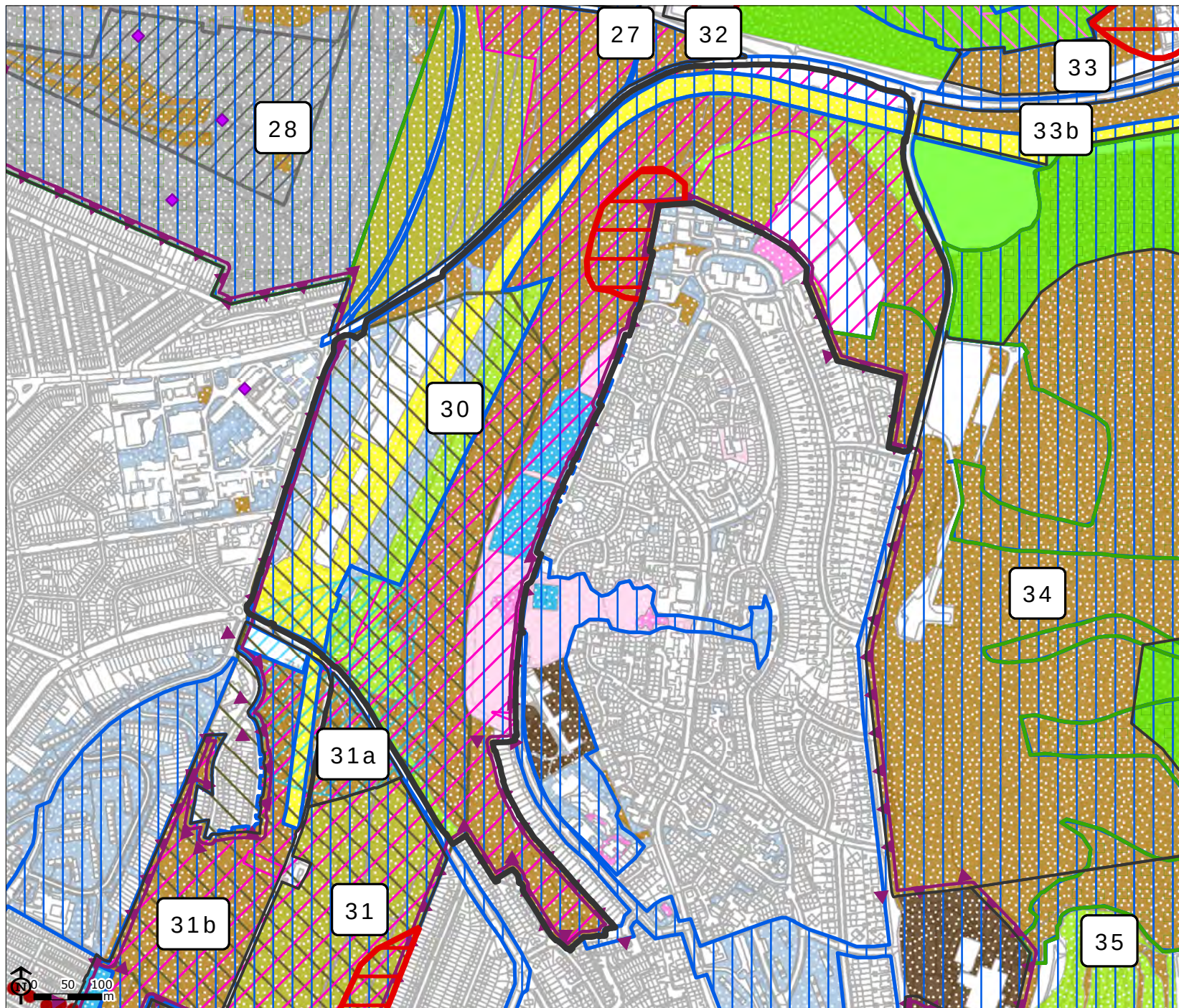
In terms of wider landscape character the area at the base of the slope occupied by sports pitches makes little contribution, being very visually contained. Despite there being an over provision of all types of open space, there is a shortage of sports fields and pitches (and suitable flat land) across the city and the wider sub area has a predicted under provision of open space unless additional provision can be made. Therefore, it is deemed inappropriate to develop this portion of the site.

The northern part of the site is a significant distance away from the scheduled monument in the south of the site. Finally, there is a significant risk of groundwater flooding in the northern part of the site. Sustainable urban drainage systems would therefore be an essential component to the design of any high density residential development in the area.

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 30**Location:** Land at and adjoining Brighton Race Course**Site Area:** 46.01**Secondary Constraints and Mitigation Assessment**

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>1.5ha (150 dwellings to be consistent with adjacent development)</i>	<i>Steeper slope to the west of the existing tower blocks at the northern end of the site (Whitehawk).</i>



Brighton and Hove Urban Fringe Assessment

Site: 30: Land at and adjoining Brighton Race Course

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:8,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed to be unsuitable for residential development due to its existing use as a designated allotment.

Site Characteristics:

The site is owned by the Council (public).

Statutory Allotments (Whitehawk Hill) 177 plots, well used with waiting list.

Horseshoe of steep, east facing slopes.

Approx. 1% of the site (the north western tip) has been designated for Higher Level Stewardship funding for environmental management to deliver significant environmental benefits.

The whole site sits within either urban or non-agricultural land.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

Lies within Whitehawk Hill Local Nature Reserve.

Nature Improvement Area.

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It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

Residential development could enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource and long term management.

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Historic Environment

Part of the site is an Archaeological Notification Area and is in close proximity to Whitehawk Camp causewayed enclosure Scheduled Monument

Very high potential for prehistoric and Roman activity, particularly settlements and burials.

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Development in the southern portion of the site outside the designated area of the scheduled monument has the potential to mitigate any significant negative effects by being sensitive to the setting of the Whitehawk Camp causewayed enclosure, reducing significant negative effects to minor negative effects.

Further assessment of the site would be required to confirm the whether the site is within the setting of a Scheduled Monument.

Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.

+/-?

Open Space

Secondary Constraints and Mitigation Assessment

The site is owned by the Council (public).

Designated open space in the City Plan (allotments). Not scored.

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of East Brighton:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. However, the sub area only has over provision of allotments and urban farms, amenity greenspace and natural and semi-natural urban greenspace.*
- There is currently no under provision in the Ward. However, the sub-area has under provision of outdoor sports facilities, parks and gardens and children and young people space.*
- When all the open space typologies are assessed together there is a current over provision of open space in the Ward and sub area. The Ward is predicted to continue to have an over provision of open space by 2030. The sub area is predicted to continue to have over provision of allotments and urban farms and natural and semi-natural urban greenspace by 2030, but when assessed all together it is predicted there will be an under provision of open space unless additional provision is found.*

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The entire site is used as an allotment and performs an important role as publically accessible open space.

Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site.

However, there is an overprovision of all open spaces within the area, and this is predicted to continue to at least 2030. Therefore, development within the site will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.

Within the relevant sub-area of the City there is an under provision of outdoor sports facilities, parks and gardens and children and young people space. Indeed, new residential development could provide the opportunity to improve facilities and create new open spaces.

A net loss of allotments on site 31 could be mitigated by expanding the allotments westwards on to the lower slopes of 31b to the west.

+/-

Landscape

Whitehawk Hill is a distinctive topographical feature which is prominent in seaward views from the SDNP and from the grandstand and racecourse to the north. The undeveloped eastern slope contributes to this, although the allotments add visual clutter in views.

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Housing on the south-eastern slope of the hill already has an adverse effect on views, and allotment structures add clutter. An extension of existing housing further north along Beresford Road would have little adverse impact on views from the north and east or on local landscape character. Impact would increase with development further up the slope.

An extension of existing housing further north along Beresford Road would have little adverse impact on views from the north and east or on local landscape character. Impact would increase with development further up the slope.

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Secondary Constraints and Mitigation Assessment

Other Environmental Issues

According to the JBA ¹ indicative groundwater map of Brighton and Hove, the south-westerly tip is within an area with a 0-25% risk of flooding while the north east of the site is within a 0-50% risk of ground water flooding.	-	Any development to either the south-westerly tip or the north east of the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings).	0
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Overall Conclusions

Housing on the south-eastern slope of the hill already has an adverse effect on views, and allotment structures add clutter. Therefore, there is potential for some medium density development in the south eastern slope of the site extending Beresford Road north. Development further up the slope would increase the adverse impact of new residential development on views from the north and east or on local landscape character.

Development in the southern portion of the site outside the designated area of the scheduled monument has the potential to mitigate any significant negative effects by being sensitive to the setting of the Whitehawk Camp causewayed enclosure.

The entire site is recognised as public open space and is designated as a Local Nature Reserve; however, the size of the site and the fact that there is an over provision of all types of open space in the area would suggest that a modest amount of development within the site, coupled with appropriate ecological enhancements to the remaining parts of the site, would mitigate any significant impacts of ecology or open space provision.

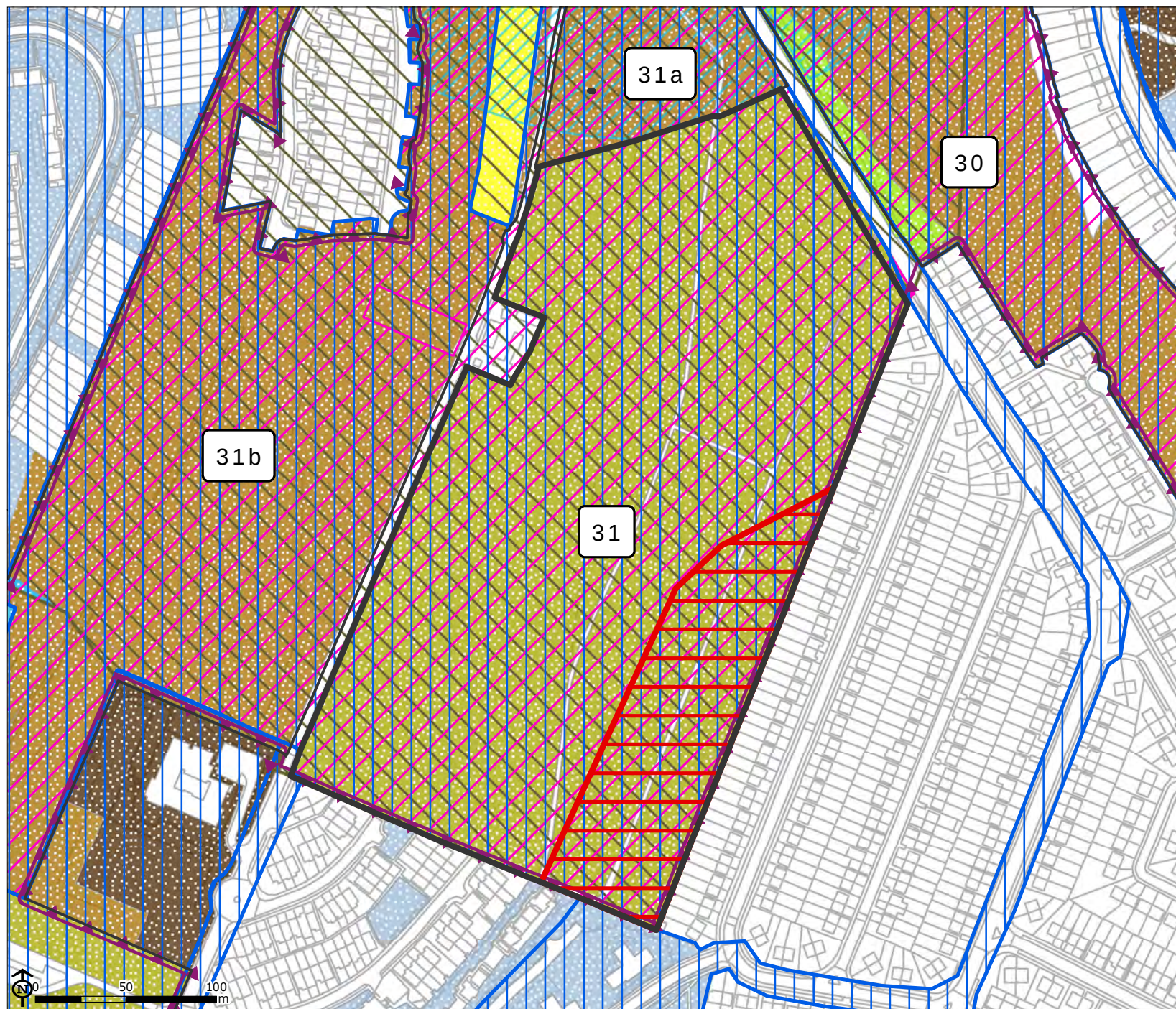
An inevitable net loss of allotments on site 31 could be mitigated by expanding the allotments westwards on to the lower slopes of 31b to the west.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	1ha (50 dwellings)	South eastern corner at the bottom of the slope.
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Brighton and Hove Urban Fringe Assessment

Site: 31: Land east of Whitehawk Road



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:3,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the diverse mix of well used open space designations within the site.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

Southern section statutory allotments (Walpole Allotments), 40 plots well used with waiting list.

Well used site by the local community for dog walking/informal recreation.

Approx. 55% of the site has been designated for Higher Level Stewardship funding for environmental management to deliver significant environmental benefits.

The whole site sits within either urban or non-agricultural land.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

Much of the site lies within Whitehawk Hill Local Nature Reserve.

Nature Improvement Area.

--?

It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

Residential development could enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource and long term management.

+/--?

Historic Environment

Northern part (20%) lies within a Scheduled Ancient Monument (Whitehawk Camp, Whitehawk Hill: Neolithic Causewayed Enclosure) and much (75%) of the site lies within an Archaeological Notification Area.

The site has very high potential for prehistoric and Roman activity, particularly settlements and burials.

In addition, the College Conservation Area runs along the western border of the site.

--?

Avoiding development in the northern part of the site should help to avoid significant impacts on the setting of the scheduled monument. All development should be in keeping with the current architecture, in particular the College Conservation Area to the south of the site.

Further assessment of the site would be required to confirm the whether the site could have negative impacts on the setting of the Scheduled Monument and Conservation Area.

Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.

+/--?

Open Space

Secondary Constraints and Mitigation Assessment

The site is part owned by the Council (public) and part privately owned.

Well used site by the local community for dog walking/informal recreation.

Designated open space in the City Plan (natural/semi natural (80%), allotment (10%), racecourse (5%) and outdoor sports (5%)). Natural semi natural part north of school scored: Existing D, Potential B (EB0018_p).

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of East Brighton:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. However, the sub area only has over provision of allotments and urban farms, amenity greenspace and natural and semi-natural urban greenspace.
- There is currently no under provision in the Ward. However, the sub-area has under provision of outdoor sports facilities, parks and gardens and children and young people space.
- When all the open space typologies are assessed together there is a current over provision of open space in the Ward and sub area. The Ward is predicted to continue to have an over provision of open space by 2030. The sub area is predicted to continue to have over provision of allotments and urban farms and natural and semi-natural urban greenspace by 2030, but when assessed all together it is predicted there will be an under provision of open space unless additional provision is found.

--

The site contains part of the Brighton Racecourse. The entire site performs an important role as publically accessible open space.

Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site, particularly the racecourse and its grounds, which is the only facility of its type in the City.

However, there is an overprovision of all open spaces within the area, and this is predicted to continue to at least 2030. Therefore, development within certain areas of the site will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.

Within the relevant sub-area of the City there is an under provision of outdoor sports facilities, parks and gardens and children and young people space. The outdoor sports fields should be retained as there is a city-wide shortage of such facilities and a limited amount of flat land remaining in the urban fringe. New residential development could provide the opportunity to improve and expand the outdoor sports facilities in the south of the site.

+/-

Landscape

The open western slope of Whitehawk Hill contributes to the setting of the racecourse and to seaward views from the grandstand. The wooded slopes are important as a backdrop to views from the city; the roofs of housing on The Causeway and Monument View are intrusive on the skyline.

--

Housing could be extended slightly further northward along the eastern side of The Causeway with minor adverse impact on skyline views from the west.

-

Other Environmental Issues

Secondary Constraints and Mitigation Assessment

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Any development on this site should be required to incorporate design features to mitigate the flood risk (e.g. no basement dwellings)

0

Overall Conclusions

The site is not suitable for residential development as the area has high landscape sensitivity issues. The open western slope of Whitehawk Hill contributes to the setting of the racecourse and to seaward views from the grandstand. The wooded slopes are important as a backdrop to views from the city.

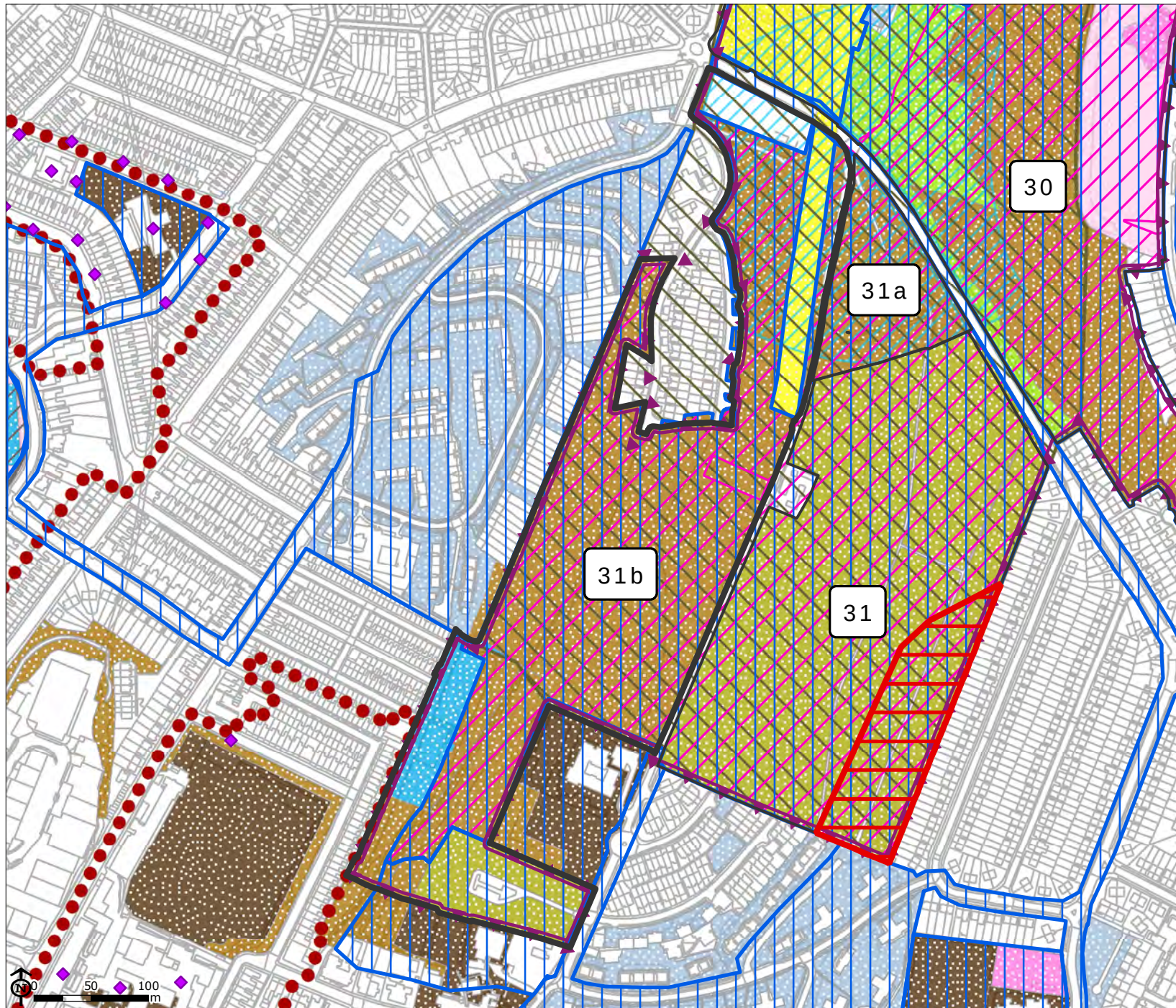
The roofs of housing on The Causeway and Monument View are intrusive on the skyline and there could be potential to expand housing northwards without significant landscape impacts. However, this would result in new residential development within the area designated as a scheduled monument, which is considered inappropriate.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Brighton and Hove Urban Fringe Assessment

Site: 31b: Land west of Whitehawk Hill Road



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:4,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to its prominent location with views of the South Downs National Park.

Site Characteristics:

The site is owned by the Council (public).

Riding school.

The whole of the site sits within Grade 4 Agricultural Land.

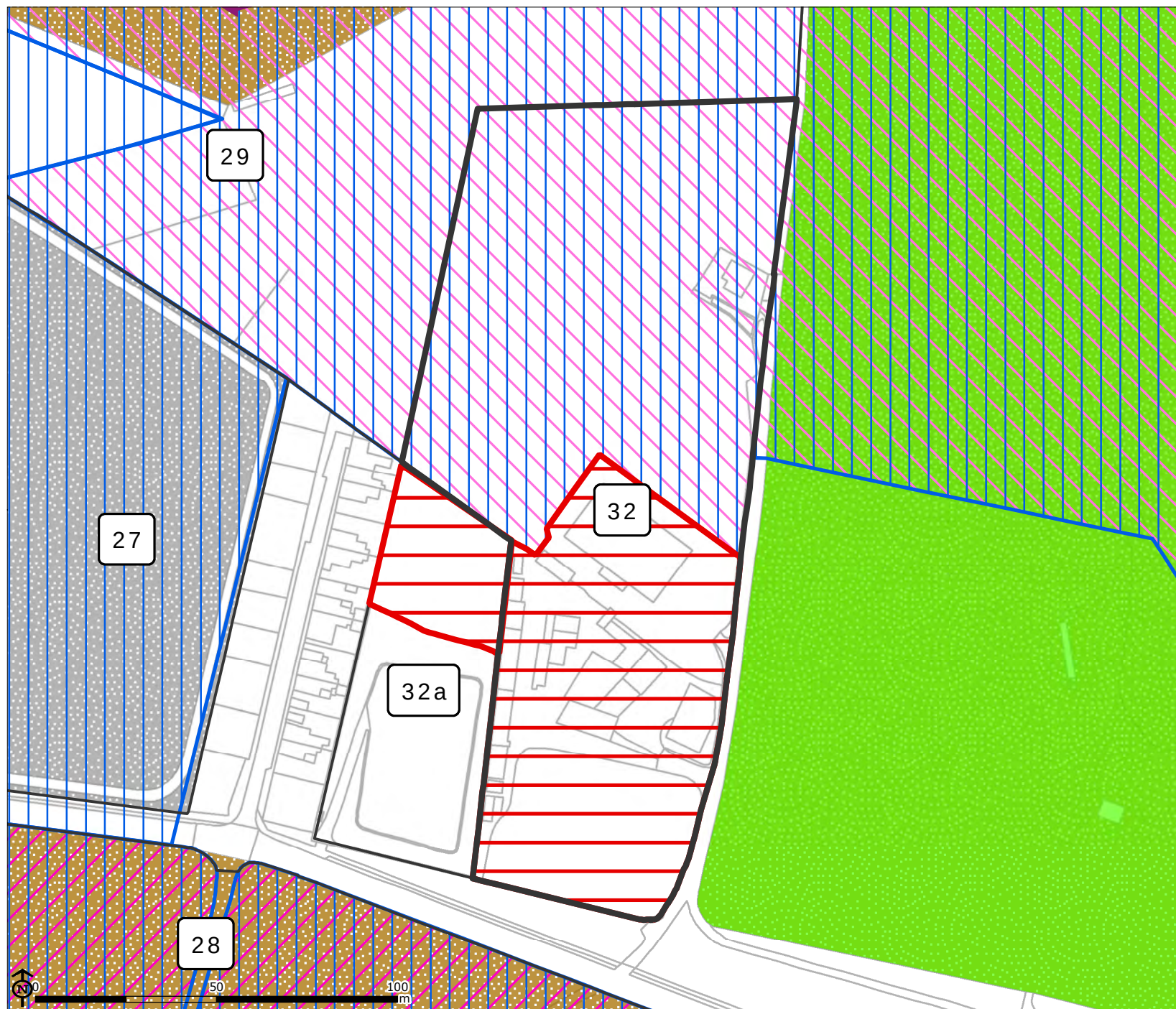
Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Northern part of site is a proposed Local Nature Reserve and Nature Improvement Area.	--?	The southern half of the site is already developed. The undeveloped northern half of the site is designated as a proposed Local nature Reserve. It is assumed that development within this part of the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats. Residential development could enable investment in interpretation boards and monitoring to facilitate peoples’ enjoyment of the reserve, improve its role as an educational resource and long term management.	+/--?
Historic Environment			
Located on the top of a ridge/hill the site has very high potential for prehistoric, Roman burial remains. In addition, the site is situated at the meeting place of historic parishes, increasing the potential for early medieval remains. Site of a windmill.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/--?
Open Space			
The site is owned by the Council (public). However, there is no recognised open space on the site. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Moulsecoomb & Bevendean: Currently has an over provision of allotments and urban farms, amenity	0	There are no identified open spaces within the publically owned site. If new residential development could be delivered through the redevelopment of the existing buildings on site, such development could enable the creation of new open spaces on the other non-developed portions of the site. However, currently, there is no under provision of any type of open space	++

greenspace, natural and semi-natural urban greenspace and outdoor sports facilities Currently has under provision of parks and gardens and children and young people space When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of parks and gardens and children and young people space unless additional provision is found respectively.		and it is predicted that this will continue to be the case up until at least 2030.	
Landscape			
The site occupies the summit and upper northern slope of Race Hill. This is a prominent location, but the existing housing and riding school already have an adverse impact on landscape character, and the radio mast and uncharacteristic pine trees and visual clutter. The open areas of the site are more sensitive.	-	The hilltop could be developed and landscaped more sensitively, to the benefit of landscape character, and the northern slope could be managed as a more natural open downland area.	+
Other Environmental Issues			
According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.	-	In order to tackle the problems with ground water across the entire site, development should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)	0
Overall Conclusions			
The southern developed portion of the site is suitable for redevelopment with low density residential development. This portion of the site sits outside the proposed Local Nature Reserve in the northern half of the site and is not recognised as open space. Indeed, the redevelopment and landscaping of the hilltop could have minor positive effects on the wider landscape character of the area, potentially enabling the northern slope to be managed as a more natural open downland area with ecological benefits to the potential Local Nature Reserve.			
Dwelling Type	Approx. Area (ha) & No's of Dwellings		Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.75 (20 dwellings)		Developed southern portion of the site.
Medium density, e.g. terraced dwellings – 50 per hectare	0		N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0		N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Brighton and Hove Urban Fringe Assessment

Site: 32: Land at South Downs Riding School



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to its present use as a reservoir.

