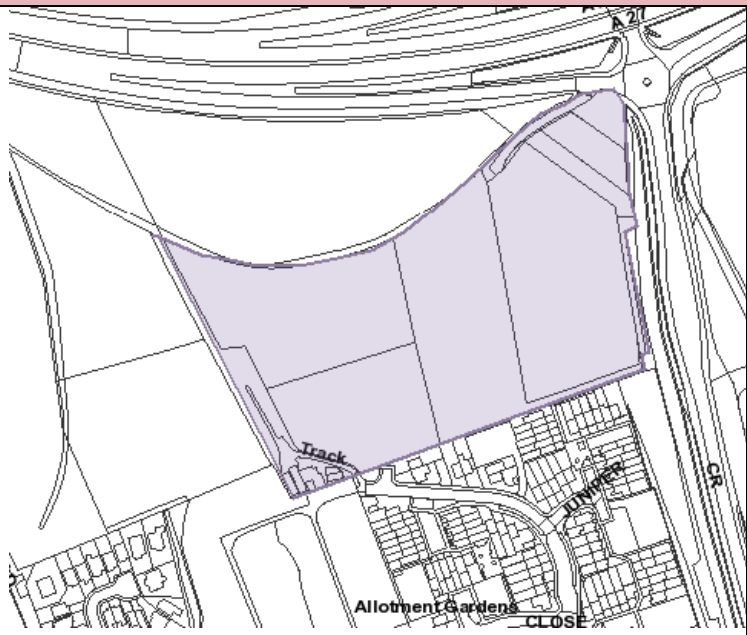


Site Allocations Topic Paper Erratum, September 2021

The following Appendix was omitted from the Site Allocations Topic Paper.

Appendix 8 – Employment Allocations

Site Profile Hangleton Bottom, Hangleton Link Road, North Portslade

Site Details		
	Site Name / Address	Hangleton Bottom, Hangleton Link Road, North Portslade
	Ward	North Portslade
	Site Area (ha)	3.37
	Land Type (PDL or GF)	GF
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Residential, A27, open space, SDNP
	Surrounding Area Density	23dph (North Portslade & Mile Oak)
Current Use / Former Use & Condition of Site		Non-designated open space, small area of natural/semi-natural open space and an area of hard-standing. Site forms an allocation in the Waste & Minerals Sites Plan with potential for a strategic waste facility.
Site In Use Or Vacant		Vacant.
Relevant Planning History		Bh2017/04231: erection of animal welfare facility on part of site. Withdrawn.

Proximity of services	
Vehicular access	Site has access via a gate from Hangleton Link Road however this would need improving to accommodate any development.
Distance to Strategic Road Network	Very close access to A237 (<50m)
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stops 670m (buses every 10 minutes) however no pathway from the site to the bus stop, and the route to the bus would involve walking on a very busy road.
Primary School	Peter Gladwin Primary 1650m
Secondary School	Hove Park Lower 1780m
GP Surgery	Links Road Surgery 1600m
Local centre or convenience shops	Sainsbury's West Hove 1800m
Park / Play area	Easthill Park 1,300m
Access to Utilities including broadband exchange	Broadband exchange 1,200m (good access) Some utilities likely to be on site due to existing buildings, however not likely to be extensive.
Constraints	
Asset of Community Value	No

AQMA	Not within
Noise	Site suffers from road noise over 60dcbls.
Flood risk	Within flood zone 1. No risk of surface water flooding. No flooding incidents on site. Groundwater levels between 0.5 and 5m below surface therefore some risk but not in highest risk categories.
Groundwater Source Protection Zone	Not within a GSPZ
International Ecological Designations (SAC)	Castle Hill SAC 11,000m
National Ecological Designations (SSSI)	Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven Cliffs SSSI 8,000m
Local and other Ecological Designations (SNCI/LNR)	Small part of site comprises Benfield Valley LWS Foredown Allotments LWS adjacent to south-eastern tip of site. Site may have potential for biodiversity due to greenfield nature with features such as trees and scrub border.
Geological designations	None on site.
Recreational Value	The site could be used for informal recreation, e.g. dog-walking.
Landscape Issues / SDNP	Site adjacent to SDNP therefore could have landscape sensitivities.
Heritage Assets	None on site or in close proximity.
Archaeological Value (ANA)	Not within a ANA
Contamination/remediation or geological issues	Site not known to be contaminated.
Topography and gradients	Fairly level site which slopes steeply upwards towards the A27.
Site within Article 4 Direction	No.
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
WMSP Policy SP1 CPP1 SA5 CPP1 CP10	Waste Site Allocation – therefore any development would need to ensure it does not prejudice and is compatible with a waste development. Within the setting of the SDNP. Biodiversity
SHLAA Analysis (where relevant)	
Site Capacity	None- not considered suitable for housing. Site is a waste allocation.
Implied Site Density	-
Availability/Deliverability Issues	
Overall Site Location and Surroundings	A greenfield site allocated for waste uses with excellent access to the strategic road network.
Land ownership and control – no constraints or complex multiple ownership	BHCC own the site.
Willingness of land owner to develop site	Withdrawn application for animal welfare facility suggests there could be willingness to develop the site.
Achievability	
Overall Summary	
The site is BHCC owned consisting of an area of non-designated open spaces, a small area of natural/semi-natural open space and areas of hard-standing. It is situated adjacent to the A27 and Hangleton Link Road and therefore has excellent access to the SRN, although access onto the site	

would need improvement. The site has reasonable access to a regular bus service, although there is no safe access to this provision, however most other services including health, shops and schools are located more than 1,600m from the site. The site is fairly level and slopes steeply up towards the A27 and Foredown Allotments.

The site is unlikely to have any issues with air quality, surface water flood risk, groundwater pollution, geological designations, archaeological designations, and heritage. It is unknown whether the site has any potential for contamination.

The site is adjacent to the SDNP and could have landscape sensitivities. Part of the site is designated a LWS. The site has some recreational value. The site is adjacent to the A27 and suffers from high levels of road noise. The site has some risk of groundwater emergence, although not within the two highest risk categories; the SFRA found the overall risk to be low. The site is not located within a tall building corridor and is not located within a Heat Network Opportunity Area.

The site is an allocated waste site and therefore any development of the site would need to ensure that any future waste uses are not prejudiced by development and are compatible with waste uses. There has been a recent planning application to develop part of the site, suggesting willingness to develop the site. Site may therefore be suitable for some employment-type uses that may be compatible with waste uses.