

Submission City Plan Part One

Brighton & Hove City Council's Local Development Framework

September 2013

Housing Delivery Background Paper

Appendix 2 : Urban Fringe Assessment - Update September 2013

Schedule of Sites



**Brighton & Hove
City Council**

Housing Delivery Technical Background Paper - Appendix 2: Urban Fringe Assessment : Update September 2013.

Background

2010 -An initial assessment of the city's urban fringe was undertaken in 2010 to inform and support the (withdrawn) April 2010 Core Strategy's 'contingency' approach. The Core Strategy retained the adopted Local Plan's built up area boundary. The contingency approach made provision for the managed release of land (through the preparation of a further Development Plan Document) within the urban fringe post 2020 should its release prove to be required in order to help meet the city's housing target. The initial urban fringe assessment was first published as Appendix D to the Core Strategy Housing Delivery Technical Paper February 2010. It was then further updated with details of the constraints and published as Appendix E to the Core Strategy housing Delivery Technical Paper April 2010.

2012 - In September 2012 the assessment was updated as part of the preparation of the City Plan Part One and published as Appendix 2 to the Housing Delivery Technical Background Paper February 2013 (Core Document TP/009). It should be noted that the City Plan Part One seeks to amend the built up area boundary to include the strategic sites and allocations (eg the following sites will no longer fall within the urban fringe but within the built up area boundary :Toad's Hole Valley, American Express Community Stadium and land at the University of Sussex).

2013 - Following the Inspector's letter dated 22 July 2013 (Inspector's document ID-01) this further update was undertaken to clarify the process, provide additional information and indicate the nature of constraints more clearly. It is being published as an update of Appendix 2 to the Housing Delivery Technical Background Paper June 2013.

Latest Updates

This update provides additional commentary and reflects the findings of the following documents and work:

- Open Space typologies (as audited) applied within the 2008 Open Space, Sport and Recreation Study and the 2011 Open Space Study Update.
- Open Space site scores (from the 2011 Open Space Study Update) for existing and potential quality, with the respective open space reference detailed in Appendix 5 and 6 of the study. (NB: All scores appear relatively low as the application of one scoring system to all typologies of open space does not distinguish between the particular merits of any individual typology eg the requirements for a children's play ground is very different to that of an allotment. In addition, only the potential for the existing typology was considered. The highest proportion of sites scored 'E' for existing and the majority scored 'F' of 'G' for potential.)
- Archaeological Notification Sites (a review of former Archaeologically Sensitive Areas)

- Local Wildlife Sites (the sites selected by a panel following a review of Sites of Nature Conservation Importance [SNCI], the Local Wildlife Sites will be included on the City Plan Part Two policies map – the timeframe of this review did not enable inclusion within the City Plan Part One policies map)
- The South Downs Way Ahead Nature Improvement Area (announced/designated by Defra February 2012)
- Conservation Area reviews (This update reflects the latest Conservation Area reviews and boundary amendments)

The evidence within the assessment update is proportionate to the objectives of the City Plan Part One and its strategy. It shows that the urban fringe is made up of a number of residual parcels of land rather than any strategic band or belt of land. There are a number of different types of site each with various considerations; none of which, either alone or with other sites, have sufficient deliverable capacity to form a Development Area or Broad Location. The update takes a positive approach to both development and infrastructure requirements. Much, if not all, of the urban fringe meets the definition of open space provided in Annex 2 of the National Planning Policy Framework (NPPF) and as such, paragraph 74 in the NPPF affords it significant protection. Proximity to the city's population which it serves is also key. The assessment demonstrates that the ability of the urban fringe to help meet the development needs of the city is limited.

Note 1: Shaded sites are those where the Submission City Plan Part One proposes a change to the built up area boundary to incorporate sites within the city's built up area (see sites 13, 22, 23 and 24). Please note that whilst site 25 is also included this follows an initial error ie it was already within the built up area boundary and should not have formed part of the assessment.