Site Characteristics:

The site is privately owned.

Reservoir site in prominent location next to the South Downs National Park.

No evidence to indicate reservoir will not be required in future. The whole of the site sits within Grade 4 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
Located on the top of a ridge/hill the site has very high potential for prehistoric, Roman burial remains. In addition, the site is situated at the meeting place of historic parishes, increasing the potential for early medieval remains. Site of a windmill.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/-?
Open Space			
The site is privately owned. There are no recognised open spaces on the site. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Moulsecoomb & Bevendean: - Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace and outdoor sports facilities - Currently has under provision of parks and gardens and children and young people space - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open	0	There are no identified open spaces within the privately owned site. However, over half of the site is used as a reservoir and is unsuitable for redevelopment. The remaining portion of the site is too small to provide a significant area of new open space/. However, there might be potential to provide a small amount of new children's equipped playspace. Currently, there is no under provision of any type of open space and it is predicted that this will continue to be the case up until at least 2030.	++

Secondary Constraints and Mitigation Assessment

space by 2030. However it is predicted there will be an under provision of parks and gardens and children and young people space unless additional provision is found respectively.

Landscape

Race Hill is a very visible hill top but its sensitivity has been diminished by past development, with a row of houses adjacent to the site to the west and a riding stables complex to the north and east. Trees at the eastern end of the cemetery have some screening effect on views.

-

An increase in built development on this prominent hilltop location would be undesirable, but in combination with sensitive redevelopment of Site 32 the overall impact could be neutral or even positive.

0

Other Environmental Issues

There are no significant environmental issues.

0

No need for specific mitigation measures.

0

Overall Conclusions

The site has potential to accommodate a small amount of low density residential development to the north of the covered reservoir. While an increase in built development on this prominent hilltop would be undesirable, in combination with sensitive redevelopment of Site 32 to the east the overall impacts on wider landscape character could be neutral, even positive.

There are no significant ecological, heritage or other environmental issues on site, and the site is not recognised as containing any open spaces.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.2 (5 dwellings)	Northern half of the site to the north of covered reservoir.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 32a: Reservoir site

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to its prominent location on a ridge highly visible from the South Downs National Park.

Site Characteristics:

The site is owned by the Council (public).

Currently in use as stables which led to exclusion from SDNP.

The whole of the site sits within Grade 4 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
There are no known heritage designations. However, the site is situated on a ridge increasing the potential for prehistoric, Roman and early medieval remains, including burials.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/-?
Open Space			
The site is owned by the Council (public). Approx. 45% of the site is designated open space in the City Plan (natural/semi natural greenspace). Not scored. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Moulsecoomb & Bevendean: - Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace and outdoor sports facilities - Currently has under provision of parks and gardens and children and young people space - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted	--	Although the site is publically owned, roughly 55% of it is leased for use as stables and does not contain any recognised open spaces. The remaining 45% of the site is recognised as publically accessible natural/semi-natural greenspace, for which there is an over provision in the area. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms.	++

Secondary Constraints and Mitigation Assessment

there will be an under provision of parks and gardens and children and young people space unless additional provision is found respectively.

Landscape

This location is very visible from high ground in the SDNP – e.g. Newmarket Hill and Falmer Hill – and forms the horizon line in many views. Although there are farm buildings on site the character is rural, being isolated from other residential development.

--

The farm complex could be sensitively converted to low density residential accommodation, and the fields to the west of the existing farm buildings, which are well screened by topography and the woodland block, could accommodate additional buildings without too much landscape character impact, as long as they were set back from the road so as not to affect distant views of the SDNP.

-

Other Environmental Issues

There are no significant environmental issues.

0

No need for specific mitigation measures.

0

Overall Conclusions

The site has the potential to accommodate a small amount of low density development through the redevelopment of the farm/stable complex in the centre of the site, and the well screened natural/semi-natural greenspace to the west of the farm/stables. Any new residential development would have to be set back from the road as not to affect distant views of the SDNP.

Any loss of natural/semi natural greenspace could be offset through the enhancement of the scrub and fields to the north, east and south of the farm builds, all of which are not recognised as open space.

There are no significant ecological, heritage or other environmental constraints within or within the immediate vicinity of the site.

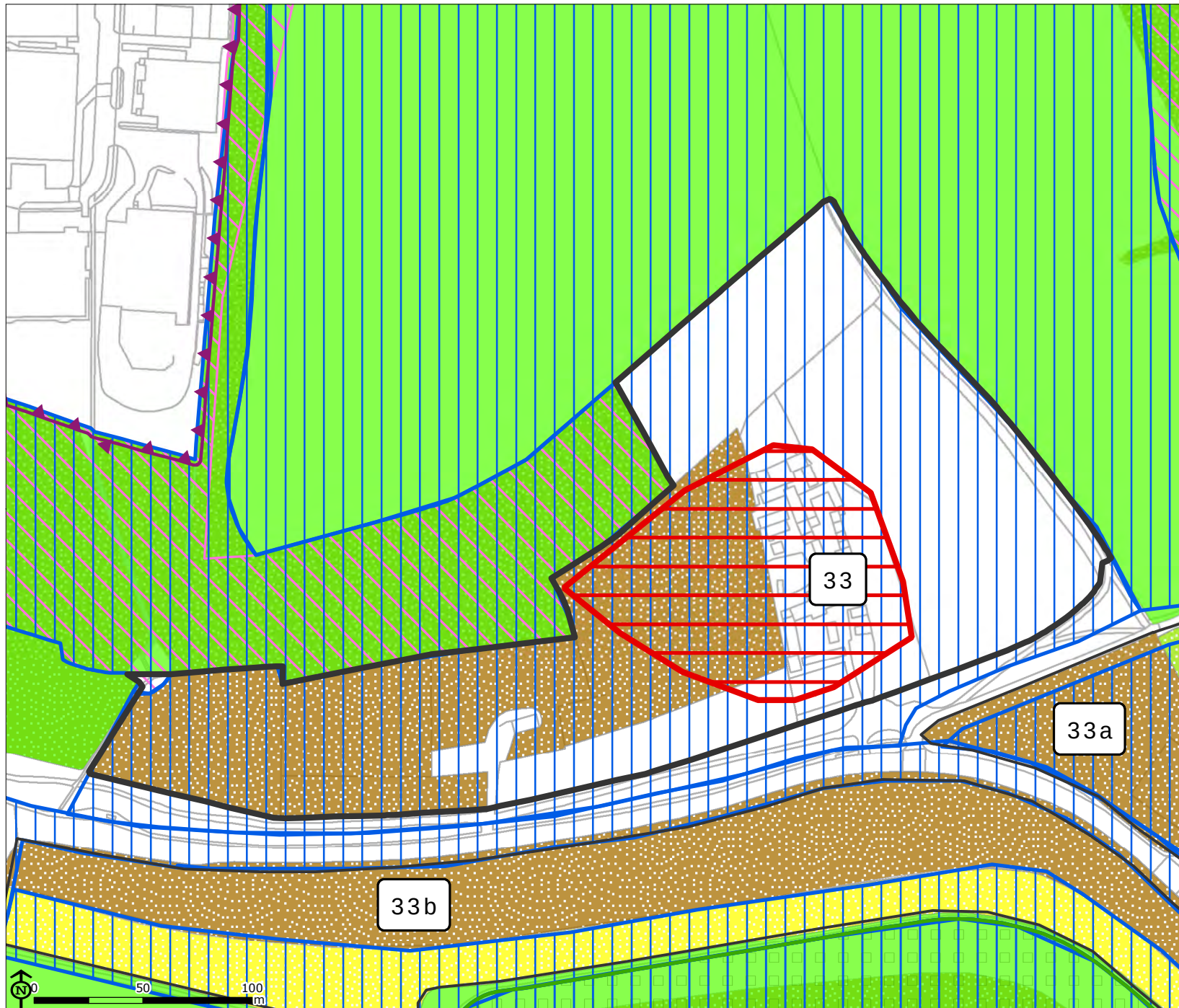
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>1.25ha (30 dwellings)</i>	<i>Sensitive redevelopment of existing farm/stables and development of screened to the west of the farm/stables.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 33: Land north of Warren Road (Ingleside Stables)

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was not assessed in the 2013 urban fringe assessment.

Site Characteristics:

Collection of fields at crossroads, adjacent to residential development.

The northern edge of the site (10%) sits within Grade 4 Agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
There are no known heritage designations. However, the site is situated on a ridge increasing the potential for prehistoric, Roman and early medieval remains, including burials.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/-?
Open Space			
The site is designated in the City Plan as natural and semi-natural greenspace (40%), countryside (20%) and amenity greenspace (40%). The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Woodingdean (please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment): - Currently has an over provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. - Currently has under provision in allotments and urban farms. - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of	--	Roughly 20% of the site is recognised as countryside which is not a designated open space. The remaining 80% of the site is natural/semi-natural and amenity greenspace, for which there is an over provision in the area. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms.	++

Site: 33a

Location: Land east of Warren Road

Site Area: Approx. 2.5

Secondary Constraints and Mitigation Assessment

allotments and urban farms, outdoor sports facilities and children and young people space by 2030 unless additional provision is found respectively.

Landscape

Houses at the western end of Woodingdean are on a hill crest location which is very prominent in longer views, including many viewpoints from within the SDNP, and they detract from openness and rural character. Extending the urban area slightly further west, to fill the space between the settlement edge and Warren Road, would exacerbate the adverse impact, although the area closest to the farm buildings in Site 33 can be considered the most sensitive as building here would remove almost all open space between the two areas.

--

Avoiding the north western part of the site would reduce adverse impact, but any additional development in this prominent location can still be considered to have a significant negative effect on landscape character.

--

Other Environmental Issues

There are no significant environmental issues.

0

No need for specific mitigation measures.

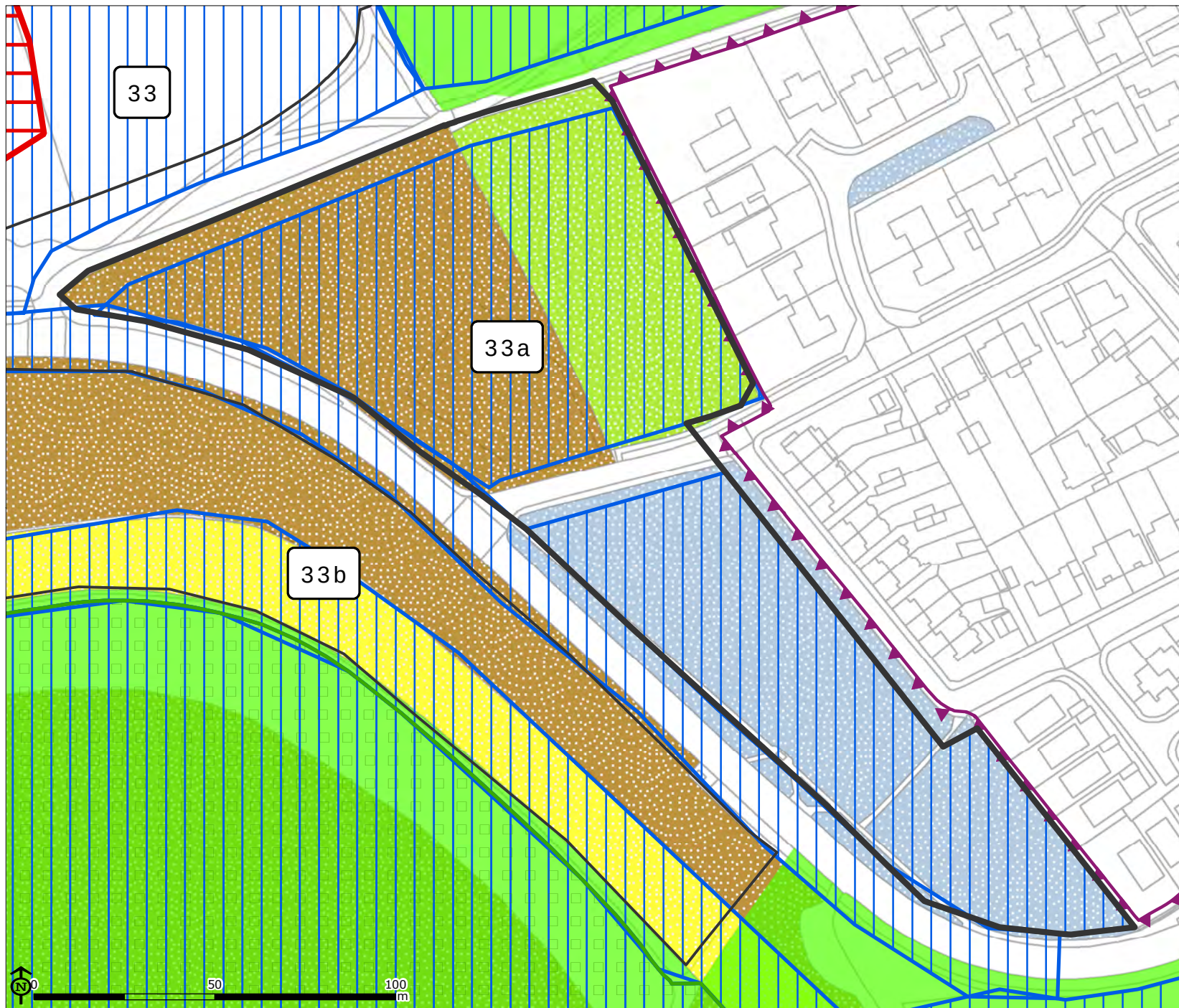
0

Overall Conclusions

There are no significant ecological, heritage or other environmental constraints. However, the site is deemed to be unsuitable for residential development due to the landscape sensitivity in and around the site.

Houses at the western end of Woodingdean are on a hill crest location which is very prominent in longer views, including many viewpoints from within the SDNP, and they detract from openness and rural character. Extending the urban area slightly further west, to fill the space between the settlement edge and Warren Road, would exacerbate the issue.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>



Brighton and Hove Urban Fringe Assessment

Site: 33a: Land east of Warren Road

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
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 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was not assessed in the 2013 urban fringe assessment.

Site Characteristics:

Grass verge adjacent to the racecourse.

The northern edge of the site sits within Grade 4 Agricultural Land (45%); the southern edge sits within non-agricultural land (45%) and the eastern tip sits within the urban area (10%).

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
<i>There are no ecological designations.</i>	-?	<i>The site is not subject to any ecological designations, and may therefore be suitable for residential development.</i> <i>It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.</i>	+?
Historic Environment			
<i>There are no known heritage designations. However, the site is situated on a ridge increasing the potential for prehistoric, Roman and early medieval remains, including burials.</i>	-?	<i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.</i>	+/-?
Open Space			
<i>The entire site is designated in the City Plan as natural and semi-natural greenspace.</i> <i>The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of East Brighton:</i> <i>Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. However, the sub area only has over provision of allotments and urban farms, amenity greenspace and natural and semi-natural urban greenspace.</i> <i>There is currently no under provision in the Ward. However, the sub-area has under provision of outdoor sports facilities, parks and gardens and children and young people space.</i> <i>When all the open space typologies are assessed together there is a current over provision of open space in the Ward and</i>	--	<i>The entire site performs an important role as publically accessible open space.</i> <i>Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, the entire site is designated as natural/semi-natural greenspace, for which there is an over provision in the area.</i> <i>While, development of the site would result in a net loss of this open space, new residential development on the site could create new publically accessible open space in an area.</i>	+/-

Site: 33b**Location:** Land south of Warren Road**Site Area:** Approx. 2.75

Secondary Constraints and Mitigation Assessment

sub area. The Ward is predicted to continue to have an over provision of open space by 2030. The sub area is predicted to continue to have over provision of allotments and urban farms and natural and semi-natural urban greenspace by 2030, but when assessed all together it is predicted there will be an under provision of open space unless additional provision is found.

Landscape

This site is adjacent to the highest section of the racecourse and the margin between the course and Warren Road. It is an exposed ridge top location, part of a very distinctive sweep of high ground that encircles the coombe in which the Whitehawk suburb lies that is prominent in views from the SDNP from north and east.

Any development in this area would be very conspicuous.

Other Environmental Issues

There are no significant environmental issues.

0

No need for specific mitigation measures.

0

Overall Conclusions

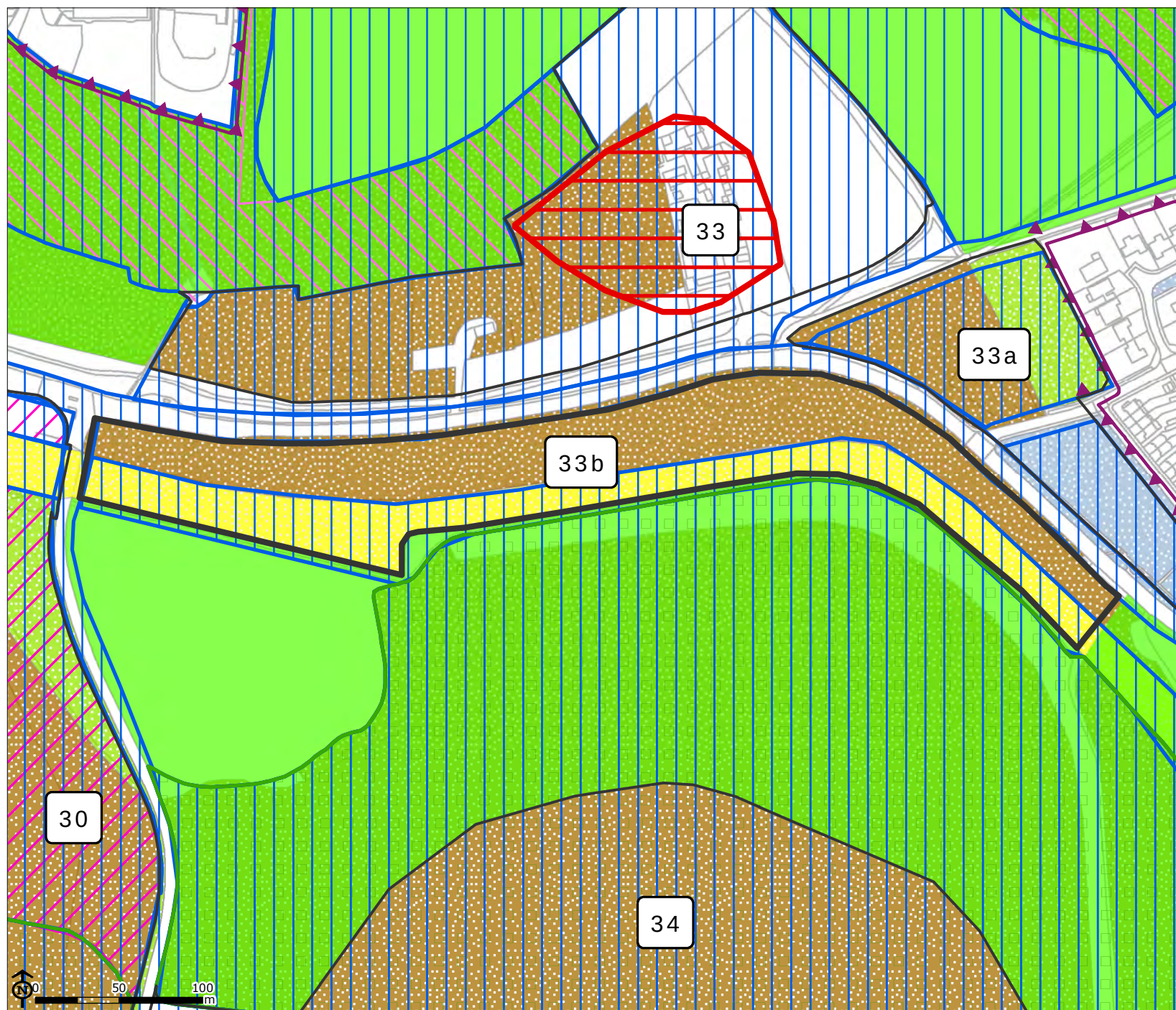
There are no significant ecological, heritage or other environmental constraints. However, the site is deemed to be unsuitable for residential development due to the landscape sensitivity in and around the site.

This site includes the highest section of the racecourse and the margin between the course and Warren Road. It is an exposed ridge top location, part of a very distinctive sweep of high ground that encircles the coombe in which the Whitehawk suburb lies that is prominent in views from the SDNP from north and east. Any development in this area would be very conspicuous.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	0	N/A
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	0	N/A
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 33b: Land south of Warren Road



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
- Allotments and Urban Farms
- Amenity Greenspace
- Cemeteries
- Children and Young People
- Churchyards
- Civic Spaces
- Community Gardens
- Countryside
- Golf Course
- Green Corridor
- Natural and Semi Natural Urban Greenspace
- Outdoor Sports Facilities
- Parks and Gardens
- Privately Owned Parks and Gardens
- Race Course
- School Grounds and Sports Pitches

Map Scale @ A4: 1:3,250

LUC

Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The level of pollution/contamination on this site was considered of a sufficient level as to make it unsuitable for housing.

Site Characteristics:

The site is owned by the Council (public).

Areas of hard standing on the western side of the site have been used as an overspill site for travellers.

A large part of the site is a former landfill site and its surrounding exclusion zone. Used as informal open space.

Wilson Avenue Household Recycling Centre in south.

Approx. 95% of the site has been designated for Higher Level Stewardship funding for environmental management to deliver significant environmental benefits.

The whole site sits within non-agricultural land

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
50% of the site is a designated Site of Nature Conservation Importance. Nature Improvement Area, comprising of a mosaic of relatively diverse chalk grassland, rank grassland and scrub. Supports a number of nationally scarce plants. Northern part of the Site is managed by sheep grazing. Area is a notable birding site, important for migrating birds.	--?	Residential development may be appropriate in the areas of the site not designated as a Site of Nature Conservation Importance, such as the south western corner of the site. Assuming any development would incorporate standard biodiversity enhancement measures, the site could have net benefits for ecology overall, helping to create new habitats and contribute to habitat connectivity between site 34 and 35 to the south.	+/-?
Historic Environment			
There are no known heritage designations. However, the south facing spur and coombe would have been suitable for prehistoric, Roman and medieval activity. Therefore, there is high potential for archaeology. It is unknown what impact landfill would have had on the integrity of the archaeological record. In addition, the site is adjacent to an Archaeological Notification Area to the west	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/-?
Open Space			
The site is owned by the Council (public). 95% of the site is designated open space in the City Plan (natural/semi natural greenspace). Not scored. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of East	--	95% of the site is recognised as publically accessible natural/semi-natural greenspace, with the remaining 5% not recognised as open space. Most of the remaining 5% is made up of road and hard standing; however, there is one field in the north west corner of the site that is not designated as	+/-

Secondary Constraints and Mitigation Assessment

Brighton:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. However, the sub area only has over provision of allotments and urban farms, amenity greenspace and natural and semi-natural urban greenspace.
- There is currently no under provision in the Ward. However, the sub-area has under provision of outdoor sports facilities, parks and gardens and children and young people space.
- When all the open space typologies are assessed together there is a current over provision of open space in the Ward and sub area. The Ward is predicted to continue to have an over provision of open space by 2030. The sub area is predicted to continue to have over provision of allotments and urban farms and natural and semi-natural urban greenspace by 2030, but when assessed all together it is predicted there will be an under provision of open space unless additional provision is found.

open space.

Development of the whole site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site.

However, there is an overprovision of all open spaces within the ward, and this is predicted to continue to at least 2030. Therefore, development within the site will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.

Within the relevant sub-area of the City there is an under provision of outdoor sports facilities, parks and gardens and children and young people space. New residential development could provide the opportunity to improve facilities and create these open spaces within this large site, particularly in the field in the north west corner of the site, which is currently not designated as open space.

Landscape

The well-screened coombe-bottom location of Whitehawk means that the landscape between Woodingdean and Brighton appears very open and green, with visible built development largely limited to the narrow, coastal strip, in westward views from the eastern end of the racecourse (within the SDNP). However, this area is very well concealed in the wider landscape, with the ridge between Race Hill and Woodingdean screening views from the SDNP to the north and the ridge between the north western tip of Woodingdean and Red Hill screening views from further east. In views eastwards from the Whitehawk Hill side of the racecourse the suburb of Whitehawk dominates views.

-

Although there would be localised impact on views from the western end of the racecourse, the wider effect of development in this area would be very limited. This site is unusual in that it offers a 'middle ground' of a relatively flat site lying between the coombe to the west and the Red Hill ridge to the east. Building across the whole site would still leave an open, containing arc of high ground, which would be in keeping with the typical pattern of development elsewhere in Brighton. It would be important to ensure that building heights were limited to avoid any visibility from key viewpoints in the SDNP such as Falmer Hill, Newmarket Hill and Mount Pleasant, and any additional infilling required to cap the site would need to be taken into consideration in this respect.

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Other Environmental Issues

This upper part of Sheepcote Valley is a significant ex-landfill site and earlier

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A considerable amount of further investigative work (contamination,

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Secondary Constraints and Mitigation Assessment

investigative contamination studies concluded that parts of the area were not suitable for development of a traveller site for the city.

There are both low to high SW flood risk areas throughout the site. Together they cover between 5% and 25% of the site.

feasibility and viability) would be required to assess whether and at what cost the significant existing contamination could be satisfactorily remediated. Further investigation could be undertaken as part of Review of the City Plan in the longer term.

Redevelopment may be a useful catalyst for financing such remediation where development viability is positive.

In addition, developers should be required to ensure surface water run-off rates are at least reduced to existing green-field levels. In addition, the council will need to consult with water service providers on additional protection to local water infrastructure.

Overall Conclusions

This upper part of Sheepcote Valley is a significant ex-landfill site and earlier investigative contamination studies concluded that parts of the area were not suitable for development of a traveller site for the city.

A considerable amount of further investigative work (contamination, feasibility and viability) would be required to assess whether and at what cost the significant existing contamination could be satisfactorily remediated. Further investigation could be undertaken as part of Review of the City Plan in the longer term. There are also ecology, landscape and open space considerations which may weigh against development within particular parts of the site, or the site as a whole.

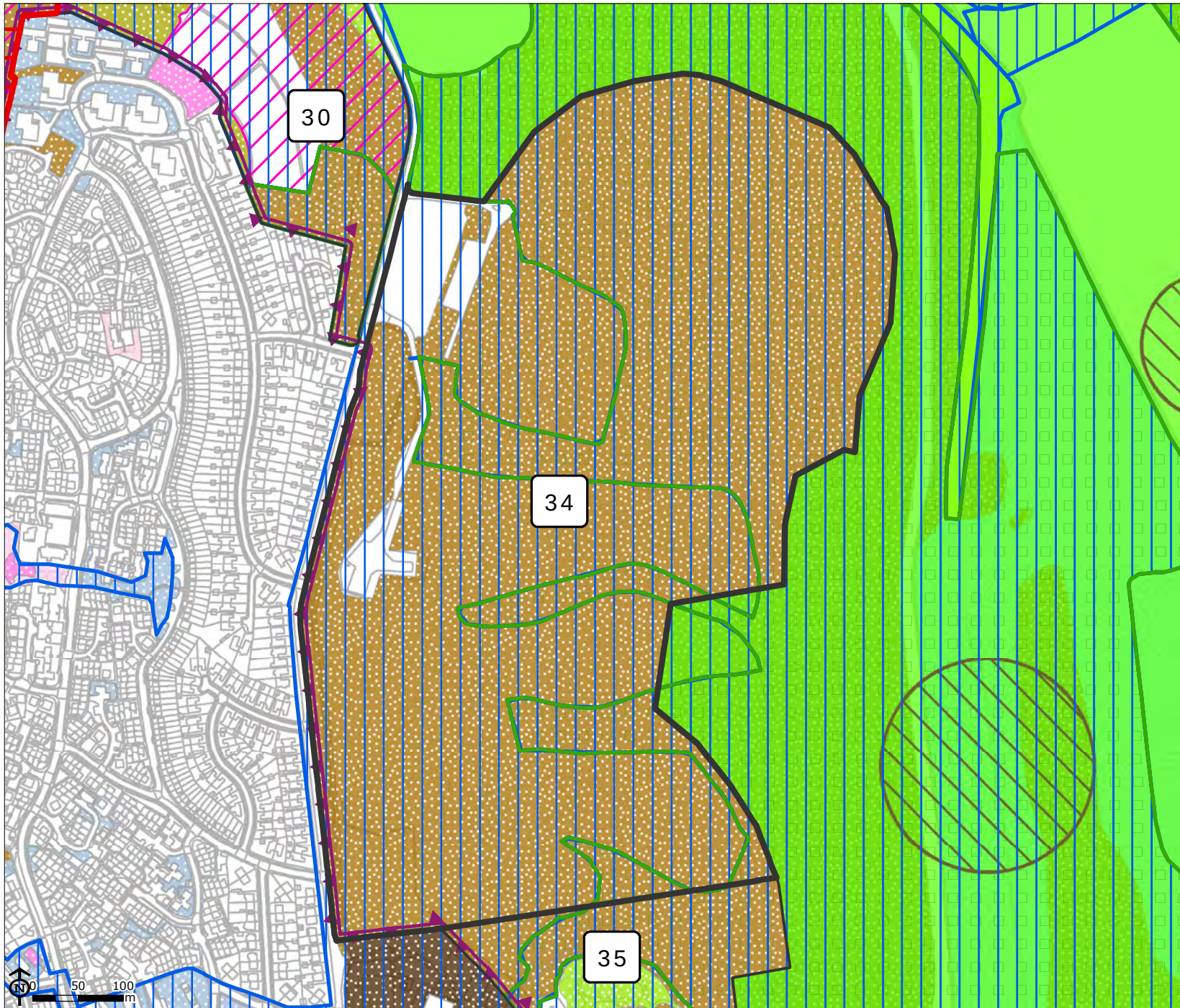
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 34: Sheepcote Valley,
Wilson Avenue

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:6,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due the significant amount of remediation work required to make the site suitable for dwellings. In addition, the site contains a number of well used formal open space designations, many of which are used by local schools.

Site Characteristics:

The site is owned by the Council (public).

Formal Park and Sports Fields. Campsite / caravan site at northern end.

A portion of the site was a former landfill. Unviable for housing due to remediation requirements or unsuitable because sensitive to the levels of pollution/contamination.

Approx. 10% of the site (the northern border) has been designated for Higher Level Stewardship funding for environmental management to deliver significant environmental benefits.

The whole site sits within non-agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
10% of the site is designated a Site of Nature Conservation. Nature Improvement Area comprising of a mosaic of relatively diverse chalk grassland, rank grassland and scrub. Supports a number of nationally scarce plants. Northern part of the Site is managed by sheep grazing. Area is a notable birding site, important for migrating birds.	--?	Residential development may be appropriate in the areas of the site not designated as a Site of Nature Conservation Importance, which is everything below the northern end of the site. Assuming any development would incorporate standard biodiversity enhancement measures, the site could have net benefits for ecology overall, helping to create new habitats and contribute to habitat connectivity between site 35, site 34 to the north and the surrounding South Downs National Park.	+/-?
Historic Environment			
There are no known heritage designations. However, the south facing spur and coombe would have been suitable for prehistoric, Roman and medieval activity. Therefore, there is high potential for archaeology. It is unknown what impact the landfill site would have had on the integrity of the archaeological record. The site is adjacent to an Archaeological Notification Area to the west.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/-?
Open Space			
The site is owned by the Council (public). The site contains several open spaces designated in the City Plan (25% school grounds/pitches, 40% 'parks and gardens',	--	The site contains several publically accessible open spaces. There are however two pockets of land (woodland and grassland) within the site's northern half which are not recognised as open space.	++

Secondary Constraints and Mitigation Assessment

outdoor sports, 15% countryside, 10% natural/semi natural, 2% equipped play). Not scored.

The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of East Brighton:

- Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. However, the sub area only has over provision of allotments and urban farms, amenity greenspace and natural and semi-natural urban greenspace.
- There is currently no under provision in the Ward. However, the sub-area has under provision of outdoor sports facilities, parks and gardens and children and young people space.
- When all the open space typologies are assessed together there is a current over provision of open space in the Ward and sub area. The Ward is predicted to continue to have an over provision of open space by 2030. The sub area is predicted to continue to have over provision of allotments and urban farms and natural and semi-natural urban greenspace by 2030, but when assessed all together it is predicted there will be an under provision of open space unless additional provision is found.

joined together by a large pocket of land recognised as countryside, which is not regarded as urban open space. This area of the site is a caravan site.

Development of the whole site would result in a net loss of these open spaces, which would be difficult to replace within the immediate vicinity of the site.

However, there is an overprovision of all open spaces within the ward, and this is predicted to continue to at least 2030.

New residential development could provide the opportunity to improve facilities and create new open spaces within this large site, particularly within the two pockets of land within the northern half of the site which are currently not recognised as open space.

Within the relevant sub-area of the City there is an under provision of outdoor sports facilities, parks and gardens and children and young people space. These facilities should be retained on site where possible. The outdoor sports facilities to the south of the area not recognised as open space (identified as 'countryside') could be expanded northwards.

Landscape

Site 35 sits at a lower elevation than site 34 and is mostly lower than the urban area to the east, so development in this area would have very little effect on the character of the wider landscape, but the contained valley landscape, with characteristic scrub slopes and views down to the sea, has localised landscape value, and is prominent in views from the footpath on Red Hill, within the SDNP.

-

Any additional development would be likely to have some negative impact on the adjacent SDNP, with views down from the footpath on Red Hill.

-

Other Environmental Issues

Part of the site sits on the former Sheepcote landfill site and is contaminated land and earlier investigative contamination studies concluded that parts of the area were not suitable for development of a traveller site for

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A considerable amount of further investigative work (contamination, feasibility and viability) would be required to assess whether and at what cost the significant existing contamination could be

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Secondary Constraints and Mitigation Assessment

the city.

There is a low risk SW flood area running north to south through the centre of the site. This area covers between 5% and 25% of the site.

According to the JBA¹ indicative ground water map of Brighton and Hove, the northern area of the site is within a 0-25% risk of ground water flooding, while the north westerly tip is within an area which is 25-50% risk of flooding.

satisfactorily remediated. Further investigation could be undertaken as part of Review of the City Plan in the longer term.

Redevelopment may be a useful catalyst for financing such remediation where development viability is positive.

Any development in the area running north to south through the centre of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.

In addition developers should be required to incorporate design features to mitigate against ground water flooding (e.g. no basement dwellings).

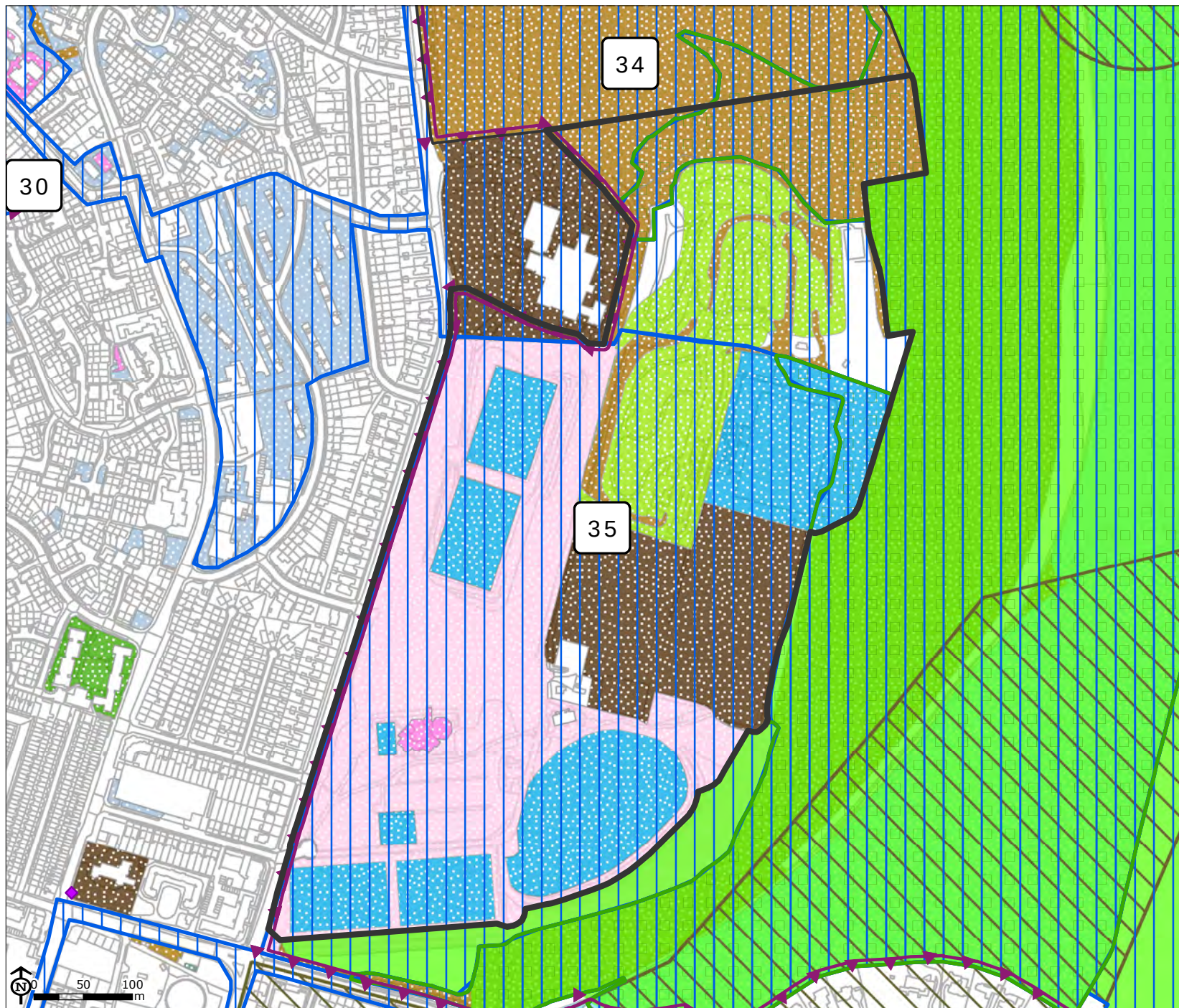
Overall Conclusions

Part of the site sits on the former Sheepcote landfill site and is contaminated land and earlier investigative contamination studies concluded that parts of the area were not suitable for development of a traveller site for the city.

A considerable amount of further investigative work (contamination, feasibility and viability) would be required to assess whether and what cost the significant existing contamination could be satisfactorily remediated. Further investigation could be undertaken as part of Review of the City Plan in the longer term. There are also ecology, landscape and open space considerations which may weigh against development within particular parts of the site, or within the site as a whole.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012



Brighton and Hove Urban Fringe Assessment

Site: 35: East Brighton Park and Sports Ground

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:5,500



Site: 36 **Location:** Land south of Warren Road, adjacent to Nuffield Hospital (included mixed open spaces and Lawns Memorial burial grounds) **Site Area:** 14.88

Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development largely due its prominent location on the edge of the South Downs National Park.

Site Characteristics:

The site is owned by the Council (public).

The site is made up of a number of designated open spaces that form part of the memorial burial ground, Sussex Nuffield Hospital and Downs View School.

The southern half of the site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
An Archaeological Notification Area borders the southern boundary of the site. The south facing spur and coombe would have been suitable for prehistoric, Roman and medieval activity. Therefore, there is high potential for archaeology.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/-?
Open Space			
The site is owned by the Council (public). The site contains a number of open spaces designated in the City Plan (15% school grounds/pitches, 10% 'parks and gardens', 25% outdoor sports, 45% cemetery, 5% natural/semi natural). Not scored. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Woodingdean (please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment): Currently has an over provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities,	--	A large portion of the site is used as a cemetery and is unsuitable for development. The remaining portions of the site are publically accessible school grounds/pitches, parks and gardens, outdoor sports pitches and natural/semi natural greenspace. Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, there is an over provision of, natural and semi-natural urban greenspace and parks and gardens in the area, and this is predicted to continue to at least 2030. Therefore, any development within the areas of the site that contain natural and	+/-

Site: 36 **Location:** Land south of Warren Road, adjacent to Nuffield Hospital (included mixed open spaces and Lawns Memorial burial grounds) **Site Area:** 14.88

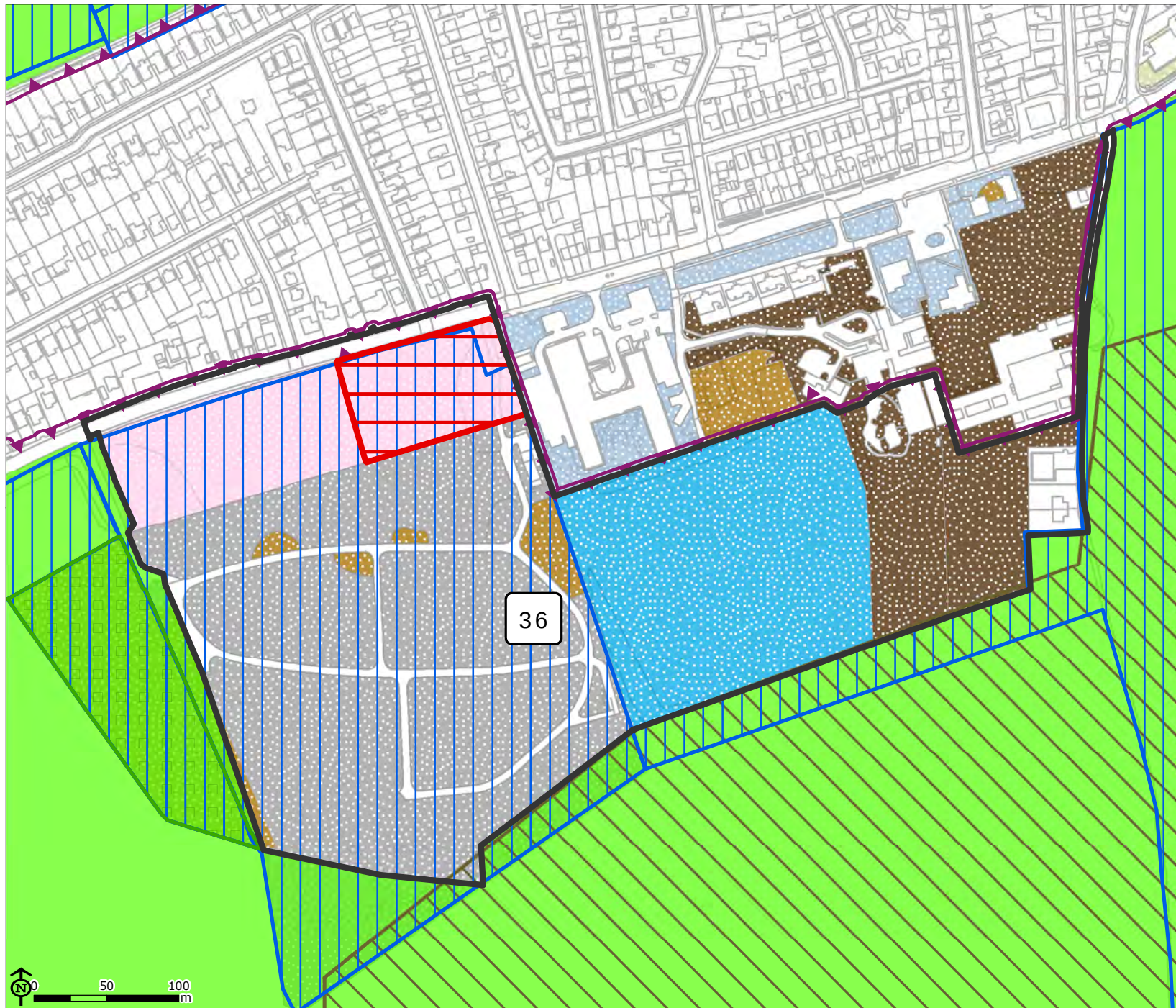
Secondary Constraints and Mitigation Assessment			
<i>parks and gardens and children and young people spaces.</i> <i>Currently has under provision in allotments and urban farms.</i> <i>When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, outdoor sports facilities and children and young people space by 2030 unless additional provision is found respectively.</i>		<i>semi-natural urban greenspace and parks and gardens will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development.</i> <i>Indeed, new residential development might provide the opportunity to improve facilities and create new open spaces for which there is predicted to be greater demand in the area. For example, allotments could be accommodated adjacent to any residential development along the northern band of park and garden open space.</i>	
Landscape			
<i>Although there are clear seaward views from further west along the road, the openness of this particular location provides very scenic views from Woodingdean towards the sea, with the Red Hill and Mount Pleasant ridges framing the view along Wick Bottom to Cattle Hill, with Roedean School just visible on its southern slopes.</i> <i>Views from the SDNP are much less significant, with Woodingdean already forming a developed backdrop to the site in views from the south, and screening any visibility from the north.</i>		<i>Housing in the playing fields area to the south of the school and hospital buildings, which is contained by walls and vegetation, would have little impact on landscape character.</i> <i>A strip of housing development alongside the road, whilst affecting local residential views, would have more limited adverse impact on the community if some gap were left for appreciation of the prime view and if the open space to the south (the Memorial Gardens) were retained.</i>	0
Other Environmental Issues			
<i>There is a SW flood risk area running along the west and southern edges of the site.</i>		<i>Development along the west and southern edges of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.</i>	0
Overall Conclusions			
<i>The site could accommodate a small amount of residential development within the band of park and garden open space in the northern corner of the site. Although development in the area would result in a net loss of open space that would be difficult to replace within the immediate vicinity of the area, there is an over provision of park and garden open space in the area, and the development of the this reasonably small parcel of land could enable the enhancement of the remaining park and garden open space on site.</i> <i>A strip of low density housing development alongside the road, whilst affecting local residential views, would have a more limited adverse impact on the community if a significant gap were left for appreciation of the prime view across the cemetery and if the open space to the south (the Memorial Gardens) were retained.</i>			
Dwelling Type	Approx. Area (ha) & No's of Dwellings		Location in Site
Low density, e.g. detached	0.5ha (10 dwellings)		North eastern corner of the band of

Site: 36 **Location:** Land south of Warren Road, adjacent to Nuffield Hospital (included mixed open spaces and Lawns Memorial burial grounds) **Site Area:** 14.88

Secondary Constraints and Mitigation Assessment		
<i> dwellings – 25 per hectare</i>		<i> park and garden open space alongside the road in the north west corner of the site.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 36: Land south of Warren Road, adjacent to Nuffield Hospital



- Urban Fringe Boundaries
 - Urban Fringe with Potential for Housing
 - Unitary Authority Boundary
 - Previous Urban Fringe Sites
 - Listed Building
 - Registered Park and Garden
 - Nature Improvement Area
 - Scheduled Monument
 - Conservation Area
 - Site of Special Scientific Interest
 - Regionally Important Geological Sites
 - Archaeological Notification Areas
 - South Downs National Park
 - Built-up Area Boundary
 - Proposed Local Nature Reserve
 - Declared Local Nature Reserve
 - National Nature Reserve
 - Sites of Nature Conservation Importance
 - Material Recovery Facilities
 - Footbridge
 - Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches
- Map Scale @ A4: 1:3,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the multiple ecological and environmental constraints within the site and the site's prominent location on the downland cliffs which contribute to the City's setting.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

Miniature golf course adjacent to downland cliffs designated for its ecological and geological value.

Approx. 15% of the site has been designated for Higher Level Stewardship funding for environmental management to deliver significant environmental benefits.

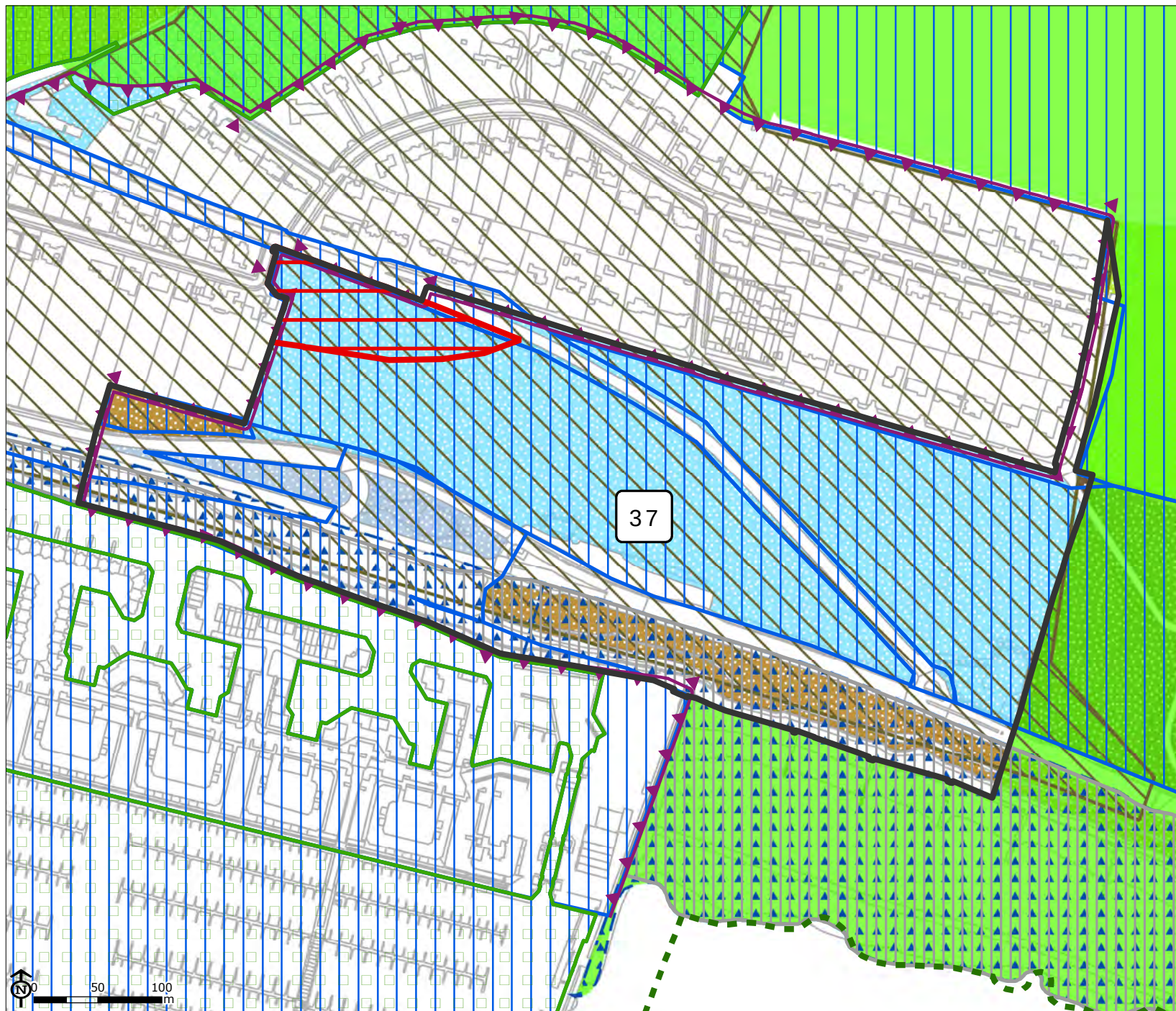
The whole site sits within non-agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
<i>Thin band of cliff within southern part of site is part of a Site of Special Scientific Interest (SSSI) and a Regionally Important Geological Site (RIGS). Site includes Cliff Corner SNCI; a small triangle of land within western boundary.</i> <i>Nature Improvement Area.</i> <i>In addition, approx. 15% of the site (a thin band covering the extent of the SSSI and Local Geological Site along the cliff edge) has been designated for Higher Level Stewardship funding for environmental management to deliver significant environmental benefits.</i>	--?	<i>The site contains a SSSI primarily designated for its geological importance rather than its ecological importance. However, there are some rare and uncommon plants which grow both on the cliff face and in the narrow strip of cliff-top chalk grassland.</i> <i>Development that avoided the SSSI and SNCI could contribute to enhancing these sites.</i>
Historic Environment		
<i>Site largely within an Archaeological Notification Area. The south facing spur has high potential for prehistoric, Roman and medieval activity. Indeed, a large number of prehistoric burials have been found to the north of the site.</i> <i>The site is within the setting of the Grade II listed Roedean School.</i>	--?	<i>Development of the site should be designed so that it is in keeping with the existing Grade II listed Roedean School. However, any development would be largely retained within the existing line of development on the western edge of Brighton and therefore is unlikely to have a significant negative effect of the setting of the School.</i> <i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.</i>
Open Space		
<i>The site is part owned by the Council (public) and part privately owned.</i> <i>Designated open space in the City Plan (70% golf course, 5% natural/semi natural, 5% amenity greenspace). Not scored.</i>	--	<i>Most of the site is a golf course which preforms an important role as an accessible open space.</i> <i>Development of the site would result in a net loss of this open space, which would be</i>

Secondary Constraints and Mitigation Assessment			
<i>The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal:</i> <i>Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.</i> <i>Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces.</i> <i>When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030, unless additional provision is found.</i> <i>(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)</i>		<i>difficult to replace within the immediate vicinity of the site. However, there is an over provision of outdoor sports facilities within the area, and this is predicted to continue to at least 2030.</i> <i>City-wide, there is a shortage of outdoor sports facilities and they should be retained wherever possible. However, the site is used as a golf course which is likely to be easier to replace than other sports pitches which require flat land.</i> <i>Therefore, development within the golf course will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by new dwellings.</i> <i>Indeed, new residential development could provide the opportunity to improve facilities and create new open spaces for which there is predicted to be greater demand in the area, for example children and young people spaces.</i>	
Landscape			
<i>The open space on this site is important as part of the setting of both Roedean School, viewed approaching on Marine Drive or Roedean Road, and of the Brighton Marina, viewed from the footpaths descending from Cattle Hill. The grassy slopes, although crossed by a road and in part used as a pitch and putt course, form a continuation of the open downland ridge and coombe landscape that extends inland behind Roedean up to Woodingdean.</i>	--	<i>Any development in this area would have an adverse effect on landscape character, although a limited eastward extension of the line of existing houses on The Cliff would clearly have less impact than a more major development of the site.</i>	-
Other Environmental Issues			
<i>Southern part of the site includes the A259 Road and cliff which is a Regionally Important Geological Site (RIGS).</i> <i>There is a low SW flood risk area running along the southern and eastern edges of the site.</i> <i>According to the JBA¹ indicative ground water map of Brighton and Hove, most of the site is within an area which has a 0-25% risk of ground water flooding.</i>	-	<i>Development would be sited to avoid the loss and to enable continued access of the Regionally Important Geological Site.</i> <i>Development along the western, southern and eastern edges of the site would be required to ensure surface water run-off rates are at least reduced to existing green-field levels.</i> <i>In addition, in order to mitigate against ground water flooding, development across the site would be required to incorporate</i>	0

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Secondary Constraints and Mitigation Assessment			
		design features to mitigate against the flood risk (e.g. no basement dwellings)	
Overall Conclusions			
<i>The site is suitable for a small amount of development in the north west corner of the site (mini golf course). While this development would result in a net loss outdoor sports open space, the effect of a small amount of development would be relatively insignificant as there is an over provision of such open space within the area.</i> <i>Any development in this area would have an adverse effect on landscape character; however a limited extension to the band of housing to the west of the site would clearly have less impact than a more major development of the site. Furthermore, this part of the site is the furthest point from the SSSI Local Geological Site (RIGG) and the area at risk from surface water flooding.</i>			
Dwelling Type	Approx. Area (ha) & No's of Dwellings		Location in Site
Low density, e.g. detached dwellings – 25 per hectare	1ha (25 dwellings)		North western corner of the site (mini golf course), extending the residential development to the west eastwards in to the site.
Medium density, e.g. terraced dwellings – 50 per hectare	0		N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0		N/A



Brighton and Hove Urban Fringe Assessment

Site: 37: Roedean Miniature Golf Course and land south of A259

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:4,250

LUC

Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed suitable for 10 dwellings at a low density to improve the land area adjacent to the Conservation area.