Note 2:

- Code 3 = some potential for housing
- Code 4 = not considered suitable for housing

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
1	681	NP	Oakdene, Former school site, Southwick Hill, Portslade.	4	2.25	0	0	<ul style="list-style-type: none"> • Prominent location, adjacent to South Downs National Park; part of the setting of Southwick Hill; adverse impacts likely. • National Trust Open Access land and the Sussex Border Path. • Southern part designated open space in City Plan (natural/semi natural - woodland). Scored: Existing E, Potential G (ref NP0212-p). • 2013 review of wildlife sites agreed site worthy of designation (to be designated Local Wildlife Site in City Plan Part 2). • Well used site by the local community for dog walking/informal recreation and access to the National Park/ local gateway to the National Park. • Designated Nature Improvement Area (CP10 & CP16). • Double row of pylons to the west of the site. • Direct vehicular access difficult due to topography.
2	172	NP	Land west of Mile Oak Road, Portslade.	3	2.5	30	30	<ul style="list-style-type: none"> • Upper part prominent location, adjacent to South Downs National Park near top of hill slope. Part of the setting of Southwick Hill; adverse impacts likely. • Lower part of site would have less impact on Southwick Hill. • Designated Site of Nature Conservation Importance (NC4). 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). • These pony paddocks support Red Star Thistle, an internationally threatened plant. • Land subject to grazing tenancy • In use for horse grazing/equestrian so potential for displacement to within the National Park as alternative space in city difficult (nb site 5). • Nitrate vulnerable zone. • Eastern half designated open space in City Plan (natural/semi natural). Not scored. • Designated Nature Improvement Area (CP10 & CP16). • SSCI and NIA mitigation required.
3	683	NP	Oakdene, Upper Paddocks South wick Hill	4	1.15	0	0	<ul style="list-style-type: none"> • Much of site exposed/ sloping and adjacent to the South Downs National Park/ Southwick Hill. • Designated open space in City Plan (natural/semi natural). Scored: Existing E, Potential F (ref NP0207-p) • Designated Site of Nature Conservation Importance NC4. (Mainly dense scrub and trees, footpath access only to grassed area). 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). • Designated Nature Improvement Area (CP10 & CP16). • Direct vehicular access difficult due to topography.
4	168	NP	Site at Mile Oak Road, Portslade.	4	1.71	0	0	<ul style="list-style-type: none"> • Prominent location at highest (eastern) part of site which is also steeply sloping part of Mile Oak Hill. • Designated open space in City Plan (countryside). Scored: Existing E, Potential F (ref NP0203-p) • In use for horse grazing/equestrian. If lost pressure for displacement to within National Park likely because alternative space in city difficult (nb site 5) • Designated Nature Improvement Area (CP10 & CP16).

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
4a	1004	NP	Site at Mile Oak Road, Portslade.	3	0.55	12	30	<ul style="list-style-type: none"> Lower western part of field may be suitable for some housing (with access to remaining upper field) as topography better and potential impacts improved. Designated open space in City Plan (countryside). Scored: Existing E, Potential F (ref NP0203-p). In use for horse grazing/equestrian so potential for displacement to within the National Park because alternative space in city difficult (nb site 5). Designated Nature Improvement Area (CP10 & CP16).
4b		NP	Site at Mile Oak Road, Portslade	3	0.63	1		<ul style="list-style-type: none"> Lower part may be suitable for a dwelling with access route to paddock behind Northern part within A27 embankment. Upper part prominent location rising to highest (eastern) part of site which is also steeply sloping part of Mile Oak Hill. Designated open space in City Plan (countryside). Scored: Existing E, Potential F (ref NP0203-p). In use for horse grazing/equestrian so potential displacement to within the National Park because alternative space in city difficult (nb site 5). Designated Nature Improvement Area (CP10 & CP16).
4c		NP	Site at Mile Oak Road, Portslade (north of the A27)	4	3.38	0	0	<ul style="list-style-type: none"> Utilities site adjacent to the National Park beside A27. Providing covered water reservoir, telecommunication masts and utilities works site. Displacement of these works to within National Park unlikely to be viable and harmful (potentially the reason for exclusion from the National Park boundary). Eastern part within Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12)
5	685	NP	Mile Oak Hill, Portslade.	4	6.89	0	0	<ul style="list-style-type: none"> Prominent and exposed hill top location in view of South Downs National Park. Designated Site of Nature Conservation Importance (NC4). 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). Designated Nature Improvement Area (CP10 & CP16). Used by the local community for dog walking/informal recreation. Vehicular access restricted (only one access point via allotment access off small residential road). Well located to take displaced horse/equestrian use from site 2, 4a, 4b and site 9. However subject to landowner agreement and impact on loss of informal recreation/dog walking area (potentially valued use as access to wider countryside/National Park restricted by A27)
5a		NP	Mile Oak Hill Portslade	4	1.24	0	0	<ul style="list-style-type: none"> Designated open space in City Plan (Natural and Semi Natural). Scored: Existing E, Potential F (ref NP0202-p). Designated Site of Nature Conservation Importance (NC4). 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). Designated Nature Improvement Area (CP10 & CP16). 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.
6	686	NP	Mile Oak Allotments (entrance near Gorse Close), Portslade.	4	2.07	0	0	<ul style="list-style-type: none"> Designated open space in City Plan (allotment). Not scored Statutory Allotments, 69 plots well used with waiting list. Designated Nature Improvement Area (CP10 & CP16). Vehicular access restricted (only one access point off small residential road).