Site Characteristics:

The site is owned by the Council (public).

Part of Ovingdean Hall farm.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
Entire site within Ovingdean Conservation Area potentially within view of the Grade I listed St. Wulfrans Church and other Grade II and Grade II* listed buildings. Eastern edge of site within an Archaeological Notification Area. Located in a south facing portion of a valley floor, prehistoric and medieval sites/finds have been found in close proximity to the site. Therefore, there is potential for archaeology on site.	--?	Development in Ovingdean Conservation Area should be in keeping with the existing style of housing development in order to complement the existing character of the area and contribute to the landscape setting of the Ovingdean Conservation Area. New development should be of no higher density than that which exists in Ovingdean. Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/--?
Open Space			
The site is owned by the Council (public). However, there are no recognised open spaces within the site. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people	0	There are no identified open spaces within the publically owned site. If new residential development could be delivered on site, such development could enable the creation of new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces.	++

Secondary Constraints and Mitigation Assessment			
spaces. When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively. (please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)			
Landscape			
The large, modern barns of Ovingdean Hall Farm do not add to the character of the Conservation Area in which they are sited, but unsympathetic new housing would not do so either. The impact of the loss of functional farm buildings on land use within the adjacent National Park grazed fields would be an important consideration which could have adverse consequences on landscape character.	0	The Byre Cottages / The Ridings development sets a good example of the sort of housing that would enhance the character of the conservation area: low density, vernacular materials, set out in a non-linear layout. It would be important to avoid creating a large development in this form without leaving sizeable areas of green space and retaining vegetation where possible, particularly taller trees, to soften and filter views.	+
Other Environmental Issues			
According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.	-	In order to mitigate against the effects of ground water flooding, any development on the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)	0
Overall Conclusions			
The whole site is considered suitable for low density development of a similar size and style to the residential housing to the south east of the site. In their current state, the large, modern barns of Ovingdean Hall Farm do not add to the character of the Conservation Area in which they are sited. However, the impact of the loss of functional farm buildings on land use within the adjacent National Park grazed fields would be an important consideration. The Byre Cottages / The Ridings development sets a good example of the sort of housing that would enhance the character of the conservation area: low density, vernacular materials, set out in a non-linear layout. It would be important to avoid creating a large development in this form without leaving sizeable areas of green space and retaining vegetation where possible, particularly taller tree, to soften and filter views. Indeed, there are no existing open spaces recognised within the area and the redevelopment of the site could create new open spaces for which there is a need in the area, such as allotments and urban farms, amenity greenspace and children and young people spaces. Taken as a whole, sites 38, 38a and 39, represent a cluster of sites all of which have potential for development.			

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 38 **Location:** Land at Ovingdean Hall Farm (land north of Bulstrode Farm) **Site Area:** 1.34

Secondary Constraints and Mitigation Assessment

However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. For example, if site 38 to the north west of the site was developed then the retention of the vegetation in site 38a would contribute to the character of the new development. If all of them were developed there would be a net loss of greenspace, which although not recognised as open space would have a detrimental impact on the landscape and historical character of the area.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	1 (25 dwellings). Limited to 2ha (50 dwellings) across sites 38, 38a and 39) to retain adequate green space.	Whole site, including open space provision and landscaping.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

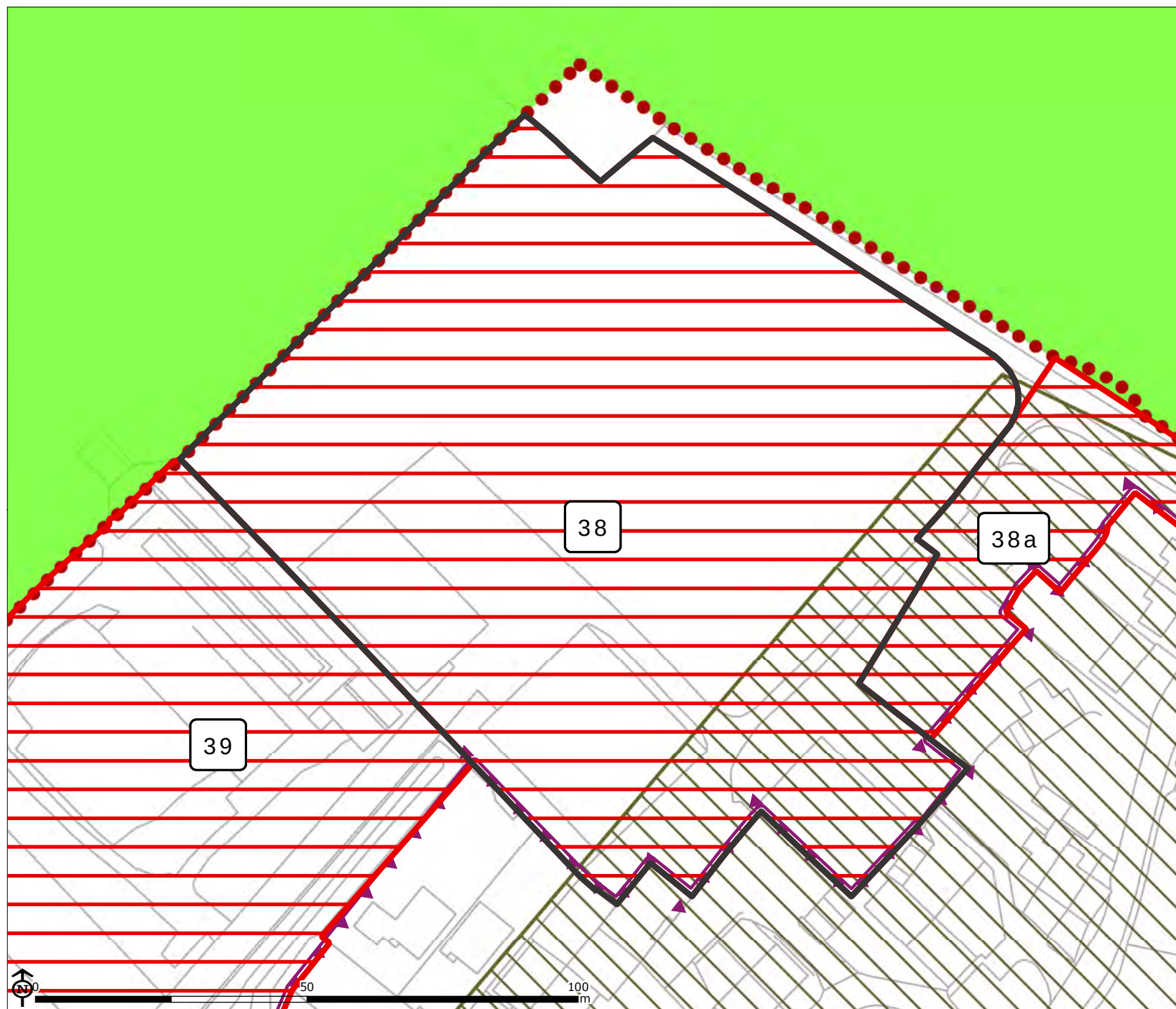
Brighton and Hove Urban Fringe Assessment

Site: 38: Land at Ovingdean Hall Farm (land north of Bulstrode Farm)

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,000

LUC



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential dwellings due to identified potential on site 38 (and 39) and urbanising impact of additional development upon the rural character and appearance of the Conservation Area.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+
Historic Environment			
Entire site within Ovingdean Conservation Area potentially within view of the Grade 1 listed St. Wulfrans Church and other Grade II and Grade II* listed buildings. 95% of site within an Archaeological Notification Area. Located in a south facing portion of a valley floor, prehistoric and medieval sites/finds have been found in close proximity to the site. Therefore, there is potential for archaeology on site.	--?	Development in Ovingdean Conservation Area should be in keeping with the existing style of housing development in order to complement the existing character of the area and contribute to the landscape setting of the Ovingdean Conservation Area. New development should be of no higher density than that which exists in Ovingdean. Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/--?
Open Space			
The site is part owned by the Council (public) and part privately owned. However, there are no recognised open spaces within the site. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are	0	There are no identified open spaces within the site. If new residential development could be delivered, such development could enable the creation of new open spaces in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces.	++

Secondary Constraints and Mitigation Assessment

assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

Landscape

This area contains some mature vegetation which softens the settlement edge.

-

Any residential development on site 38a would likely result in the loss of the vegetation in this area which would harden the settlement edge. However, the incorporation of significant green spaces within the wider redevelopment of the farm complex in sites 38, 38a and 39 would help to soften any future settlement edge, helping to mitigate any negative effects associated with the development of site 38a.

-

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

In order to mitigate against the effects of ground water flooding, any development on the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)

0

Overall Conclusions

The whole site is considered suitable for low density development of a similar size and style to the residential housing to the south east of the site.

The Byre Cottages / The Ridings development sets a good example of the sort of housing that would enhance the character of the conservation area: low density, vernacular materials, set out in a non-linear layout. It would be important to avoid creating a large development in this form without leaving sizeable areas of green space and retaining vegetation where possible, particularly taller tree, to soften and filter views. Indeed, there are no existing open spaces recognised within the area and the redevelopment of the site could create new open spaces for which there is a need in the area, such as allotments and urban farms, amenity greenspace and children and young people spaces.

Taken as a whole, sites 38, 38a and 39, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. For example, if site 38 to the north west of the site was developed then the retention of the vegetation in site 38a would contribute to the character of the new development. If all of them were developed there would be a net loss of greenspace, which although not recognised as open space would have a detrimental impact on the landscape and historical character of the area.

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 38a

Location: Land at Ovingdean Hall Farm

Site Area: 0.22

Secondary Constraints and Mitigation Assessment

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0.2ha (5 dwellings). Limited to 2ha (50 dwellings) across sites 38, 38a and 39 to retain adequate green space).</i>	<i>Entire site.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>



Brighton and Hove Urban Fringe Assessment

Site: 38a: Land at Ovingdean Hall Farm

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:500



Site: 39 **Location:** Land at Bulstrode Farm / Ovingdean Farm (includes former chicken sheds)

Site Area: 2.83

Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed suitable for 10 dwellings at a low density to improve the land area adjacent to the Conservation area.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

Part of Ovingdean Farm / Bulstrode Farm.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

There are no ecological designations.	-?	<i>The site is not subject to any ecological designations, and may therefore be suitable for residential development.</i> <i>It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.</i>	+?
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Historic Environment

<i>Entire site within Ovingdean Conservation Area potentially within view of the Grade I listed St. Wulfrans Church and other Grade II and Grade II* listed buildings.</i> <i>South eastern corner of site within an Archaeological Notification Area.</i> <i>Located in a south facing portion of a valley floor, prehistoric and medieval sites/finds have been found in close proximity to the site. Therefore, there is potential for archaeology on site.</i>	--?	<i>Development in Ovingdean Conservation Area should be in keeping with the existing style of housing development in order to complement the existing character of the area and contribute to the landscape setting of the Ovingdean Conservation Area. New development should be of no higher density than that which exists in Ovingdean.</i> <i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.</i>	+/--?
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Open Space

<i>The site is part owned by the Council (public) and part privately owned. However, there are no recognised open spaces within the site.</i> <i>The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal:</i> <i>Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.</i>	0	<i>There are no identified open spaces within the site. If new residential development could be delivered, such development could enable the creation of new open spaces in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces.</i>	++
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Site Area: 2.83

Secondary Constraints and Mitigation Assessment			
- Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively. (please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)			
Landscape			
The large, modern barns of Bulstrode Farm do not add to the character of the Conservation Area in which they are sited, but unsympathetic new housing would not do so either. The impact of loss of functional farm buildings on land use within the adjacent National Park grazed fields would be an important consideration which could have adverse consequences on landscape character.	0	The Byre Cottages / The Ridings development sets a good example of the sort of housing that would enhance the character of the conservation area: low density, vernacular materials, set out in a non-linear layout. It would be important to avoid creating a large development in this form without leaving sizeable areas of green space and retaining vegetation where possible, particularly taller tree, to soften and filter views. Developing too far towards the western edge of the site would be detrimental to the form of the settlement, particularly in views from the Grade I listed church and the bridleway on the southern side of Mount Pleasant.	+
Other Environmental Issues			
There is an intermediate SW flood risk zone running through the middle of the site. This area covers over 25% of the total area of the site. According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.	--	Development throughout this site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels. In order to mitigate against the effects of ground water flooding, any development on the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)	0

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 39 **Location:** Land at Bulstrode Farm / Ovingdean Farm (includes former chicken sheds)

Site Area: 2.83

Secondary Constraints and Mitigation Assessment

Overall Conclusions

The whole site excluding the western corner is considered suitable for low density development of a similar size and style to the residential housing to the south east of the site. In their current state, the large, modern barns of Bulstrode Farm do not add to the character of the Conservation Area in which they are sited. However, the impact of the loss of functional farm buildings on land use within the adjacent National Park grazed fields would be an important consideration.

The Byre Cottages / The Ridings development sets a good example of the sort of housing that would enhance the character of the conservation area: low density, vernacular materials, set out in a non-linear layout. It would be important to avoid creating a large development in this form without leaving sizeable areas of green space and retaining vegetation where possible, particularly taller tree, to soften and filter views. Indeed, there are no existing open spaces recognised within the area and the redevelopment of the site could create new open spaces for which there is a need in the area, such as allotments and urban farms, amenity greenspace and children and young people spaces.

Developing too far towards the western edge of the site would be detrimental to the form of the settlement, particularly in views from the Grade I listed church and the bridleway on the southern side of Mount Pleasant. Removal of the most westerly barn (outside the area identified for development) would benefit these views.

Taken as a whole, sites 38, 38a and 39, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. For example, if site 38 to the north west of the site was developed then the retention of the vegetation in site 38a would contribute to the character of the new development. If all of them were developed there would be a net loss of greenspace, which although not recognised as open space would have a detrimental impact on the landscape and historical character of the area.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	1.5ha (35 dwellings). Limited to 2ha (50 dwellings) across sites 38, 38a and 39 to retain adequate green space).	Most of the site, with the exception of the narrow arm of land jutting out to the west.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 39: Land at Bulstrode Farm / Ovingdean Farm
(includes former chicken sheds)

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,750

LUC



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to being within the curtilage of the Grade I listed St Wulfran's Church and the open space designations within the site that would be difficult to replace elsewhere within the City.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

20% of the site (the northern most part) is currently used as St. Wulfran's Church graveyard. Planning permission has recently been granted (BH2013/04102) to extend the graveyard into the agricultural land to the south of the current graveyard, meaning approximately 45% of the site is inappropriate for residential development.

Grassed/agricultural area containing allotments and inaccessible natural and semi-natural green space.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
<i>There are no ecological designations.</i>	-?	<i>The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.</i>	+?
Historic Environment			
<i>Entire site within Ovingdean Conservation Area, within curtilage of Grade 1 listed St.Wulfrans Church and potentially within view of other Grade II and Grade II* listed buildings.</i> <i>75% of the site is within an Archaeological Notification Area and Roman remains have been found on site. Therefore, there is very high potential for archaeology on site.</i>	--?	<i>The entire site is within Ovingdean Conservation Area. Therefore, development would need to be designed and arranged so that it is in keeping with the existing character of the area. Furthermore development would need to be designed so that it is sensitively placed to limit the impact upon Grade I listed St. Wulfrans Church and potentially other Grade II and Grade II* listed buildings within view. Therefore given these constraints it may be difficult to achieve an appropriate level of housing density on the site.</i> <i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.</i>	+/--?
Open Space			
<i>The site is part owned by the Council (public) and part privately owned.</i> <i>20% of the site (the northern most part of the site) is currently used as St.Wulfrans Church</i>	--	<i>A large portion of the site (roughly 45%) is used as a graveyard and is unsuitable for development. Another 30% of the site is used as publically accessible allotments. The remaining 25% of the site is not</i>	++

Secondary Constraints and Mitigation Assessment

graveyard. Planning permission has recently been granted (BH2013/04102) to extend the graveyard into the agricultural land to the south of the current graveyard, meaning approximately 45% of the site is inappropriate for residential development.

In addition to the graveyard. Approximately 15% of the site is recognised as allotments. However, during the site visit it was recoded that the allotment had been extended westwards and now accommodates approximately 30% of the site.

The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal:

- Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.
- Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces.
- When all the open space typologies are assessed together there is a current over provision of open space. This is predicted to continue until 2030, with the exception of allotments and urban farms, amenity greenspace and children and young people space which is predicted to have under provision by 2030.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

recognised as open space.

Development of the part of the site containing the allotment would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, the portion of the site not recognised as open space could be developed without adverse effects on open space provision.

Indeed, a small amount of new residential development on this portion of the site could provide the opportunity to improve facilities and create a new open space for which there is demand in the area, for example the allotment could be extended or a children and young people space could be constructed.

Landscape

The proximity of the church contributes to a historic landscape character which would be diminished by modern development. There is a scenic view towards the sea from the upper part of the site which would similarly affect the setting of the church and introduce housing to the west of Greenways where none is currently visible in views northwards approaching from Marine Drive.

--

The eastern end of the site, adjacent to Greenways, is slightly less sensitive.

-

Other Environmental Issues

There is an intermediate SW flood risk along

-

Development on the eastern edge of the

0

Secondary Constraints and Mitigation Assessment

the eastern edge of the site.

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.

In order to mitigate against the effects of ground water flooding, any development on the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)

Overall Conclusions

The site is considered unsuitable for residential development. Much of the site is currently being used as a graveyard. Recently, planning permission was received to extend the graveyard in to a larger portion of the site. In addition, a large portion of the site is used as an allotment, an open space for which there is an under provision in the area.

While there is a pocket of land not used as a graveyard or allotment and not recognised as any other open space, this part of the site is in particularly close proximity to the Grade I listed St. Wulfrans Church. Modern development here would diminish historic landscape character. Furthermore, there is a scenic view towards the sea from the upper part of the site which would similarly affect the setting of the church and introduce housing to the west of Greenways where none is currently visible in views northwards approaching from Marine Drive.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Brighton and Hove Urban Fringe Assessment

Site: 40: Land east of Greenways

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,250

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Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the multiple ecological and heritage constraints within the area and the prominent location of the site.

Site Characteristics:

The site is privately owned. The northern part of the site comprises horse paddocks, served by stables.

Thin band of sparsely wooded grassland bordered by residential development.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

Over 95% of the site is designated as a Site of Nature Conservation Importance. During the review of SNCIs in the City, the SNCI Review Panel was unable to gain access to site. It was therefore agreed that the designation should remain unless a new survey indicated otherwise.

More recently, the City Ecologist reviewed the site and the regional reasons for designation and concluded that the site is not appropriate for designation as a local wildlife site in the emerging City Plan. Therefore, the designation of the site as an SNCI has been disregarded.

Nature Improvement Area.

-?

The site is designated as an SNCI; however this designation has been recently called in to question. The site has not been recommended by the City ecologist for inclusion in the forthcoming City Plan as a local wildlife site. Therefore, the site's designation as an SNCI has been disregarded and the site may be suitable for development.

It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity along established hedgerows and treelines, which should be retained.

+?

Historic Environment

The western edge of the site forms the ridgeline to views of Ovingdean Conservation Area and potentially Grade I listed St. Wulfrans Church and other Grade II and Grade II listed buildings.*

Northern part designated as an Archaeological Notification Area. Saxon burials have been recorded on site. Therefore, there is very high potential for archaeology on site.

--?

Development of this site would need to be sensitively designed and positioned so that it does not detract from important views of and from the eastern ridge of the Ovingdean Conservation Area and listed buildings, for example, to the National Park.

Development in the northern paddocks behind the existing treeline would most likely protect the setting of the Conservation Area, reducing the significance of potential negative effects from significant to minor.

Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss within the Archaeological Notification Area.

+/-?

Open Space

Secondary Constraints and Mitigation Assessment

The site is privately owned. The site contains no recognised open spaces.

The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal:

- Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.
- Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces.
- When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

0

There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces.

++

Landscape

The site occupies the crest of a ridge which runs down from Mount Pleasant, separating the built area of northern Ovingdean into two. The northern end is largely open, green space and the remainder is wooded, and both areas are prominent in SDNP views descending from Mount Pleasant, in which the village appears as houses surrounding a wooded ridge. Development on the hill top would be uncharacteristic, detracting from the historic valley settlement form.

--

Adding a few new houses at the northern end of the site, so that the wooded hill top is unaffected, would have the least adverse impact.

-

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the south-eastern edge of the site is within an area which has a 25-50% risk of ground water flooding.

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In order to mitigate against the effects of ground water flooding, any development on the south eastern edge of the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings).

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¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Secondary Constraints and Mitigation Assessment

Overall Conclusions

The site is considered suitable for a small amount of low density residential development at the northern tip of the site.

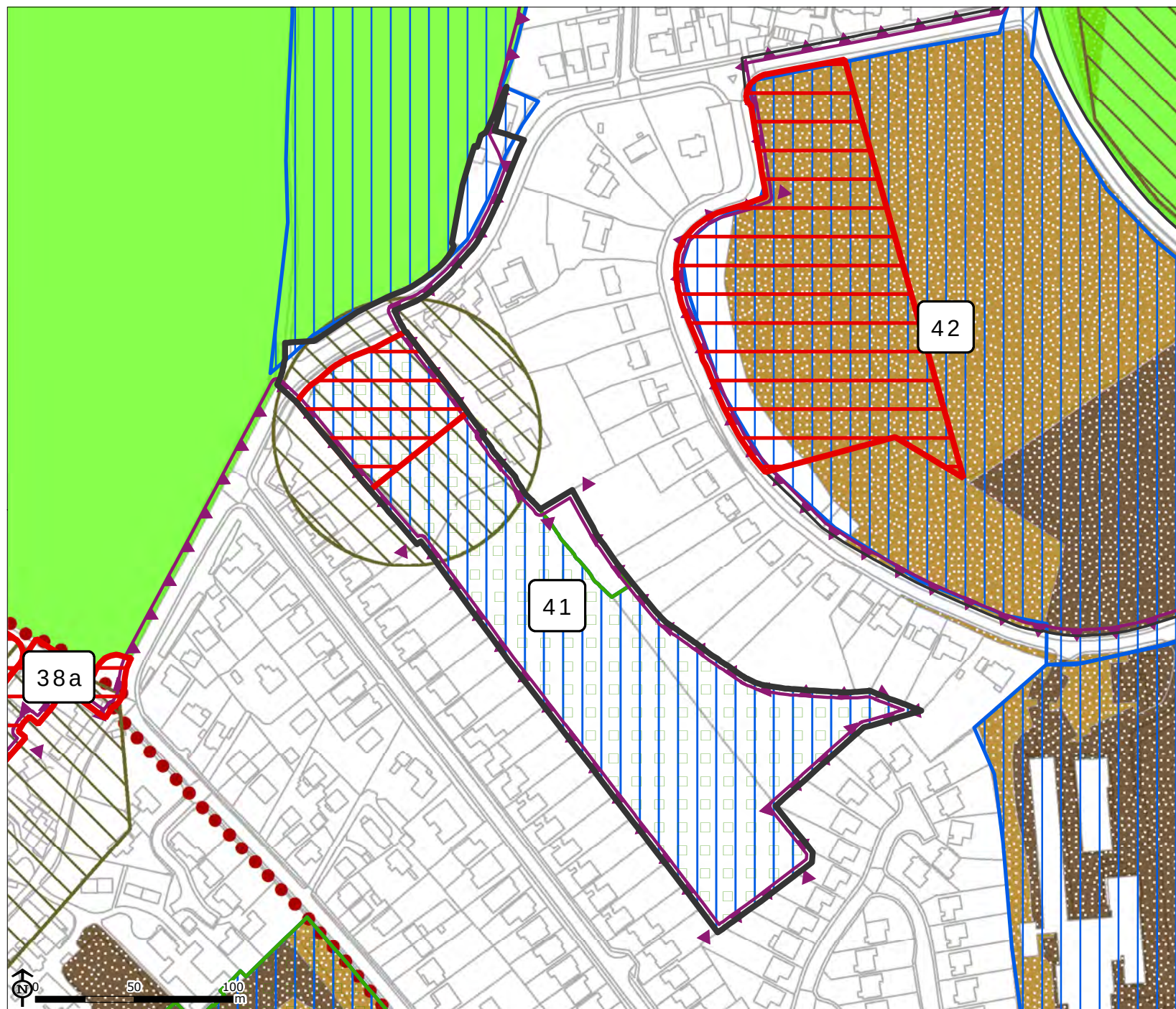
The site occupies the crest of a ridge which runs down from Mount Pleasant, separating the built area of northern Ovingdean into two. The northern end is largely open greenspace and the remainder is wooded. Both areas are prominent in SDNP views descending from Mount Pleasant, in which the village appears as houses surrounding a wooded ridge and development on the hill top would be uncharacteristic, detracting from the historic valley settlement form. However, a few new houses within the pony paddocks at the northern end of the site would retain the woodland on the hill top and have the least adverse impact on landscape character. , Any impacts on archaeology and heritage would need to be satisfactorily addressed.

Despite over 95% of the site being recognised as a local SNCI, more recently, the City Ecologist reviewed the site and the regional reasons for designation and concluded that the site is not appropriate for designation as a local wildlife site in the emerging City Plan. Therefore, the designation of the site as an SNCI has been disregarded. Moreover, there are no recognised open spaces within the site.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.3ha (5 dwellings)	Northern tip of the site containing pony paddocks.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 41: Land at Wanderdown Road Open Space



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
- Allotments and Urban Farms
- Amenity Greenspace
- Cemeteries
- Children and Young People
- Churchyards
- Civic Spaces
- Community Gardens
- Countryside
- Golf Course
- Green Corridor
- Natural and Semi Natural Urban Greenspace
- Outdoor Sports Facilities
- Parks and Gardens
- Privately Owned Parks and Gardens
- Race Course
- School Grounds and Sports Pitches

Map Scale @ A4: 1:2,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to openness of the site and potential adverse impacts on the South Downs National Park.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

Used for horse paddocks to north and playing fields for school to south.

The National Park narrows to a small tract of land to the north of the site which is sensitive owing to the restricted nature of the connection between this area and the wider National Park landscape to the east.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
<i>Sussex Wildlife Trust /Sussex Biodiversity Record Centre (managed by the Wildlife Trust) recognise the site as an SNCI (SNCI BH 44). However, the adopted Local Plan does not recognise this designation.</i> <i>The internationally threatened Red Star Thistle is present.</i> <i>In the Brighton & Hove Biodiversity Action Plan, site 42 is indicated as linear corridor or stepping stone, suggesting that the site has some importance as a wildlife corridor.</i> <i>Nature Improvement Area.</i>	--?	<i>Any development would need to incorporate mitigation for impacts on Red Star Thistle and any other notable / protected species present on site.</i> <i>This may include minimising/avoiding development on areas of the site containing Red Star Thistle and appropriate management of other parts of the site for biodiversity / as a wildlife corridor.</i> +/-?
Historic Environment		
<i>The site is adjacent to an Archaeological Notification Area to the west. Prehistoric remains have been recorded immediately to the east and south of the site. Therefore, there is potential for archaeology on site.</i>	-?	<i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets.</i> +/-?
Open Space		
<i>The site is part owned by the Council (public) and part privately owned.</i> <i>The northern part of the site is inaccessible natural/semi-natural greenspace which is privately owned and the southern part of the site is recognised as school playing fields.</i> <i>Designated open space in the City Plan (65% natural/semi natural greenspace and 30% school grounds/pitches). Northern part scored: Existing F, Potential F (RT0043_p).</i> <i>The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean</i>	--	<i>The northern part of the site is inaccessible natural/semi-natural greenspace which is privately owned and the southern part of the site is recognised as publicly owned school playing fields.</i> <i>There is currently an over provision of natural/semi-natural greenspace in the area and this is predicted to continue until at least 2030. Focussing residential development within the portion of the site containing privately owned natural/semi-natural greenspace could create new publically accessible open space in an area of under provision for allotments and</i> ++

Site: 42**Location:** Land adjacent to Ovingdean and Falmer Road, Ovingdean**Site Area:** 7.47

<i>Coastal:</i> - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. When all the open space typologies are assessed together there is a current over provision of open space. It is predicted that this will continue until at least 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)		<i>urban farms, amenity greenspace and children and young people spaces.</i>	
Landscape			
The gently sloping ground in a valley location is very visible from higher SDNP ground to the north and east but is not in a location that would appear uncharacteristic for housing development. There is housing along Ovingdean Road to the north and extensive built development along the valley to the south of Longdean School. There could be a concern, despite the existing presence of houses on Ovingdean Road, that extensive development in this area would leave very little space between Ovingdean and Woodingdean.	-	Development on the lower, western side of the site, if sympathetic to the curved form of The Vale and boundary vegetation, would have minimal adverse impact on wider landscape character and would not significantly affect views from the SDNP.	0
Other Environmental Issues			
There is an intermediate SW flood risk area running along the curved western edge of the site. This area at risk from surface water flooding covers between 5% and 25% of the site. According to the JBA¹ indicative ground water map of Brighton and Hove, the southern edge of the site is within an area which has a 25-50% risk of groundwater flooding.	-	Development running along the curved western edge of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels, therefore reducing negative effects to a negligible effect. In addition development on the southern edge of the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)	0

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Overall Conclusions

The site is considered suitable for low density residential development in the north western part of the site. The northern part of the site is inaccessible natural/semi-natural greenspace which is privately owned. Development here could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces.

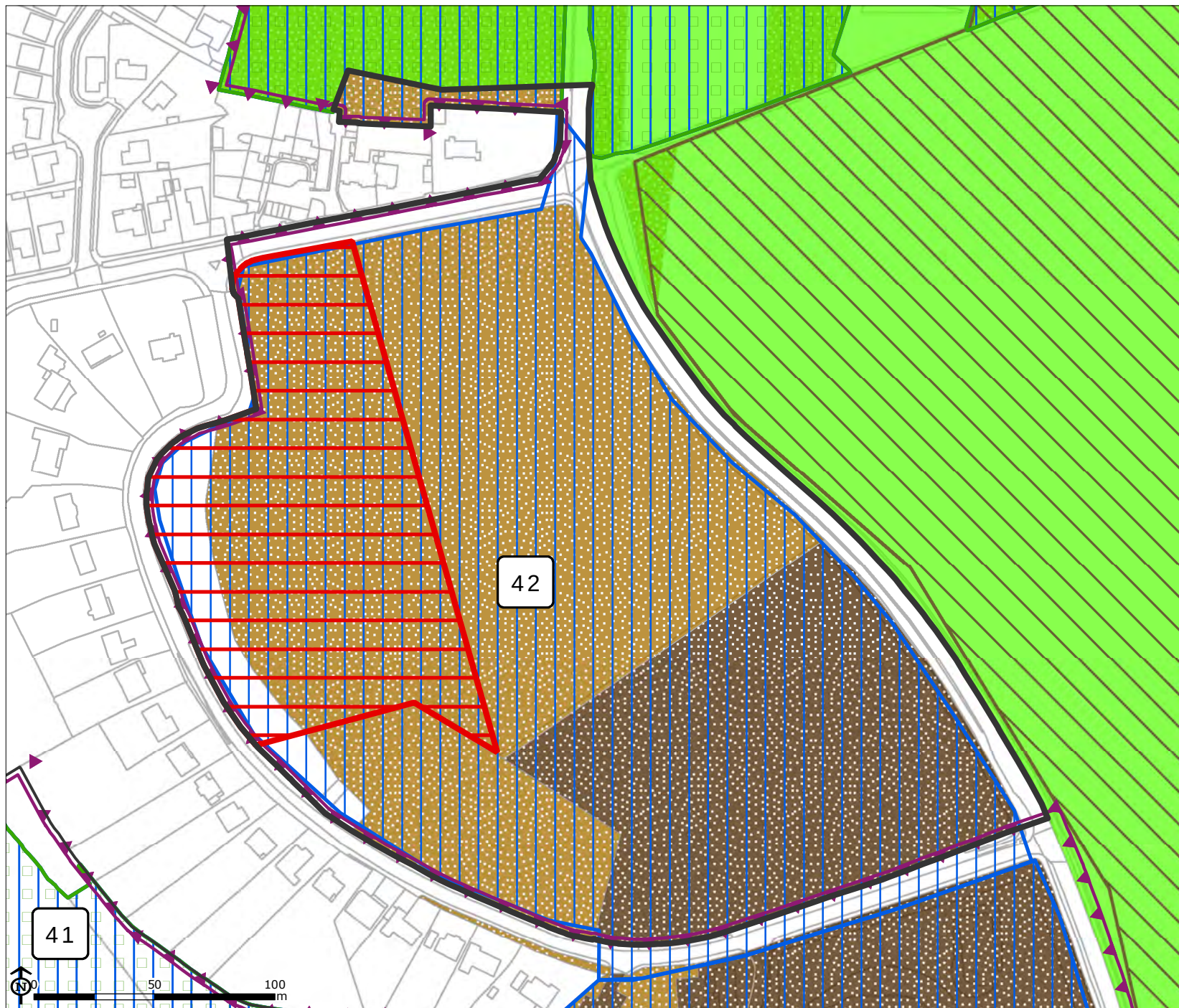
The gently sloping ground in a valley location is very visible from higher SDNP ground to the north and east but is not in a location that would appear uncharacteristic for housing development. There is housing along Ovingdean Road to the north and extensive built development along the valley to the south of Longdean School. There could be a concern, despite the existing presence of houses on Ovingdean Road, that extensive development in this area would leave very little space between Ovingdean and Woodingdean. However, development on the lower, western side of the site, to the north of the woodland within the site, would have minimal adverse impact on wider landscape character and would not significantly affect views from the SDNP.

While the site is not subject to any formal ecological designations the Sussex Wildlife Trust /Sussex Biodiversity Record Centre (managed by the Wildlife Trust) recognise the site as an SNCI (SNCI BH 44) containing Red Star Thistle, an internationally threatened plant. Any development would need to incorporate mitigation for this and any other notable / protected species present on site.

There are no heritage designations within the site.

Finally, there is some risk of surface water flooding along the curved western edge of the site and also some risk of ground water flooding, although both of these risks could be managed in the design of any new residential through the incorporation of appropriate sustainable urban drainage.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	1.75ha (45 dwellings)	Lower, north western side of the site, to the north of the woodland within the site.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 42: Land adjacent to Ovingdean and Falmer Road, Ovingdean

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,250



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the ownership and access issues associated with the site. Furthermore, the majority of the site (the densely wooded part) is designated as natural and semi-natural greenspace.

Site Characteristics:

The site is privately owned.

Heavily wooded with significant access and ownership constraints.

Open space (northern section grass and dense trees); some private open space associated with adjacent residential properties.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Northern 3/4 Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
The site forms the ridgeline to views of Ovingdean Conservation Area and potentially Grade I listed St. Wulfrans Church and other Grade II and Grade II* listed buildings. Part (north western tip) within Archaeological Notification Area. A Saxon cemetery has been recorded to the north of the site. In addition, the sites south facing views suggest high potential for prehistoric, Roman and medieval remains. Therefore, there is high potential for archaeology on site.	--?	Development of this site would need to be sensitively designed and positioned so that it does not detract from important views out from the eastern ridge of the Ovingdean Conservation Area and listed buildings e.g. to the National Park. Trees should be retained to minimise negative effects on the setting of the Conservation Area. Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the Archaeological Notification Area.	+/--?
Open Space			
The site is privately owned and largely inaccessible to the public; however, there is a footpath that runs through the site, providing some access. The area to which this footpath provides access is not recognised as open space. Northern part (65%) designated open space in the City Plan (natural/semi natural	-	The site is privately owned and largely inaccessible to the public. While a footpath runs through part of the site, providing some access. The area to which this footpath provides access is not recognised as open space. The northern part of the site (65%) is inaccessible natural/semi-natural	++

Secondary Constraints and Mitigation Assessment

greenspace). Northern part scored: Existing E, Potential D (RT0127_p).

The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal:

- Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.
- Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces.
- When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

greenspace. The remaining land in the site is steep and heavily wooded and not recognised as open space.

Residential development within part of the site could create new publically accessible open space within the remainder of this privately owned site, resulting in a net increase of publically accessible open space overall.

Landscape

A relatively narrow (particularly at the southern end) belt of trees which, although beneath houses along the ridge top (Elvin Crescent and Eley Crescent), provide screening in views from the east and give the impression of most housing being on lower valley sides rather than on top of the hill. Belts of trees and scrub on steeper slopes are a common feature in the locality, and this one continues south of the site, along the flank of Beacon Hill to the allotments on the slope beneath the windmill at Rottingdean.

--

There would be a lower level of adverse impact associated with the continuation of Wanderdown Close a little further south into the woodland, as long as trees higher up the slope were preserved to retain a wooded backdrop.

-

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 25-50% risk of ground water flooding.

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In order to mitigate against the effects of ground water flooding, any development on the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)

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Overall Conclusions

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Secondary Constraints and Mitigation Assessment

Much of the site is steeply sloped and heavily wooded. Access to the site is very difficult in parts. However, there is potential for a few houses in the northern tip of the site through the extension of Wanderdown Close southwards. Although the land is sloping, the slope within the site's northern tip is of a similar gradient to that in Wanderdown Close. The trees higher up the slope should be preserved to retain a wooded backdrop.

The extension would likely result in some significant tree loss, the ecological effects of which would have to be mitigated within the surrounding woodland.

The northern half of the site is recognised as natural/semi-natural greenspace; however the land is privately owned and inaccessible.

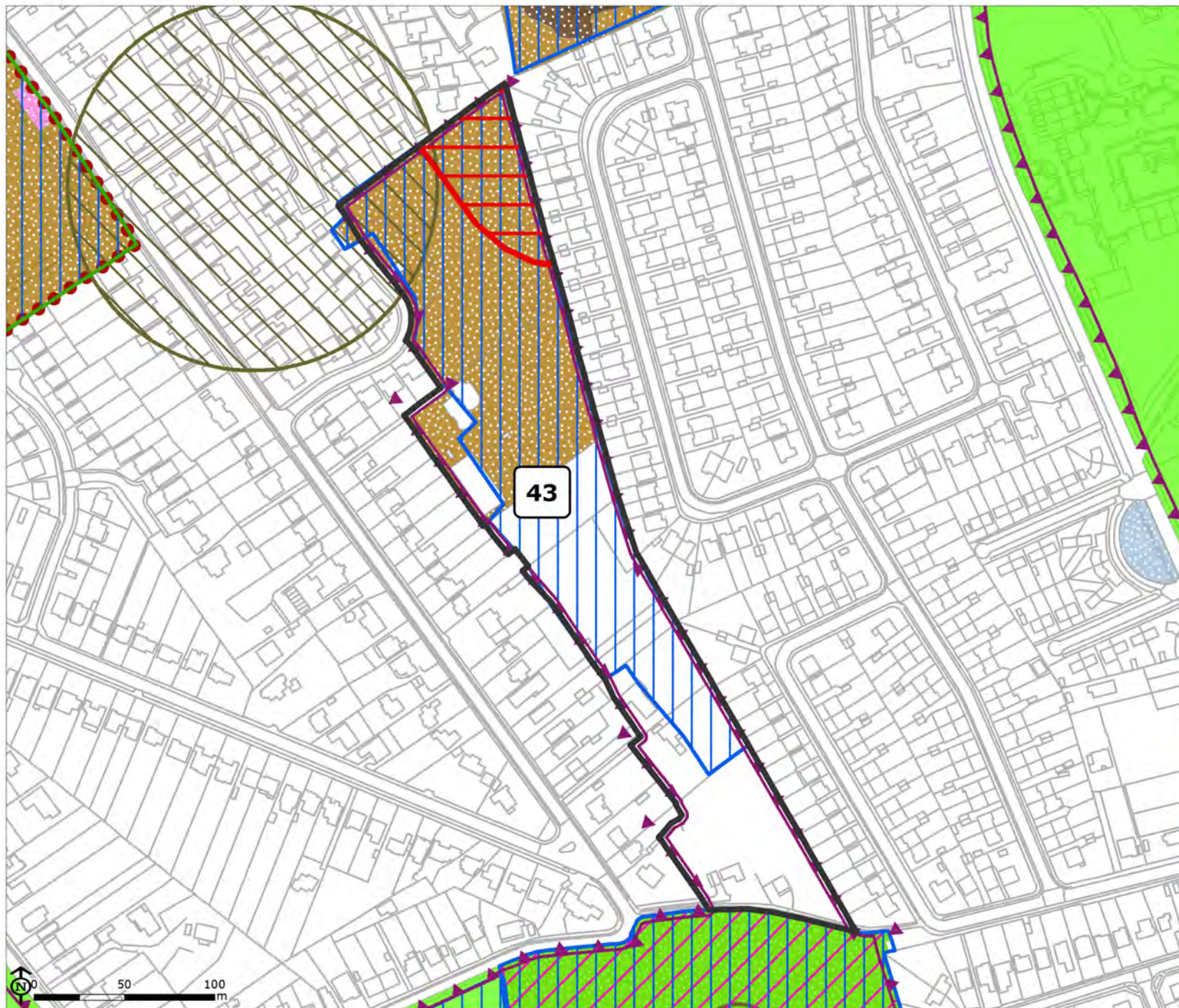
Creating access may result in the loss of an existing property on the road to the north of the site.

Finally, there is a risk of groundwater flooding, although this could be managed through sustainable urban drainage systems.

Dwelling Type	Approx. Area (ha)	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.25ha (6 dwellings)	Northern tip of the site, extending Wanderdown Close southwards.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 43: Land to rear of Longhill Road



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:3,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered unsuitable for residential development due to the significant proportion of the site being used as allotments and the ecological and heritage designations within the site.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

The whole site sits within land classified as urban land.

The majority of the site is given over to allotments which are well used.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

20% of the site contains the whole of the Beacon Hill Local Nature Reserve.

Nature Improvement Area.

--?

Residential development should be located in the areas of the site not designated as Local Nature Reserve of allotment. Allotments have their own specific ecological characteristics which would have to be retained within the immediate vicinity of the site.

It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the Local Nature Reserve and allotments, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats.

Such development could enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource and long term management.

+/-?

Historic Environment

The whole site is within the Rottingdean Conservation Area and the western boundary of the site, including approximately 10% is within an Archaeological Notification Area.

A Saxon cemetery has been recorded to the north of the site. In addition, the site's south facing views suggest high potential for prehistoric, Roman and medieval remains. Several listed buildings are within close proximity of the site and could be within view, including the Grade II Garden Wall to Hillside which sits on the edge of the site and the listed Beacon Windmill.

--?

Development in Rottingdean Conservation Area should be in keeping with the existing style of architecture in the area and be of low density and height in order to complement the existing character of the area.

In addition, new development will need to be designed sensitively to safeguard the setting of the listed buildings, such as the Beacon Windmill, and the Rottingdean Conservation Area.

Local policies require the assessment, appropriate recovery and recording of potential archaeological assets.

+/-?

Open Space

Secondary Constraints and Mitigation Assessment

The site is part owned by the Council (public) and part privately owned.

The majority of the site is designated open space in the City Plan (25% Natural/semi natural and 60% allotments). Not scored.

The area not designated open space is the grounds of St Martha's Convent.

The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal:

- Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.
- Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces.
- When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted that there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

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The majority of the site is recognised as publically accessible allotments and natural/semi-natural greenspace. However, there are portions of the site that are not recognised as open space. These portions are the privately owned grounds of St. Martha's Convent.

Focussing development of the portions of the site currently not recognised as open space would prevent a net loss of open space and could create the opportunity of creating new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces.

However, it might be more appropriate to use all the land currently not used as open space to extend the existing allotments and increase local provision of an open space which is currently under provided in the area.

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Landscape

The village of Rottingdean is focused on a coombe, in which trees and patches of scrub soften the built forms in views from surrounding higher ground in the National Park. Rottingdean Windmill is a landmark on Beacon Hill, visible from inland and also from the coast, and the higher allotment and scrub areas within the site is situated just below it. Any built development within this area would diminish the setting of the windmill and potentially also affect the setting of key listed buildings at the heart of the village by introducing new development further up the slopes of the coombe.

The contained, tranquil setting of the lower part of the site, to which historic buildings within the Conservation Area and sympathetic

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The lower allotment area could accommodate a small development that was suitably low density, clustered rather than linear in form, and using vernacular materials (brick and flint) and styles, but careful consideration would need to be given to the setting of historic buildings (notably the church). Impact on landscape character would still be adverse.

-

Secondary Constraints and Mitigation Assessment

modern development add character, would also be sensitive to built development.

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

In order to mitigate against the effects of ground water flooding, any development on the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)

0

Overall Conclusions

The site is considered unsuitable for residential development. There are some significant ecological, heritage in the site. The village of Rottingdean is focused on a coombe, in which trees and patches of scrub soften the built forms in views from surrounding higher ground in the National Park. Rottingdean Windmill is a landmark on Beacon Hill, visible from inland and also from the coast, and the higher allotment and scrub areas within the site is situated just below it. Any built development within this area would diminish the setting of the windmill and potentially also affect the setting of key listed buildings at the heart of the village by introducing new development further up the slopes of the coombe.

The contained, tranquil setting of the lower part of the site, to which historic buildings within the Conservation Area and sympathetic modern development add character, would also be sensitive to built development.

The only areas of the site which would have a more limited impact on the wider landscape character of the area are the allotments in the north corner of the site at the bottom of the slope. However, residential development on the allotments would result in a net loss of an open space of which there is an under provision in the area, resulting in significant adverse effects on open space provision.

Dwelling Type	Approx. Area (ha)	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	0	N/A
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	0	N/A
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Brighton and Hove Urban Fringe Assessment

Site: 44: Allotments to west of The Green



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered unsuitable for residential development due to its small size and access constraints.

Site Characteristics:

The site is privately owned.

This site has been subsumed as garden land by one of the neighbouring properties.

Small site adjacent recreation ground and National Park.

Access constraints.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
The site is adjacent to Rottingdean Conservation Area with potential views of the Grade I listed St.Wulfrans Church and other Grade II and Grade II* listed buildings. An archaeological notification area is located to the west of the site. Prehistoric field systems have been recorded upslope. There is some potential for prehistoric, Roman and medieval remains within and below the hill wash. Therefore, there is potential for archaeology on site.	--/?	Development of this site would need to be sensitively designed and positioned so that it does not have an adverse effect on the setting of the Rottingdean Conservation Area and listed buildings. Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss within the Archaeological Notification Area.	+/--?
Open Space			
The site is privately owned. It is adjacent to a recreation ground. However, there are no recognised open spaces within the site. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens.	0	There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces. The site is very small, significantly limiting its potential to accommodate new open space alongside any development.	++

Secondary Constraints and Mitigation Assessment

- Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces.
- When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

Landscape

This small site appears to be a private garden within the urban area. The urban edge is well treed but roof tops are visible, particularly further up the slope to the east. Sensitivity to development would be negligible as long as there is minimal tree loss, but should access be required via the cricket ground, which lies within the National Park, there would be adverse impact.

0

To avoid being out of character with existing dwellings housing would need to be low density, which is likely to mean one or at most two houses on the site.

0

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Where there is a risk of groundwater flooding on the site, any development on the site should be required to incorporate design features to mitigate against the flood risk (e.g. no basement dwellings)

0

Overall Conclusions

This small site appears to be a private garden within the urban area, and therefore access may be an issue. The site is considered suitable for residential development. The urban edge is well treed but roof tops are visible, particularly further up the slope to the east. Sensitivity to development would be negligible as long as there is minimal tree loss, but should access be required via the cricket ground, which lies within the National Park, there would be adverse impact.

Development of the site could be sensitively designed and positioned so that it does not have an adverse effect on the setting of the Rottingdean Conservation Area and its listed buildings.

There are no significant ecological constraints and only a low risk of groundwater flooding in the area. The site is not recognised as open space.

To avoid being out of character with existing dwellings, new residential development would need to be low density.

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

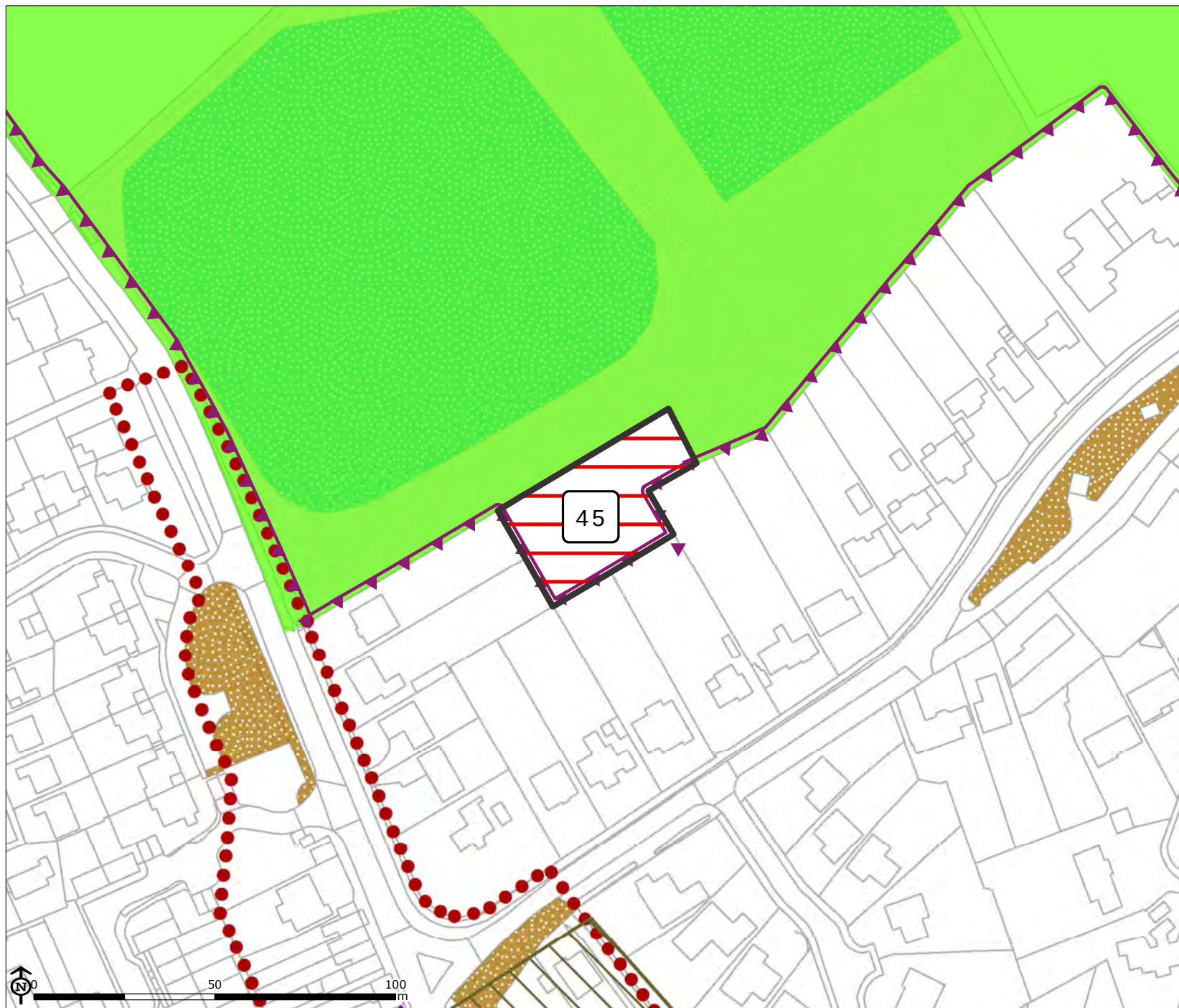
Site: 45

Location: Land to rear of Bazehill Road

Site Area: 0.15

Secondary Constraints and Mitigation Assessment

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0.1ha (2 dwellings)</i>	<i>Entire site.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>



Brighton and Hove Urban Fringe Assessment

Site: 45: Land to rear of Bazehill Road

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered unsuitable for residential development due to the majority of the site being designated as formal and accessible open space used for outdoor sport and recreation within the abutting parkland.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

Site in active use as football pitches – Saltdean Football Club.