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
7	687	NP	Foredown Allotments, Thornbush Crescent (north end), Portslade.	4	2.31	0	0	<ul style="list-style-type: none"> • Designated open space in City Plan (allotment and natural/semi natural). Not scored. • Statutory Allotments, 24 plots well used with waiting list. • 2013 review of wildlife sites agreed site worthy of designation (to be designated Local Wildlife Site in City Plan Part 2). • Designated Nature Improvement Area (CP10 & CP16). • Vehicular access restricted (only one access point off small residential road).
[8]			[No site 8]					
9	688	NP	Land at Hangleton Bottom, Portslade.	4	3.37	0	0	<ul style="list-style-type: none"> • Site is designated for waste development in adopted Waste Local Plan. • Site is not available for residential use unless alternative waste site identified (an alternative site is not forthcoming). • Small segment designated open space in City Plan (natural/semi natural) • In use for horse grazing/equestrian so potential displacement likely to within the National Park as alternative space in city difficult (nb site 5).
10	690	NP	Benfield Hill, Benfield Valley, Portslade.	4	5.65	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (Natural/semi natural and golf course). Not scored. • Designated Benfield Valley Site of Nature Conservation Importance, NC4. 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). • Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • One of the few areas in the city with a bridge link over A27 to National Park providing a gateway to the National Park. • Adopted Local Plan NC9 identifies Benfield Valley as an important green wedge into urban area; well used by general public for outdoor recreation, contains significant wildlife habitats. Green wedges have significant benefit to biodiversity and human well being. Based on open space needs and history of site (Sainsbury's development considered limit of development in order to protect remaining wedge and Benfield Barn) green wedge warrants continued protection. • Restrictive covenants protectland for outdoor recreation. • Designated Nature Improvement Area (CP10 & CP16).
11	691	NP	Benfield Valley, north of Hangleton Lane, Portslade.	4	8.75	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (Natural/semi natural and golf course). Not scored. • Part within the Benfield Barn Conservation Area. • Designated Benfield Valley Site of Nature Conservation Importance, NC4. 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). • Part Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Adopted Local Plan NC9 identifies Benfield Valley as an important green wedge into urban area; well used by general public for outdoor recreation, contains significant wildlife habitats. Green wedges have significant benefit to biodiversity and human well being. Based on open space needs and history of site (Sainsbury's development considered limit to any further development in order to protect remaining wedge and Benfield Barn) green wedge warrants continued protection. • Restrictive covenants protecting land for outdoor recreation. • In conjunction with site 10, a local gateway to the National Park. • Designated Nature Improvement Area (CP10 & CP16).