Access is via public bridleway.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
<i>There are no ecological designations.</i>	-?	<i>The site is not subject to any ecological designations, and may therefore be suitable for residential development.</i> <i>It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.</i>	+
Historic Environment			
<i>Site in close proximity to an Archaeological Notification Area (to the south) which marks the location of a prehistoric barrow containing evidence of cremations. Therefore, there is potential for archaeology on site. However, the site has been developed, limiting the potential for intact archaeological remains on site.</i>	-?	<i>Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss.</i>	+/-?
Open Space			
<i>The site is part owned by the Council (public) and part privately owned. However, the privately owned part of the site is recognised as being publically accessible.</i> <i>Designated open space in the City Plan in active use as outdoor sports (45%) and 'Parks and Gardens' (45%). Not scored.</i> <i>The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal:</i> <i>Currently has an over provision of natural and semi-natural urban</i>	--	<i>The site contains a combination of private and publicly owned outdoor spaces, including football pitches and a stand. The southern end of the site is not recognised as open space but it is too small to be redeveloped in to meaningful open space.</i> <i>Development of the site would result in a net loss of these publically accessible open spaces, which would be difficult to replace within the immediate vicinity of the site. While there is an over provision of outdoor sports facilities and park and garden space within the area and this is</i>	--

greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are assessed together there is a current over provision of open space. This is predicted to continue until at least 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively. (please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)		predicted to continue to at least 2030, City-wide, there is an under provision and people travel beyond the boundaries of their ward to access them. Therefore, if new development were constructed on the site there would be significant negative effects on open space provision for the wider City.	
Landscape			
The site lies near the bottom of a coombe, so development in this area would not be out of keeping with the typical form of development in the area, which favours lower sites over more exposed ridges. Unsympathetic development has already occurred closer to the crest of the coombe elsewhere in Saltdean. However, there is a sense of a fairly sharp transition between the urban area and the undeveloped National Park downland which surrounds the site on three sides, with scrub vegetation on a spur of higher ground to the east of football club buildings marking a natural end point for the inland extent of the village. Development in Site 46 would therefore be beyond this point, and would represent some erosion of landscape character.	-	Limiting development to the lower, eastern part of the site would have less landscape impact if it were in tandem with development of the site to the south, 46a. If the latter was not also developed to some extent, housing in Site 46 would appear somewhat isolated. However, the pitches and stand are currently in the less sensitive part of site 46 and re-locating them to higher ground would have more of a landscape impact.	-
Other Environmental Issues			
There is a high SW flood risk area over 25% of the site, running on the southern edge of the site and along the edge of the site adjoining site 46a. According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.	--	Development on the southern edge and along the edge of the site adjoining site 46a should be required to ensure surface water run-off rates are at least reduced to existing green-field levels. Where there is a risk of groundwater flooding on the site, any development on the site should be required to incorporate design features to mitigate against the	0

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 46**Location:** Land west of Saltdean Vale, Saltdean**Site Area:** 3.26
 flood risk (e.g. no basement dwellings).

Overall Conclusions

Apart from a high risk of surface water flooding on the site (which could be mitigated), there are no significant ecological, heritage, or landscape constraints to residential development.

However, the vast majority of the site is used for football pitches, which would be difficult to re-locate. The pitches and stand are currently in the less sensitive part of site 46 and re-locating them to higher ground would have more of a landscape impact. Such facilities are under provided across the City. The development of the site for residential development would therefore have significant negative effects on open space provision. Therefore, the site is deemed unsuitable for residential development.

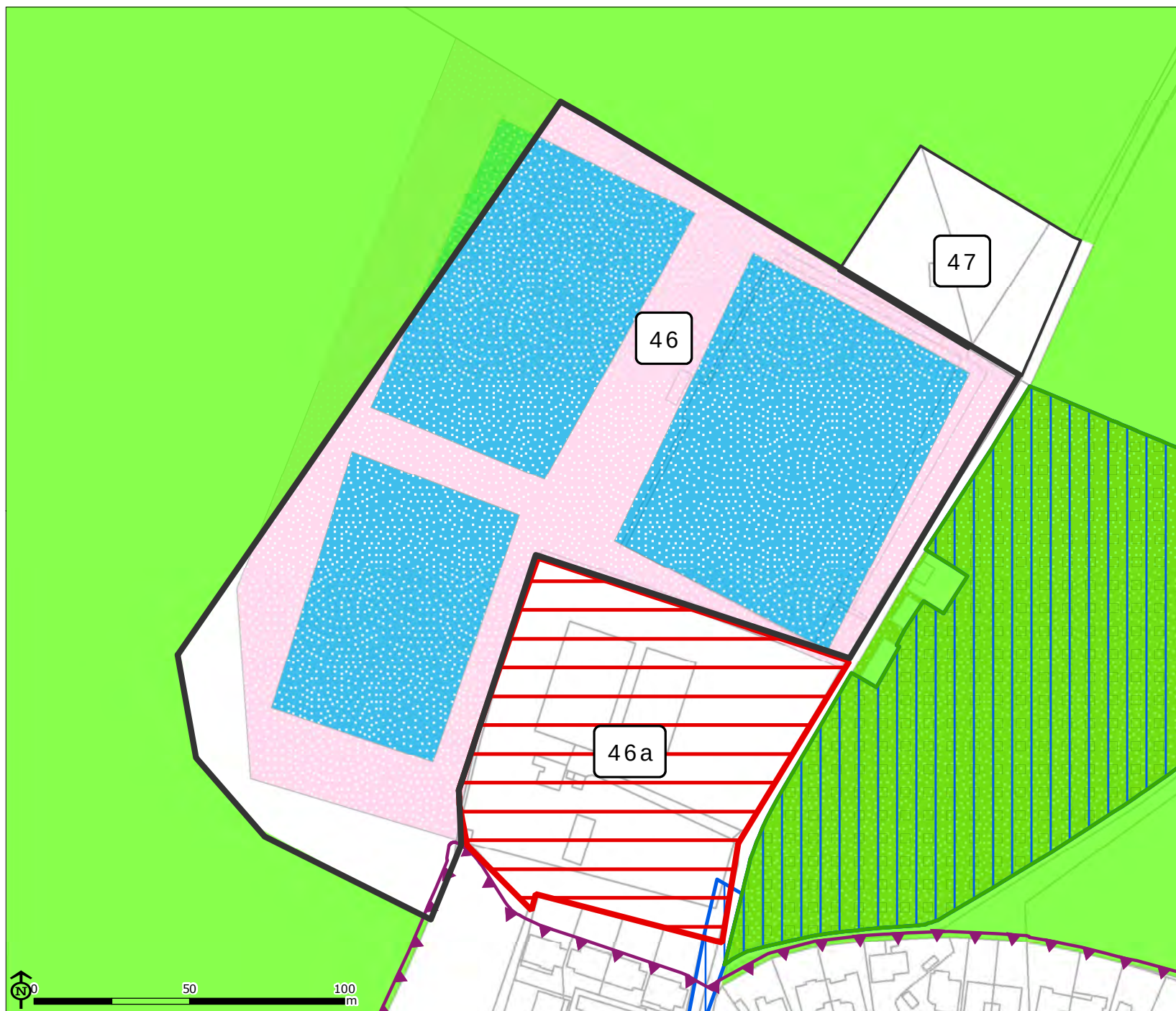
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 46: Land west of Saltdean Vale, Saltdean

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,750



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered suitable for 10 low density residential dwellings as there are no significant constraints on site.

Site Characteristics:

The site is privately owned.

Disused nursery used for caravan storage.

Public Bridleway may be constraint as required for access.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+
Historic Environment			
Site in close proximity to an Archaeological Notification Area (to the south) which marks the location of a prehistoric barrow containing evidence of cremations. Therefore, there is potential for archaeology on site. However, the site has been developed, limiting the potential for intact archaeological remains on site.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss.	+/-
Open Space			
The site is privately owned and contains no recognised open spaces. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are	0	There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces.	++

Secondary Constraints and Mitigation Assessment			
<i>assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.</i> <i>(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)</i>			
Landscape			
<i>The site lies near the bottom of a coombe, so development in this area would not be out of keeping with the typical form of development in the area, which favours lower sites over more exposed ridges, and its location adjacent to existing housing also reduces sensitivity. There is a sense of a fairly sharp transition between the urban area and the undeveloped National Park downland to the north of the football ground, and scrub vegetation on a spur of higher ground to the east of football club buildings marks a natural end point for the inland extent of the village, but current use as a caravan store ties this site to the urban edge.</i>	0	<i>Retention of the vegetated boundaries of the field would help to soften views from the SDNP.</i>	0
Other Environmental Issues			
<i>The entire site sits within a high SW flood risk area.</i> <i>According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.</i>	--	<i>Development on this site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.</i> <i>In addition, where there is a risk of groundwater flooding, any development on the site should be required to incorporate design features to mitigate against ground water flooding (e.g. no basement dwellings)</i>	0
Overall Conclusions			
<i>Apart from a high risk of surface water flooding on the site, there are no significant ecological, heritage, or landscape constraints to residential development. In addition, there are no recognised open spaces within the site that would be lost if it were developed for housing. On the assumption that appropriate sustainable urban drainage systems will be incorporated in to the development, residential development is deemed appropriate on the entire site.</i> <i>Retention of the vegetated boundaries of the field would help to soften views from the SDNP.</i>			
Dwelling Type	Approx. Area (ha) & No's of		Location in Site

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 46a **Location:** Land at former Nursery site west of Saltdean Vale, Saltdean **Site Area:** 0.97

Secondary Constraints and Mitigation Assessment		
	Dwellings	
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0.75 (18 dwellings)</i>	<i>Entire site suitable.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

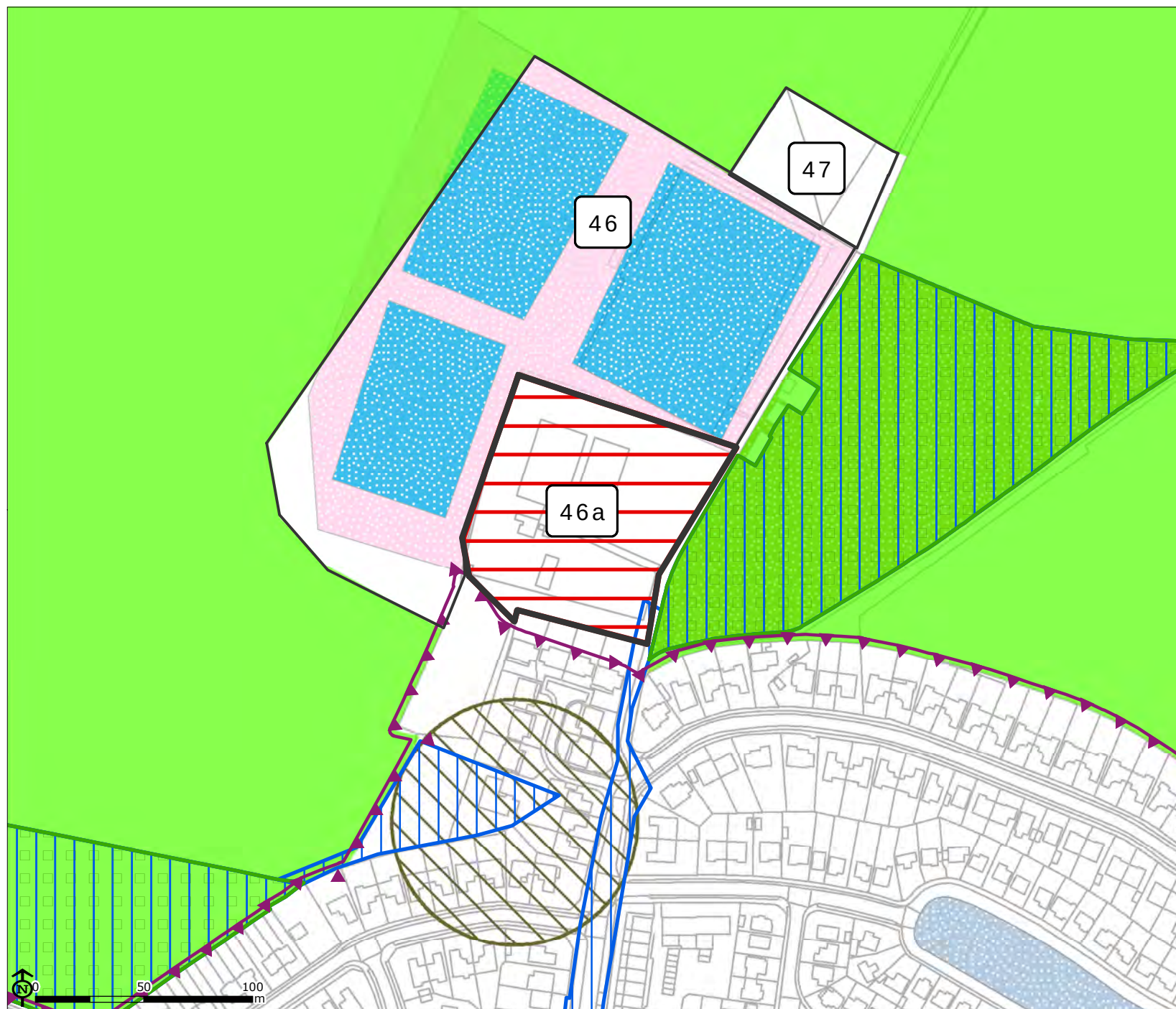
Brighton and Hove Urban Fringe Assessment

Site: 46a: Land at former Nursery site west of Saltdean Vale, Saltdean

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,500

LUC



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered unsuitable for residential development due to the site already being used for residential dwellings and its prominent location next to the National Park making it unsuitable for the intensification of the use.

Site Characteristics:

The site is owned by the Council (public).

Already in residential use (appears to be 2 dwellings).

Site not suitable for significant intensification of residential use.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
Site in close proximity to an Archaeological Notification Area (to the south) which marks the location of a prehistoric barrow containing evidence of cremations. Therefore, there is potential for archaeology on site. However, the site has been developed, limiting the potential for intact archaeological remains on site.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the Archaeological Notification Area.	+/-?
Open Space			
The site is owned by the Council (public). However, there are no recognised open spaces within the site. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Current has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces.	0	There are no recognised open spaces within the publically owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces. The site is very small, significantly limiting its potential to both accommodate a new residential development and new open space provision. However, a small amount of both could be provided,	++

Secondary Constraints and Mitigation Assessment

- When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

Landscape

If houses did not already exist on this site it would be deemed part of SDNP. Although it is isolated from other housing it is immediately adjacent to the sports pitches, which therefore ties it to the urban area.

0

Sensitivity to redevelopment of the existing houses would be negligible if there was no intensification of use, but housing that was more urban in character would be inappropriate unless combined with development of Site 46 immediately to the south.

0

Other Environmental Issues

Most of the site sits within an intermediate SW flood risk area.

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

--

Development on this site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.

In addition housing development should be required to incorporate design features to mitigate against ground water flooding (e.g. no basement dwellings)

0

Overall Conclusions

Apart from a high risk of surface water flooding on the site, there are no significant ecological, heritage, or landscape constraints to residential development. In addition, there are no recognised open spaces within the site that would be lost if it were developed for housing.

However, development in site 46 to the south of the site has been deemed unsuitable due to a lack of sports fields across the City. Without development in the neighbouring site, development within site 47 is likely to look isolated and incongruous, having a significant urbanising effect on the surrounding National Park. Therefore, development within the small footprint of site 47 is also deemed unsuitable.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

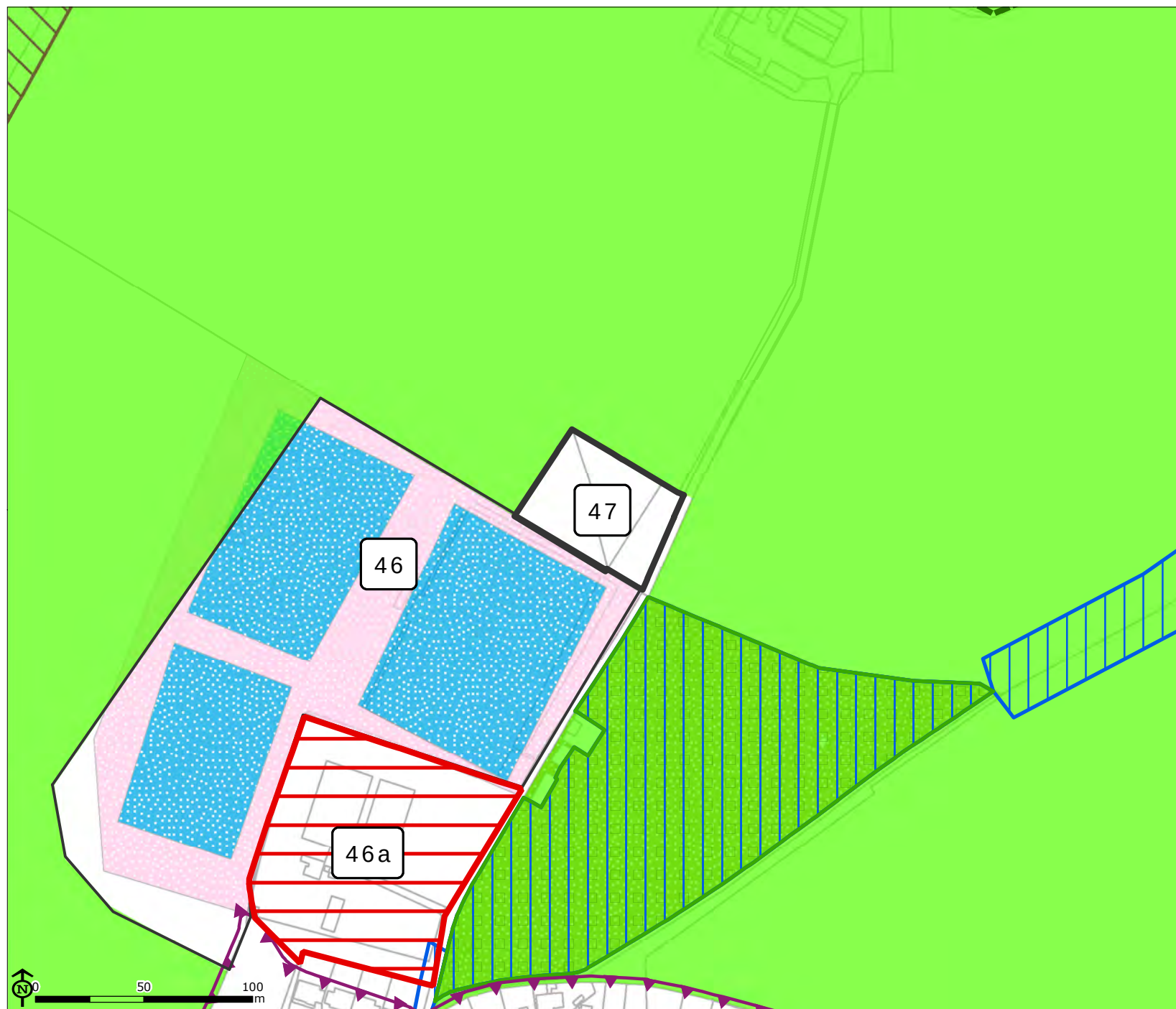
Brighton and Hove Urban Fringe Assessment

Site: 47: Land and buildings at Pickershill, Saltdean Vale

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces
- Allotments and Urban Farms
- Amenity Greenspace
- Cemeteries
- Children and Young People
- Churchyards
- Civic Spaces
- Community Gardens
- Countryside
- Golf Course
- Green Corridor
- Natural and Semi Natural Urban Greenspace
- Outdoor Sports Facilities
- Parks and Gardens
- Privately Owned Parks and Gardens
- Race Course
- School Grounds and Sports Pitches

Map Scale @ A4: 1:2,500

LUC



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the potential impact of development on the National Park and effects associated with displacing farm buildings and the management of 290 hectares of farmland.

Site Characteristics:

The site is privately owned. It comprises a wooded area and two dwellings with gardens in the south east corner, but the remainder of the site contains a number of former farm buildings, some of which are used as stables for a riding school, but others are currently used for storage purposes (caravans and mobile homes) and vehicle repair workshops. There is also a former slurry pit in the northern part of the site.

The site visit found no evidence of operational farm use.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Adjacent to Coombe Farm SNCI.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+
Historic Environment			
There are no known heritage designations. There is archaeological potential on the surrounding higher ground. Therefore, there is potential for archaeology on site. However, much of the site has already been developed, limiting the potential for intact archaeological remains in-situ.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss.	+/-
Open Space			
The site is privately owned and contains no recognised open spaces. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are	0	There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces.	++

Secondary Constraints and Mitigation Assessment

assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

Landscape

Visibility of the site beyond the immediate surrounding ridges is very limited, and the condition and use of the site at present can be considered to detract from landscape character.

It is assumed that the two existing dwellings with gardens in the south east corner would be retained, and the woodland block between these houses and Coombe Vale has screening value.

The ground towards the north west edge of the site is higher than the most elevated section of Coombe Vale, and properties on that road are all bungalows, so development in this area would start to dominate the surrounding landscape.

0

There is potential for enhancement through sensitive development.

Consideration would need to be given to the relationship between the existing residential properties, if they are to be retained, and new housing.

+

Other Environmental Issues

There is an intermediate flood risk area which runs from the south-west to the north of the site. It covers over 25% of the sites total area.

According to the indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.¹

Likely contamination issues associated with the current use.

--

Development to the north of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.

In addition, any development on the site should be required to incorporate design features to mitigate against ground water flooding (e.g. no basement dwellings).

Assessment and appropriate remediation of any contamination.

0

Overall Conclusions

Apart from a high risk of surface water flooding on the site, there are no significant ecological, heritage, open space or landscape constraints to residential development. The whole site is potentially developable apart from the wooded area and two dwellings with gardens in the south east corner and the north west edge, where the land rises and buildings would start to dominate the surrounding landscape. On the assumption that

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Secondary Constraints and Mitigation Assessment

appropriate sustainable urban drainage systems will be incorporated in any development, low density residential development is considered appropriate on the site.

Taken as a whole, sites 48, 48a, 48b and 48c represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all the sites were developed there would be a significant net loss of trees, and greenspace with significant adverse ecological effects.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>2ha (50 dwellings). Limited to (2.1ha (55 dwellings) across sites 48, 48a, 48b and 48c.</i>	<i>Whole site suitable, with the exception of the wooded area and two dwellings with gardens in the south east corner and the north west edge.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 48: Land at Coombe Farm, Westfield Avenue



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered suitable for 8 low density residential dwellings due to the lack of significant constraints on site and the potential to existing residential development along Westfield Rise with additional or alternative vehicular access along Westfield Avenue North.

Site Characteristics:

The site is privately owned.

Sloping site near bottom of valley, adjacent National Park.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
Adjacent to Coombe Farm SNCI.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.
Historic Environment		
There are no known heritage designations. There is archaeological potential on the surrounding higher ground. Therefore, there is potential for archaeology on site. However, much of the site has already been developed, limiting the potential for intact archaeological remains in-situ.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss.
Open Space		
The site is privately owned and contains no recognised open spaces. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to	0	There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces. However, the site is small, limiting its potential to both accommodate both new residential development and new open space.

Site: 48a**Location:** Land north of Westfield Rise**Site Area:** 0.6

continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

Landscape

A fairly steeply sloping field immediately adjacent to housing on Coombe Meadow and bordered to the north by another residential property. A band of scrub vegetation higher up the slope creates a clear distinction between this site and the SDNP ridge top, but development on the higher slopes would still have some negative impact on the character of the SDNP both in the immediate vicinity and in views from higher ground to the west (e.g. High Hill).

-

Coombe Meadow could be continued north. Continuing on the same alignment as the existing houses would mean an increase in elevation, which would make the houses more visible in the wider landscape, so significant adverse landscape effects could be avoided by turning the road so that buildings align with the house to the north (Jesmond). The slopes above could be managed to blend with the scrub higher up the hill.

0

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Due to the risk of groundwater flooding on the site, any development should be required to incorporate design features to mitigate the flood risk (e.g. no basement dwellings).

0

Overall Conclusions

There are no significant ecological, heritage, open space or other environmental constraints to residential development. Therefore, low density residential development is deemed appropriate on the site.

The medium density residential development along Coombe Meadow could be continued north. Continuing on the same alignment as the existing houses would mean an increase in elevation, which would make the houses more visible in the wider landscape, so significant adverse landscape effects could be avoided by bending the road so that new buildings aligned with the house to the north (Jesmond). The slopes above could be managed to blend with the scrub higher up the hill.

Taken as a whole, sites 48, 48a, 48b and 48c represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all the sites were developed there would be a significant net loss of trees, and greenspace with significant adverse ecological effects.

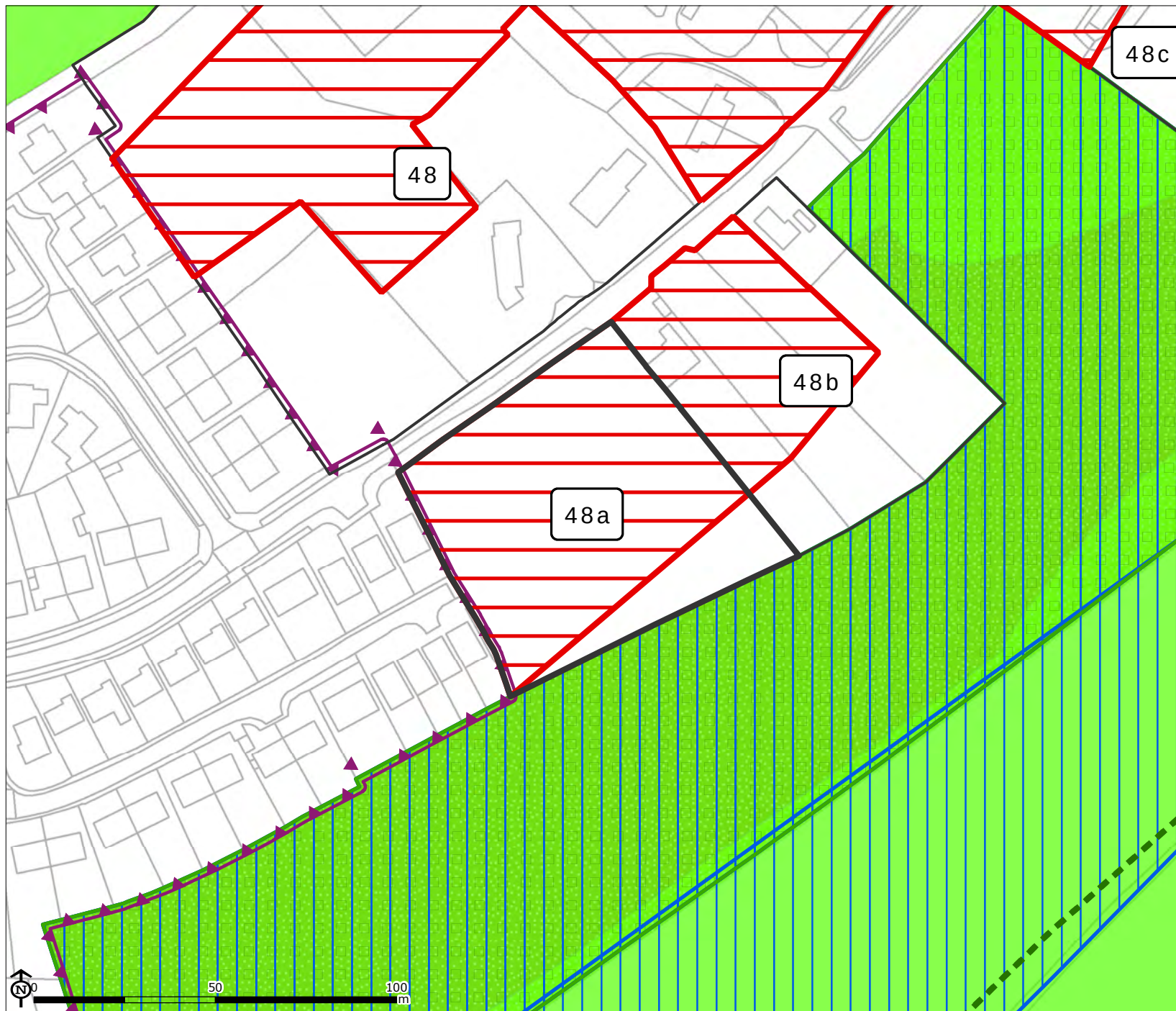
Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha)	Location in Site
Low density, e.g. detached	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 48a**Location:** Land north of Westfield Rise**Site Area:** 0.6

<i> dwellings – 25 per hectare</i>		
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0.3ha (12 dwellings). Limited to (2.1ha (55 dwellings) across sites 48, 48a, 48b and 48c.</i>	<i>Continue Coombe Meadow north along lower western slope of site to align with existing dwellings, i.e. Jesmond at northern boundary.</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>



Brighton and Hove Urban Fringe Assessment

Site: 48a: Land north of Westfield Rise

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered suitable for 2 low density residential dwellings due to the lack of significant constraints on site.

Site Characteristics:

The site is privately owned.

Approval for one house granted (BH2009/02176) and under construction (RM under consideration, BH2013/01909).

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	++
Historic Environment			
There are no known heritage designations. There is archaeological potential on the surrounding higher ground. Therefore, there is potential for archaeology on site. However, much of the site has already been developed, limiting the potential for intact archaeological remains in-situ.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss.	+/-?
Open Space			
The site is privately owned and contains no recognised open spaces. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to	0	There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces. The site is small, limiting its potential to accommodate both residential development and new open space.	++

Secondary Constraints and Mitigation Assessment

continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

Landscape

This is a space between two existing residential properties which is occupied in part by dense scrub and in part by another house currently under construction. Whilst the scrub has some landscape value, it is a small area in relation to the scrub on the higher slopes, so impact on landscape character of construction of another house would be negligible.

0

Any new built development should maintain the existing building line and not go higher up the slope.

0

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Due to the risk of groundwater flooding on the site, development should be required to incorporate design features to mitigate against flood risk (e.g. no basement dwellings)

0

Overall Conclusions

There are no significant ecological, heritage, open space, landscape or other environmental constraints to residential development. Therefore, low density residential development is deemed appropriate on the site.

Any new built development should maintain the existing building line and not go higher up the slope.

Taken as a whole, sites 48, 48a, 48b and 48c represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all the sites were developed there would be a significant net loss of trees, and greenspace with significant adverse ecological effects.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more accurate estimate of the total capacity of this area of the urban fringe.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.2 (2 dwellings). Limited to 2.1ha (55 dwellings) across sites 48, 48a, 48b and 48c.	In between existing two dwellings at the northern edge of site.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 48b

Location: Land at Westfield Avenue North

Site Area: 0.58

Secondary Constraints and Mitigation Assessment		
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A



Brighton and Hove Urban Fringe Assessment

Site: 48b: Land at Westfield Avenue North

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500

LUC

Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered unsuitable for residential development as it would result in the displacement of the existing use of the site as dog kennels. Furthermore, bordering the National Park on three sides, intensification of development would urbanise the site beyond that which would be appropriate for the site's setting.

Site Characteristics:

The site is privately owned.

In active use as a boarding kennels which is located away from built up area to minimise disturbance.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+
Historic Environment			
There are no known heritage designations. There is archaeological potential on the surrounding higher ground. Therefore, there is potential for archaeology on site. However, much of the site has already been developed, limiting the potential for intact archaeological remains in-situ.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss.	+/-
Open Space			
The site is privately owned and contains no recognised open spaces. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to	0	There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces. The site is small, limiting its potential to both accommodate a new residential development and new open space provision.	++

Secondary Constraints and Mitigation Assessment

continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

Landscape

Site 48c lies at the head of a coombe. It comprises a number of buildings which operate as a kennels, sited just below steeper, scrub-covered slopes. The site includes some of the higher ground above the buildings. The developed character of the adjacent Coombe Farm site (48) reduces the sensitivity of this area to redevelopment, but its position on the slope makes it more sensitive than the flatter area to the west. Building on the higher, eastern part of the site would intrude on the characteristic scrub slopes and detract from the character of the fringe of the SDNP. Impact on the wider SDNP landscape would be negligible.

-

There is potential for enhancement through sensitive development on the lower, western half of the site, but if site 48 were also developed, development on this site should be minimised to improve the interface with the SDNP.

+

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Due to the risk of groundwater flooding, any development should be required to incorporate design features to mitigate against flood risk (e.g. no basement dwellings)

0

Overall Conclusions

There are no significant ecological, heritage, open space or other environmental constraints to residential development. Therefore, low density residential development is deemed appropriate on the site.

There is potential for enhancement through sensitive development on the lower, western half of the site, but if site 48 were also developed then there would potentially be mitigation gains from minimising new building on this site and improving the interface with the SDNP.

Taken as a whole, sites 48, 48a, 48b and 48c represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. If all the sites were developed there would be a significant net loss of trees, and greenspace with significant adverse ecological effects.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited total provides a more

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 48c**Location:** Land at Saltdean Boarding Kennels**Site Area:** 0.88**Secondary Constraints and Mitigation Assessment***accurate estimate of the total capacity of this area of the urban fringe.*

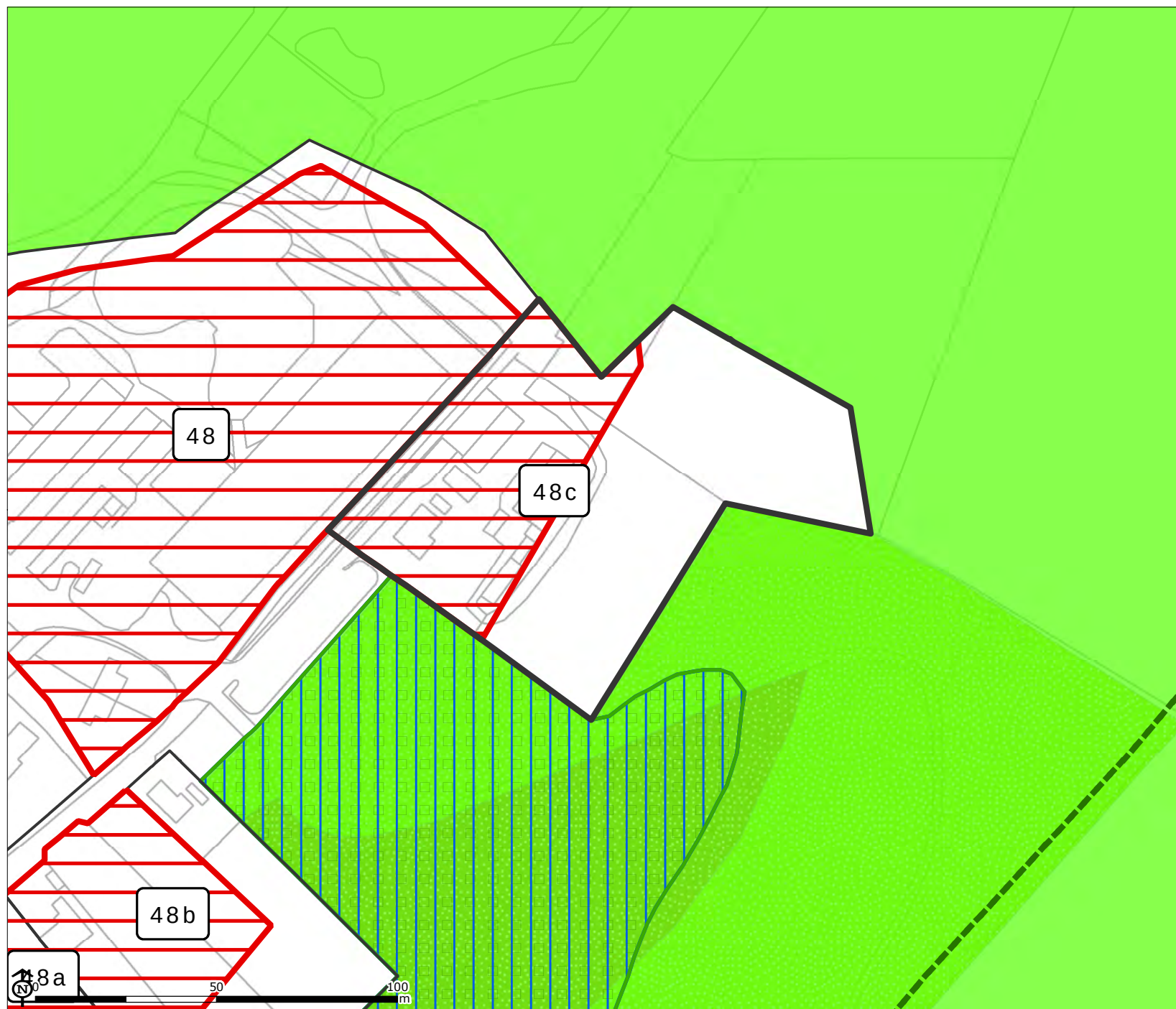
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0.3ha (7 dwellings). Limited to (2.1ha (55 dwellings) across sites 48, 48a, 48b and 48c.</i>	<i>Lower, western half of the site.</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 48c: Land at Saltdean Boarding Kennels

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the site being in close proximity to the National Park and the potential for significant negative impacts on the Parks special qualities.

Site Characteristics:

The site is privately owned.

National Park Inspector considered land worthy of National Park status (at National Park Inquiry the city council supported the inclusion of this land) however the land was the subject of a High Court challenge and excluded because of a procedural irregularity.

The whole site sits within land classified as urban land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
Whole site is designated as an Archaeological Notification Area with potential for prehistoric, Roman, and medieval remains within and below the hill wash.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/-?
Open Space			
The site is privately owned and contains no recognised open spaces. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity greenspace and children and young people spaces. - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of	0	There are no recognised open spaces within the privately owned site. Therefore, new residential development on the site could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces. The site is relatively small, limiting its potential to both accommodate a new residential development and new open space. However, a small amount of each could be provided,	++

Secondary Constraints and Mitigation Assessment

allotments and urban farms, amenity greenspace and children and young people space by 2030 unless additional provision is found respectively.

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

Landscape

Although the field that makes up Site 50 is edged on two sides by housing, and has an urban edge character (there is some sort of functional building on the site), in topographical terms it is more sensitive, being located at the base of the ridge which is visible as a small window of open downland between skyline urban development when viewed from the centre of Saltdean. Any development within the site could diminish this window.

-

Limiting housing to the lower (eastern) half of the site would have less impact on the topographical character of the site and its impact on downland views from further south in Saltdean.

-

Other Environmental Issues

There are no significant environmental issues.

0

No need for specific mitigation measures.

0

Overall Conclusions

There are no significant ecological, heritage, open space or other environmental constraints to residential development. Therefore, low density residential development is deemed appropriate on the site.

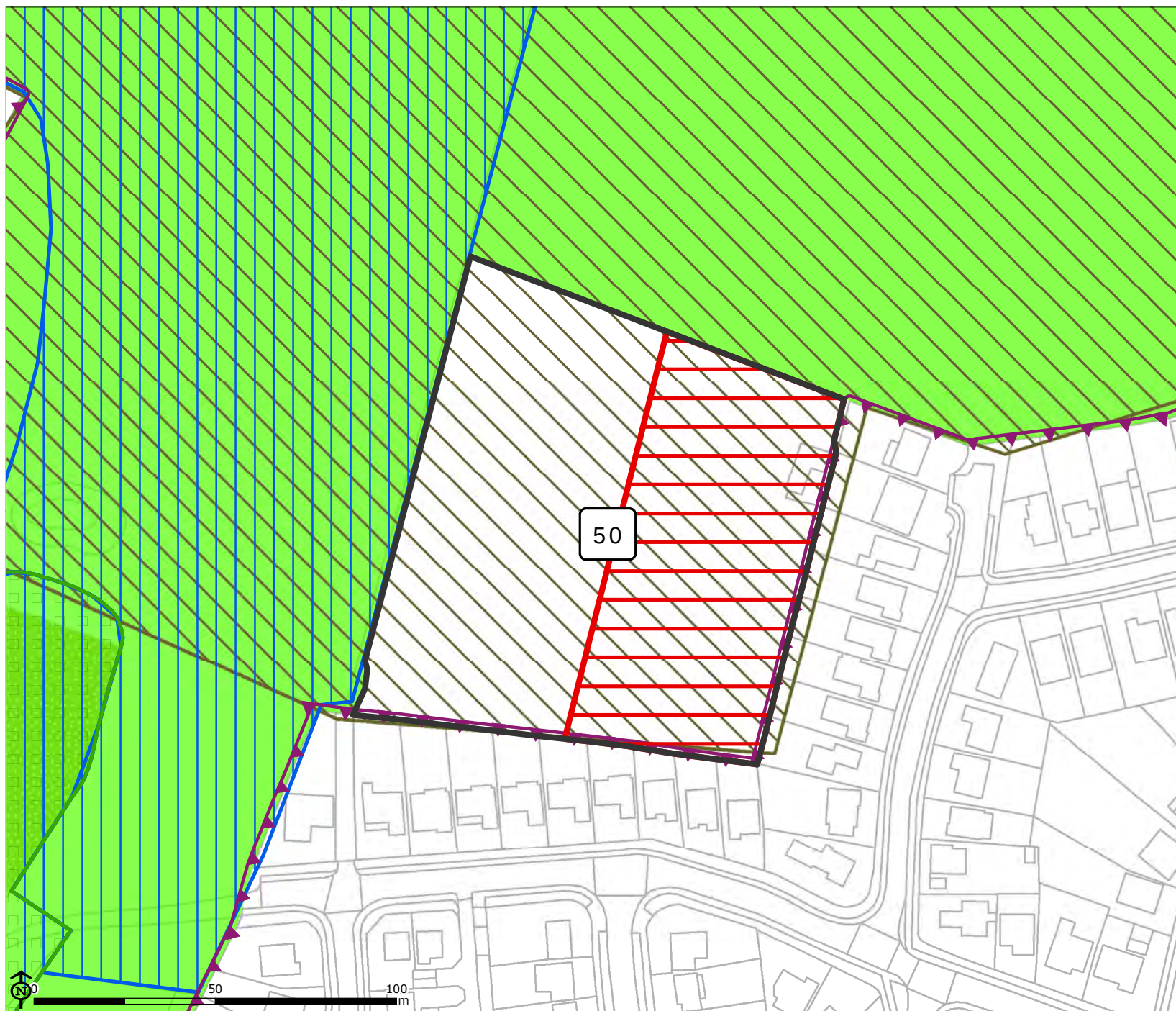
Although the field that makes up Site 50 is edged on two sides by housing, and has an urban edge character (there is some sort of functional building on the site), in topographical terms it is more sensitive, being located at the base of the ridge which is visible as a small window of open downland between skyline urban development when viewed from the centre of Saltdean. Any development within the site could diminish this window.

At the National Park Inquiry the City Council supported the inclusion of this land in the National Park and the inspector supported this. However, the land was the subject of a High Court challenge and excluded because of a procedural irregularity. Limiting housing to the lower (eastern) half of the site would have less impact on the topographical character of the site and its impact on downland views of the surrounding National Park from further south in Saltdean.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.5ha (12 dwellings)	Lower eastern half of the site.
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

Brighton and Hove Urban Fringe Assessment

Site: 50: Land west of Falmer Avenue



- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to its existing use as designated outdoor sports open space, specifically tennis courts. The loss of these tennis courts of a small amount of residential development was considered inappropriate.

Site Characteristics:

The site is owned by the Council (public).

Small site used as tennis courts.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints

Effects Post Mitigation

Ecology

Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
--------------------------	----	--	----

Historic Environment

The site is in close proximity to Rottingdean Conservation Area. A long barrow designated as a Scheduled Monument is located 160m to the south west of the site. There is high potential for archaeological materials on the surrounding ground.	--?	Development of this site would need to be sensitively designed and positioned so that it does not detract from important views out from Rottingdean Conservation Area. Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/--?
--	-----	--	-------

Open Space

The site is owned by the Council (public). Whole site is designated open space used for outdoor sport in the City Plan. Not scored. The Brighton and Hove Open Space Study Update (2011) indicates that for Rottingdean Coastal: - Currently has an over provision of natural and semi-natural urban greenspace, outdoor sports facilities and parks and gardens. - Currently has an under provision of allotments and urban farms, amenity	--	The site contains a publically owned and accessible sports pitch – a tennis court. Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. While there is an over provision of outdoor sports facilities within the area and this is predicted to continue to at least 2030, City-wide there is an under provision of sports facilities (and suitable flat land) so people travel between wards to access these facilities. Therefore, development on the site would	--
---	----	---	----

Secondary Constraints and Mitigation Assessment

greenspace and children and young people spaces.

- When all the open space typologies are assessed together there is a current over provision of open space until 2030, with the exception of allotments and urban farms, amenity greenspace and children and young people space which are predicted to have under provision..

(please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment)

have significant negative effects overall.

Landscape

This is a low-lying site that is not highly sensitive in a wider landscape context, being situated on a level coombe floor close to existing housing, with well treed boundaries to the surrounding playing fields. However, the site includes just the area occupied by two tennis courts and if developed it would jut out awkwardly into the playing fields.

-

There would be no mitigation within the site area that would significantly reduce the effect of development.

-

Other Environmental Issues

The entire site, sits within an intermediate SW flood risk area.

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

--

Development on this site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.

In addition developers should be required to incorporate design features to mitigate against flood risk (e.g. no basement dwellings).

0

Overall Conclusions

The site is not suitable for residential development as it is currently used as tennis courts. Development on the site would result in the loss of an outdoor sports facility of which there is a City-wide under provision. Development projecting into the playing fields would result in a negative landscape impact.

Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0	N/A
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Brighton and Hove Urban Fringe Assessment

Site: 51: Rottingdean Recreation Ground

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,000

LUC

Source: Brighton & Hove City Council, Ordnance Survey



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered suitable for 1 residential dwelling due to its small size and the construction of one dwelling on the plot already granted.

Site Characteristics:

BH2009/03171 granted the construction of one house. BH2013/01377 refused a second house abutting the National Park in part due to impact.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
Northern part within Nature Improvement Area.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+
Historic Environment			
There are no known heritage designations. However, the site lies adjacent to the possible line of a Roman Road, indicating potential for archaeological remains within the site.	-?	Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the archaeological record.	+/-?
Open Space			
Designated open space in the City Plan (60% amenity greenspace and 40% natural semi natural greenspace. A large chunk of the amenity greenspace has been lost though the development of a single dwelling in the southern half of the site, resulting in the majority of the site (approximately 80%) being recognised as natural/semi-natural greenspace. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Woodingdean (please note that due to the location of the urban fringe sites in the Ward and distinct nature of the villages regard has not been given to the sub area in this assessment): Currently has an over provision of amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young	--	The area of the site that has not already been developed to accommodate a single dwelling is largely accessible natural/semi-natural greenspace, with some amenity greenspace. Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, there is an over provision of natural and semi-natural urban greenspace within the area, and this is predicted to continue to at least 2030. Therefore, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by new dwellings, development within the site will have less adverse effects on open space provision. It is considered that the undeveloped area	+/-

Secondary Constraints and Mitigation Assessment

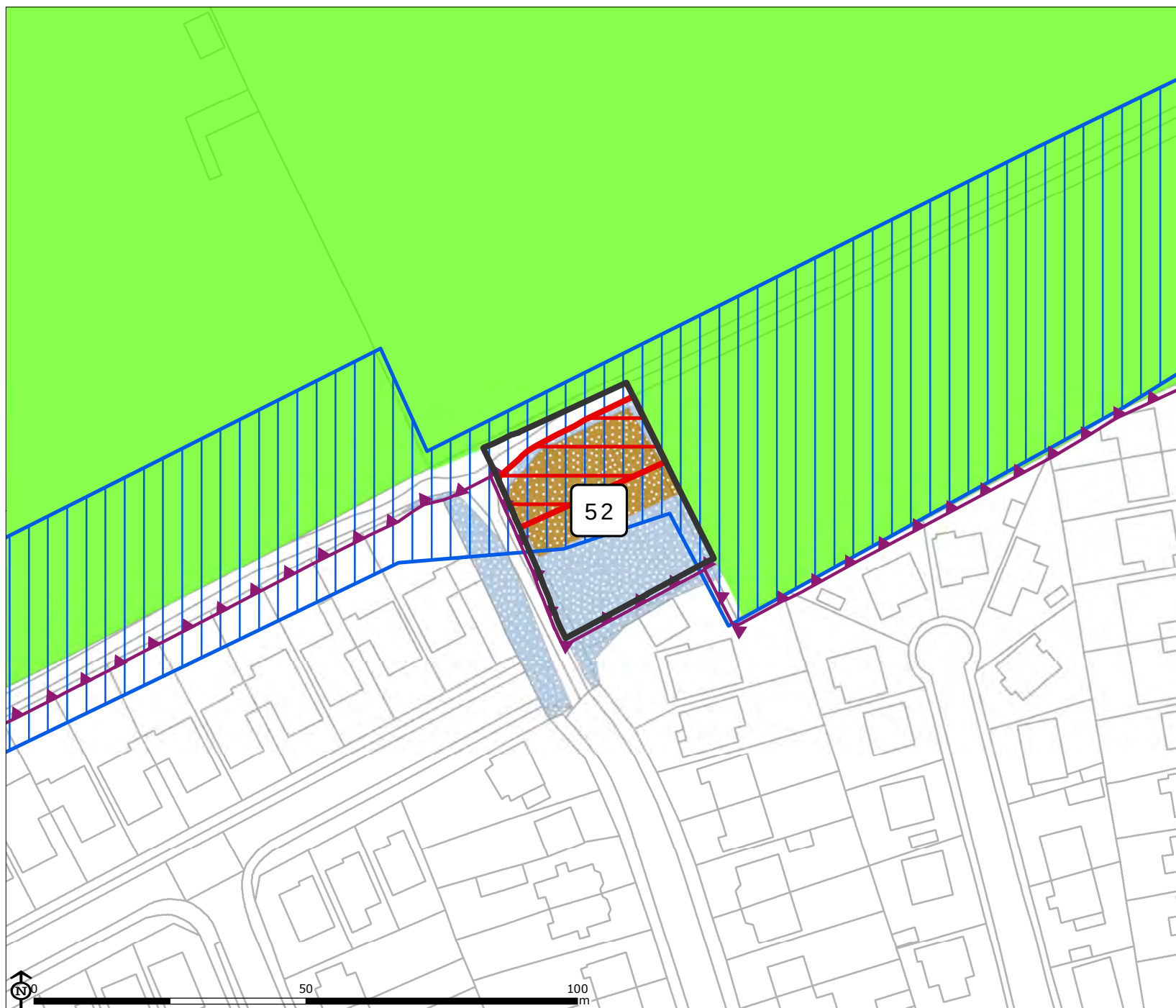
people spaces. - Currently has under provision in allotments and urban farms. - When all the open space typologies are assessed together there is a current over provision of open space. It is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms, outdoor sports facilities and children and young people space by 2030 unless additional provision is found respectively.		of the site is too small to accommodate new dwellings and new open spaces; however, it might be possible to replace some of the natural/semi-natural greenspace with more amenity greenspace, resulting in a marginal increase in the needed amenity greenspace within the area.	
Landscape			
A small plot adjacent to an existing house. Although alongside the Drove Road, a well-used right of way into the higher SDNP, development would have negligible impact on landscape character given that the road runs adjacent to the whole northern side of Woodingdean.	0	There is no scope for mitigation that would significantly alter the effects of development.	0
Other Environmental Issues			
There are no significant environmental issues.	0	No need for specific mitigation measures.	0
Overall Conclusions			
There are no significant ecological, heritage, landscape or other environmental constraints to residential development. Therefore, residential development is deemed appropriate on site. However, the southern half the site has already been developed and now contains one house. This development resulted in a net loss of amenity greenspace and natural/semi-natural greenspace. The loss of the remaining area of amenity greenspace and natural/semi-natural greenspace is considered to have minimal effect on overall open space provision in the area as there is an over provision of these open spaces within the ward.			
Dwelling Type	Approx. Area (ha) & No's of Dwellings		Location in Site
Low density, e.g. detached dwellings – 25 per hectare	0.05ha (1 dwelling)		Northern half of site. Southern half recently developed with one dwelling.
Medium density, e.g. terraced dwellings – 50 per hectare	0		N/A
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0		N/A

Brighton and Hove Urban Fringe Assessment

Site: 52: Rosebery Avenue, Woodingdean

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,000



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was deemed unsuitable for residential development due to the sites existing use as a school with adjoining school grounds and semi natural and natural green space and the current or a similar community facility warrants protection in order to meet the city's needs.

Site Characteristics:

The site is owned by the Council (public).

In active use as the Alternative Centre for Education – specialist provision for children with emotional, behavioural and social difficulties.

The whole site sits within non-agricultural land.

Effects on Secondary Constraints		Effects Post Mitigation
Ecology		
The whole site is within a proposed Local Nature Reserve, comprising pasture and woodland with allotments. The pasture has been colonised by several chalk grassland species and the site supports reptiles including common lizard. Also present are several notable bird species. Nature Improvement Area.	--	It is assumed that development within the site would incorporate an element of provision for the biodiversity assets within the proposed Local Nature Reserve, which may help to create new habitats and contribute to habitat connectivity, helping to mitigate significant negative effects and enhance parts of the existing habitats. Such development could enable investment in interpretation boards and monitoring to facilitate peoples' enjoyment of the reserve, improve its role as an educational resource and long term management.
Historic Environment		
The site is in the vicinity of Hollingbury Fort (Scheduled Monument) located to the north of the site. The site has been developed. Therefore, there is low potential for archaeology remains on the site.	--?	Regard must be given to the setting of the Scheduled Monument to the north.. Further assessment of the site would be required to confirm potential for archaeology.
Open Space		
The site is owned by the Council (public). Designated open space (school grounds and natural/semi natural). Not scored. The Brighton and Hove Open Space Study Update (2011) indicates that the Ward of Hollingdean and Stanmer: Currently has an over provision of allotments and urban farms, amenity greenspace, natural and semi-natural urban greenspace, outdoor sports facilities, parks and gardens and children and young	--	Most of the site performs an important role as publically accessible open space used as the grounds of the Alternative Centre for Education or natural/semi-natural greenspace, the remainder comprises school buildings. A portion of the site is not recognised as open space but provides access and parking. Development of the site would result in a net loss of this open space, which would be difficult to replace within the immediate vicinity of the site. However, there is an

Secondary Constraints and Mitigation Assessment

people spaces (however a significant proportion of this is Stanmer Park and Wild Park which lie in the National Park and provide facilities for the city as a whole or is amenity greenspace at Sussex University which is not readily accessible to the general public.).

- Currently has no under provision.
- Is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of outdoor sports facilities unless additional provision is found respectively.

over provision of natural and semi-natural urban greenspace in the area, and this is predicted to continue to at least 2030.

Therefore, development within the areas of the site that contains natural and semi-natural urban greenspace will have more minor adverse effects on open space provision, if new development can sufficiently mitigate for the increased demand associated with the increased population density brought about by the development. Indeed, new residential development could provide the opportunity to improve open facilities within the school.

However, given the size of the site, there will be limited space for new open space alongside residential development.

Landscape

Site is set in a small coombe beneath a steep slope and surrounded by tree and scrub vegetation. This terrain is characteristic of the area, and forms part of the setting of Hollingbury Hill, a distinctive topographical feature in Brighton. School buildings already occupy much of the site but are well-screened from view. The clearance of vegetation within the site to facilitate an intensification of use would have some adverse impact on landscape character, although the area would still be relatively well screened by trees.

-

Retention of most of the trees within the site would mean that new/replacement buildings within the site would have negligible effect.

0

Other Environmental Issues

According to the JBA¹ indicative ground water map of Brighton and Hove, the whole site is within an area which has a 0-25% risk of ground water flooding.

-

Developers should be required to incorporate design features to mitigate against flood risk (e.g. no basement dwellings)

0

Overall Conclusions

The site is considered to be unsuitable for residential development. The entire site is already in productive use as the Alternative Centre for Education and much of it is already developed.

In terms of open space provision, the loss of some of the natural/semi-natural open space along the western boundary of the site would have only a minor adverse effect on open space provision as there is an over provision of this type of open space in the area. However, the loss of the trees would have significant adverse ecological effect on the site which is designated as a proposed Local Nature Reserve. In addition, tree loss would have adverse effects on the setting of the Alternative Centre for Education and the wider landscape character of the area.

Dwelling Type

Approx. Area (ha) & No's of Dwellings

Location in Site

¹ Brighton and Hove Council Strategic Flood Risk Assessment, JBA Consulting, January 2012

Site: 53

Location: Queensdown School

Site Area: 1.03

Secondary Constraints and Mitigation Assessment		
<i>Low density, e.g. detached dwellings – 25 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>Medium density, e.g. terraced dwellings – 50 per hectare</i>	<i>0</i>	<i>N/A</i>
<i>High density, e.g. multi-storey dwellings/flats – 75 per hectare</i>	<i>0</i>	<i>N/A</i>

Brighton and Hove Urban Fringe Assessment

Site: 53: Queensdown School



- Urban Fringe Boundaries
 - Urban Fringe with Potential for Housing
 - Unitary Authority Boundary
 - Previous Urban Fringe Sites
 - Listed Building
 - Registered Park and Garden
 - Nature Improvement Area
 - Scheduled Monument
 - Conservation Area
 - Site of Special Scientific Interest
 - Regionally Important Geological Sites
 - Archaeological Notification Areas
 - South Downs National Park
 - Built-up Area Boundary
 - Proposed Local Nature Reserve
 - Declared Local Nature Reserve
 - National Nature Reserve
 - Sites of Nature Conservation Importance
 - Material Recovery Facilities
 - Footbridge
 - Open Spaces
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches
- Map Scale @ A4: 1:1,500



Secondary Constraints and Mitigation Assessment

Summary of assessment undertaken by B&HCC in September 2013:

The site was considered suitable for 3 low density dwellings in keeping with area.

Site Characteristics:

The site is part owned by the Council (public) and part privately owned.

The majority of the site is already developed for residential dwellings and an animal shelter.

The whole site sits within Grade 3 Agricultural Land.

Effects on Secondary Constraints		Effects Post Mitigation	
Ecology			
There are no ecological designations.	-?	The site is not subject to any ecological designations, and may therefore be suitable for residential development. It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity.	+?
Historic Environment			
The Patcham Conservation Area is 150m to the south of the site; however a main road separates the site from the conservation area, diminishing the influence of the site on the Conservation Area’s setting. Site is adjacent to an Archaeological Notification Area. However, the site is largely developed, limiting the potential for intact archaeological remains in-situ.	0	Development should be in keeping with the existing architectural character in order to complement the existing character of the area.	0
Open Space			
The site is part owned by the Council (public) and part privately owned. There are a few small areas within the site which are designated open space (5% natural semi natural and 2% parks and gardens). Not scored. The rest of the site is not recognised as open space. The Brighton and Hove Open Space Study Update (2011) indicates that the ward of Patcham: Currently has an provision of amenity greenspace, natural and semi-natural	--	The vast majority of the site is developed, and therefore not recognised as open space; however, there are some small parcels of natural semi natural and park and garden space in the northern half of the site in and around the RSPCA animal shelter. Most of the land containing no open space already contains low density housing. The only area of the site suitable for development contains no open spaces. If it were developed there would be no space for additional open space provision on site.	0

Secondary Constraints and Mitigation Assessment

urban greenspace, outdoor sports facilities, parks and gardens and children and young people spaces. - Currently has an under provision of allotments and urban farms When all open space typologies are assessed together there is a current over provision of open space. - Is predicted to continue to have an over provision of open space by 2030. However it is predicted there will be an under provision of allotments and urban farms unless additional provision is found respectively..		Therefore the effect on overall open space provision in the area would be negligible.	
Landscape			
This area is mostly developed for housing already. New development would be limited to infill which would have negligible impact on landscape character in this location where the adjacent A23/A27 junction is the dominating landscape feature.	0	No mitigation would have any significant impact.	0
Other Environmental Issues			
The western edge of the site sits within a low SW flood risk area.	-	Development along the western edge of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels.	0
Overall Conclusions			
There are no significant ecological, heritage, landscape, open space or other environmental constraints to residential development. Therefore, residential development is deemed appropriate on site. Much of the site is already developed; however, a paddock at the southern end of the site may have some potential for extending the line of residential development southwards along Braypool Lane at a similar size and density to the existing dwellings along the lane, subject to any amenity issues associated with proximity to the A27/A23 junction such as noise..			
Dwelling Type	Approx. Area (ha) & No's of Dwellings	Location in Site	
Low density, e.g. detached dwellings – 25 per hectare	0.2ha (2 dwellings)	Paddock at the southern end of the site.	
Medium density, e.g. terraced dwellings – 50 per hectare	0	N/A	
High density, e.g. multi-storey dwellings/flats – 75 per hectare	0	N/A	

Brighton and Hove Urban Fringe Assessment

Site: 54: Land at Braypool Lane

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:2,500



Source: Brighton & Hove City Council, Ordnance Survey



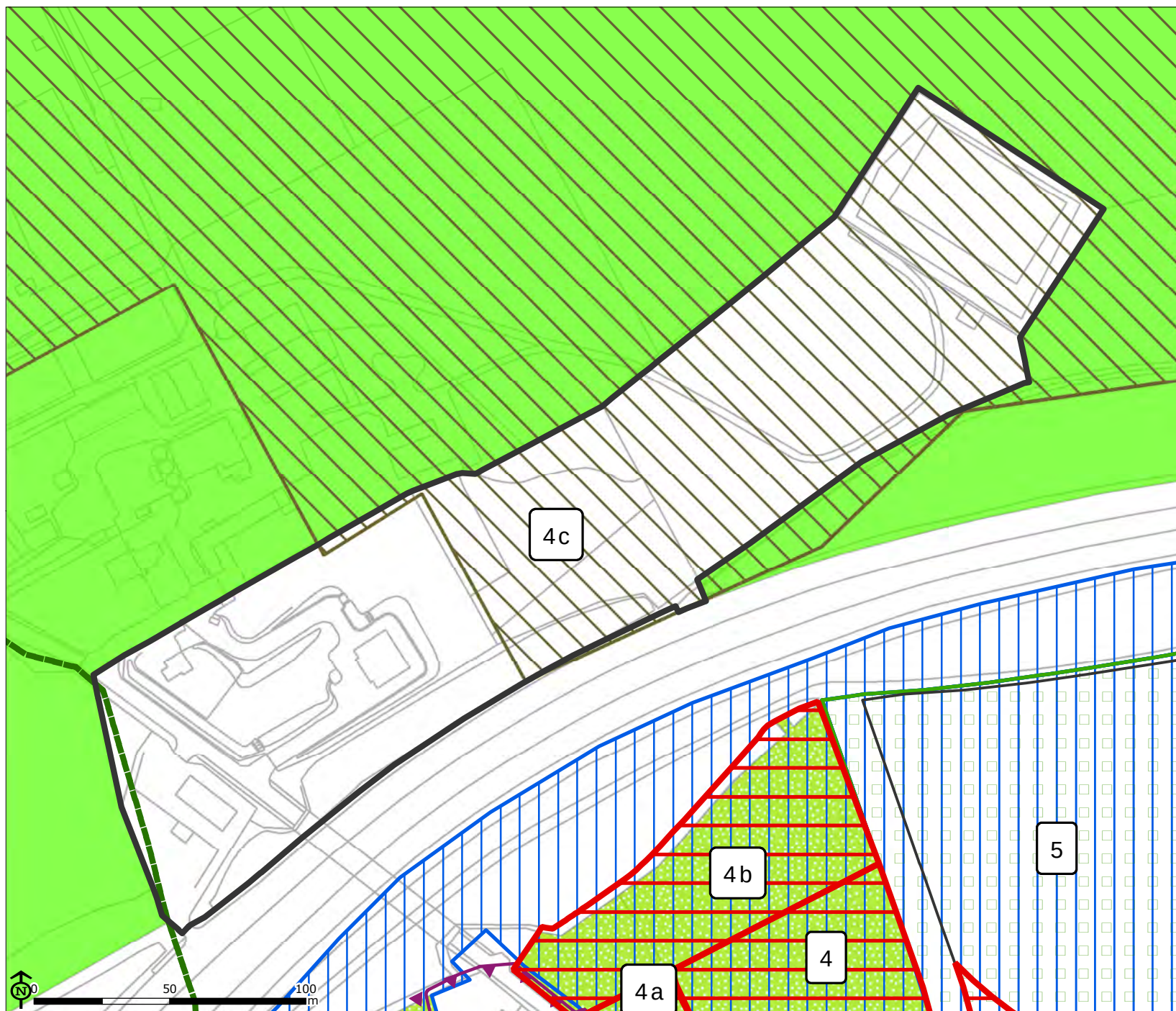
Sites Not Assessed Due To Absolute Constraints

Brighton and Hove Urban Fringe Assessment

Site: 4c: Land at Mile Oak Road, Portslade (north of A27)

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
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 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

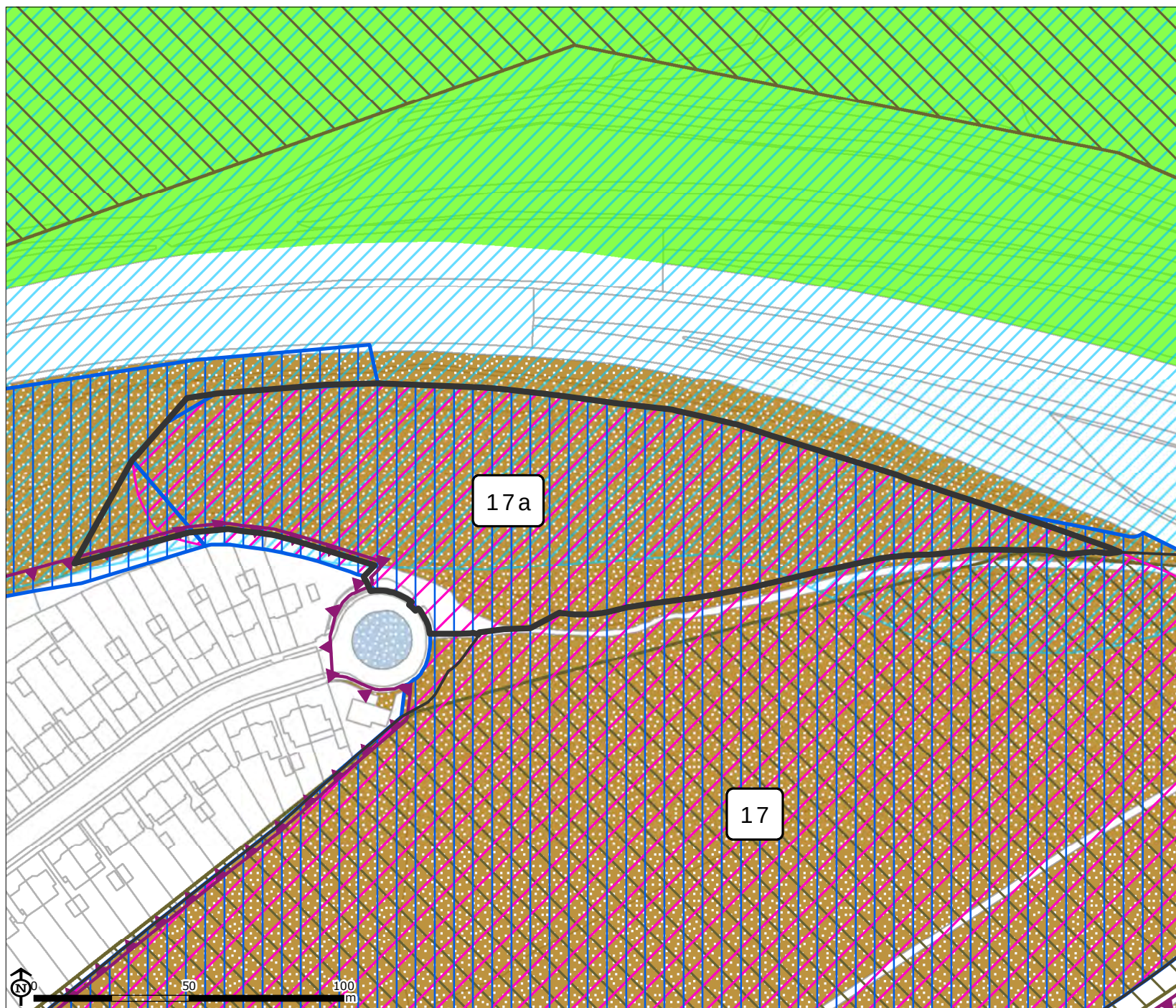
Map Scale @ A4: 1:2,000



Brighton and Hove Urban Fringe Assessment

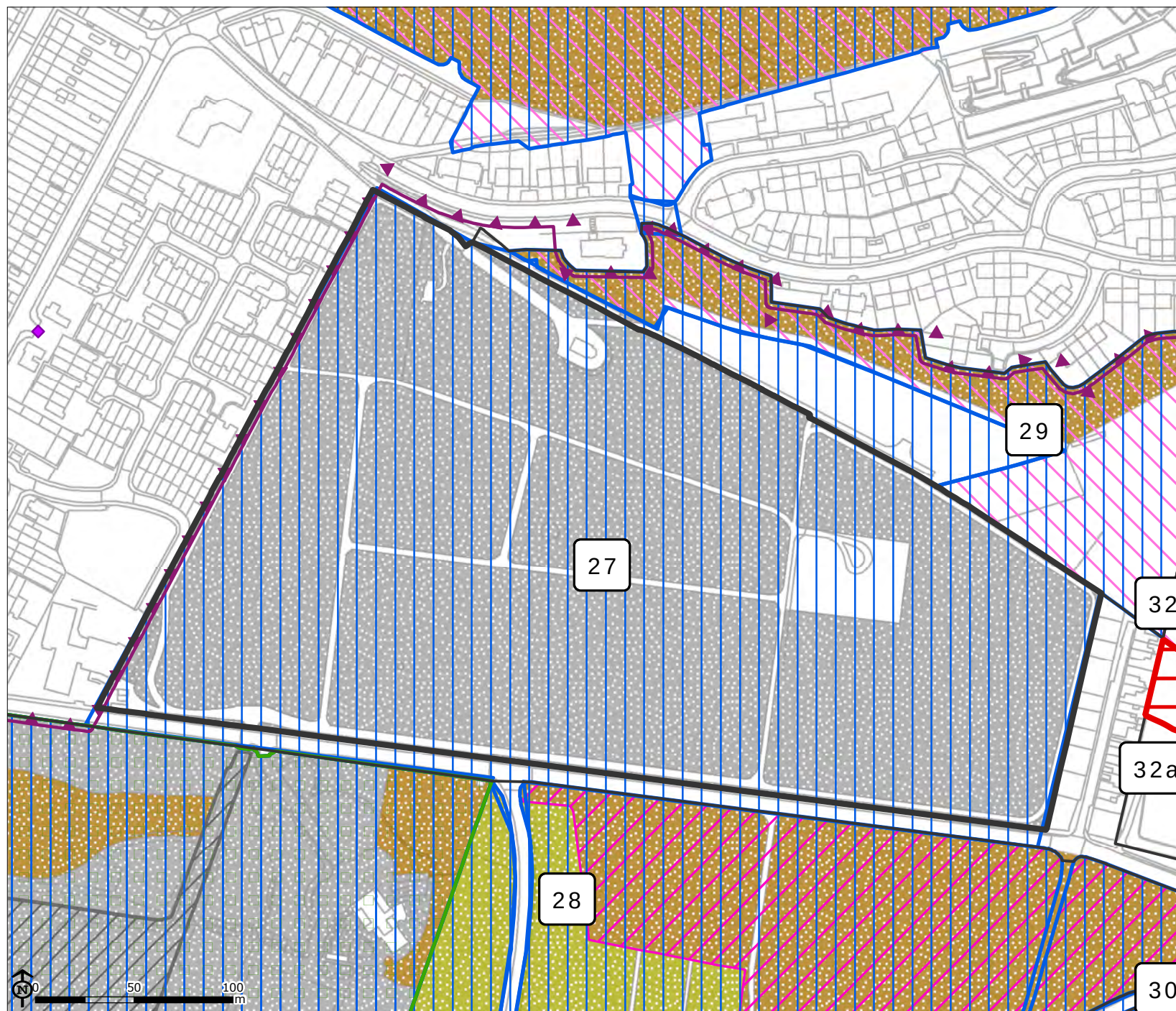
Site: 17a: Mackie Avenue

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
- Allotments and Urban Farms
- Amenity Greenspace
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- Civic Spaces
- Community Gardens
- Countryside
- Golf Course
- Green Corridor
- Natural and Semi Natural Urban Greenspace
- Outdoor Sports Facilities
- Parks and Gardens
- Privately Owned Parks and Gardens
- Race Course
- School Grounds and Sports Pitches
- Map Scale @ A4: 1:1,750**



Brighton and Hove Urban Fringe Assessment

Site: 27: City and Jewish Cemeteries



- Urban Fringe Boundaries
 - Urban Fringe with Potential for Housing
 - Unitary Authority Boundary
 - Previous Urban Fringe Sites
 - Listed Building
 - Registered Park and Garden
 - Nature Improvement Area
 - Scheduled Monument
 - Conservation Area
 - Site of Special Scientific Interest
 - Regionally Important Geological Sites
 - Archaeological Notification Areas
 - South Downs National Park
 - Built-up Area Boundary
 - Proposed Local Nature Reserve
 - Declared Local Nature Reserve
 - National Nature Reserve
 - Sites of Nature Conservation Importance
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 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches
- Map Scale @ A4: 1:2,750

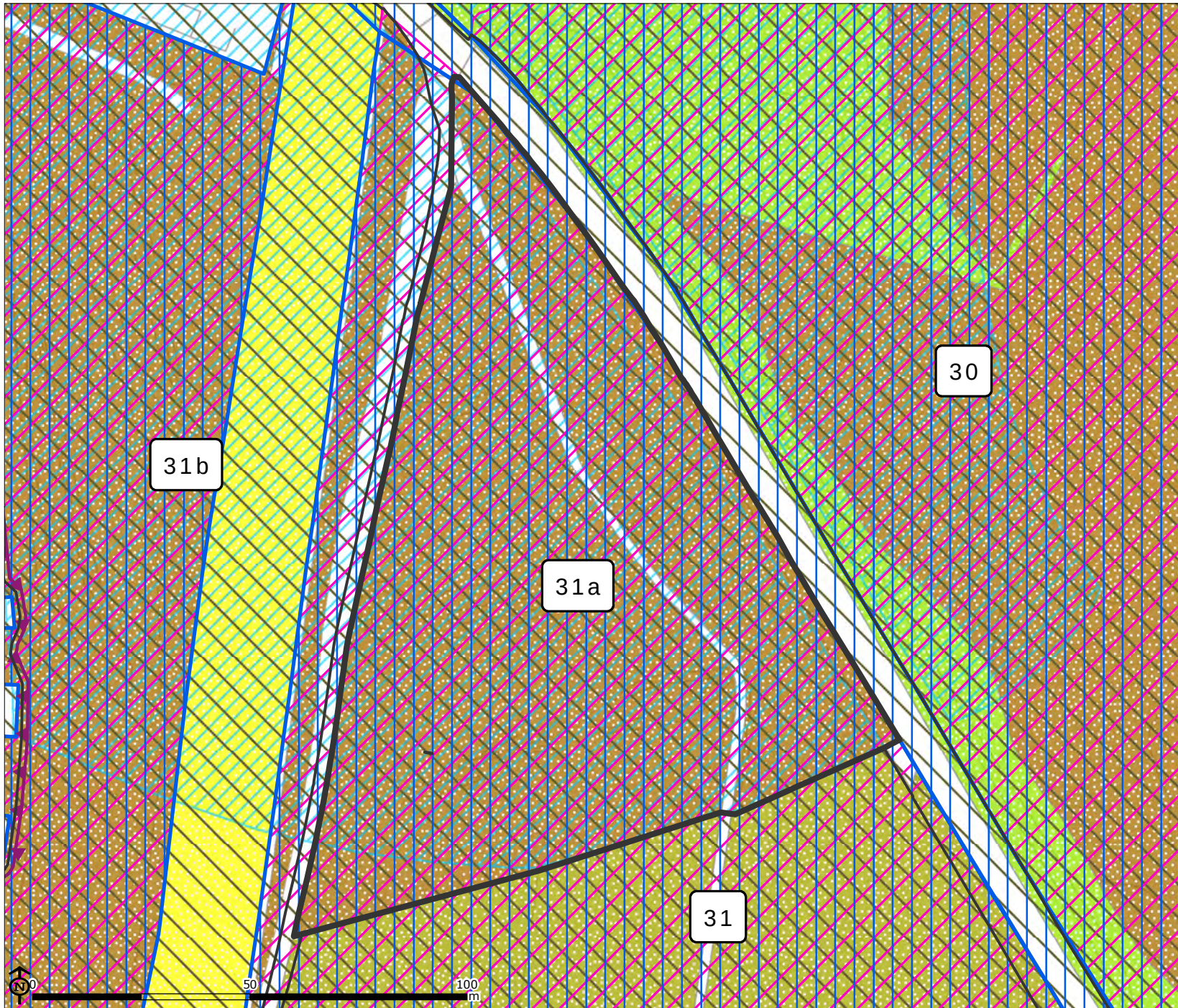


Brighton and Hove Urban Fringe Assessment

Site: 31a: Whitehawk Hill Road / Manor Hill Road

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
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 - Children and Young People
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 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:1,250



Brighton and Hove Urban Fringe Assessment

Site: 49: Covered Reservoir – Longridge Avenue

49

- Urban Fringe Boundaries
- Urban Fringe with Potential for Housing
- Unitary Authority Boundary
- Previous Urban Fringe Sites
- Listed Building
- Registered Park and Garden
- Nature Improvement Area
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Regionally Important Geological Sites
- Archaeological Notification Areas
- South Downs National Park
- Built-up Area Boundary
- Proposed Local Nature Reserve
- Declared Local Nature Reserve
- National Nature Reserve
- Sites of Nature Conservation Importance
- Material Recovery Facilities
- Footbridge
- Open Spaces**
 - Allotments and Urban Farms
 - Amenity Greenspace
 - Cemeteries
 - Children and Young People
 - Churchyards
 - Civic Spaces
 - Community Gardens
 - Countryside
 - Golf Course
 - Green Corridor
 - Natural and Semi Natural Urban Greenspace
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Privately Owned Parks and Gardens
 - Race Course
 - School Grounds and Sports Pitches

Map Scale @ A4: 1:750