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
12	692	NP	Benfield Valley, south of Hangleton Lane, Portslade.	4	10.65	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (Natural/semi natural). Scored : Existing E, Potential E (ref SP0023-p). • Adjacent recreation ground and school grounds. 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 eg especially within the wards of Wish, South Portslade, North Portslade, Westbourne). • In conjunction with site 10 and 11, a local route and gateway to the National Park. • Designated Benfield Valley Site of Nature Conservation Importance, NC4. 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). • Adopted Local Plan NC9 identifies Benfield Valley as an important green wedge into urban area; well used by general public for outdoor recreation, contains significant wildlife habitats. Green wedges have significant benefit to biodiversity and human well being. Based on open space needs • Restrictive covenants protect land for outdoor recreation. • Designated Nature Improvement Area (CP10 & CP16).
13	732	H&K	Toads Hole Valley, King George VI Avenue, Hove.	3	46.7	700	50 approx	<p>See DA7 Toad's Hole Valley in City Plan Part One</p> <ul style="list-style-type: none"> • Bowl shaped topography lends itself to some development. • Site of Nature Conservation Importance on western edge of site; requires improvement. 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). • Access requires improvement. • Site large enough to secure well planned development gains for city.
14	693	Stan	Three Cornered Copse bounded by Dyke Road Ave, King George VI Ave, Brighton.	4	6.86	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (Natural/semi natural and amenity green space). Not scored. • Northern tip adjacent to National Park boundary. • One of a few areas with access over A27 to National Park/A local gateway to the National Park. • Woodland Drive Conservation Area. • Steep gradient; topographical constraints. • Access difficult; heavily used junction. • Wildlife corridor from the Downs to Hove Park. • Part Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Site of Nature Conservation Importance NC4. 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). • Popular site for quiet outdoor recreation. • Designated Nature Improvement Area (CP10 & CP16).
15	695	Pat	A27/A23 Interchange (includes site east of Patcham Court Farm), Brighton	4	1.16	0	0	<ul style="list-style-type: none"> • An island within the key interchange between the A23 and A27. Access constraints; surrounded by busy dual carriageway, no access, very congested at peak times. • Site isolated and not suitable for housing.

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
16	697	Pat	Horsdean Allotments and Recreation Ground Patcham, Brighton	4	5.79	0	0	<ul style="list-style-type: none"> • Statutory Allotments – well used. • Prominent views along A27 and visible from National Park. Potentially a local gateway to National Park. • East part of the site is Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Sports field and recreation area. • Designated Nature Improvement Area (CP10 & CP16). • Designated open space in the City Plan (natural/semi natural, allotments, outdoor sport and 'parks and gardens'). 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.
17	698	Pat	(part of) Ladies Mile, Carden Avenue, Brighton	3	15 (whole area approx 17)	12	30	<ul style="list-style-type: none"> • Designated open space in the City Plan (natural/semi natural and amenity greenspace). Not scored. • Ladies Mile Local Nature Reserve (NC3). • Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12) – part of Romano British landscape. • Ridge of unimproved grassland. Strong visual connectivity with wider Downs. • 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. • Estimate of units based on small part of site near to existing properties at western edge. • Disused play area at western edge of site. • Designated Nature Improvement Area (CP10 & CP16).
17a		Pat	Mackie Avenue, Brighton	4	1.49	0	0	<ul style="list-style-type: none"> • Lies within a Scheduled Ancient Monument (Near Eastwick Barn, Patcham : Earthworks and Lynchets) • Designated open space in the City Plan (natural/semi natural). Not scored. • Ladies Mile Local Nature Reserve (NC3). • Well used site by the local community for dog walking/informal recreation and access to the National Park/ local gateway to the National Park - links to one of few routes over the A27 to National Park. • Designated Nature Improvement Area (CP10 & CP16).
18	699	H&S	Hollingbury Park Recreation Ground, Ditchling Road, Brighton	4	20.1	0	0	<ul style="list-style-type: none"> • Roedale Valley statutory allotments (216 plots) well used. • Designated open space in the City Plan (outdoor sports, allotments, 'parks and gardens', children's play area and natural/semi natural). Not scored. (It is believed pitches used by school) • Site provides a valued and significant multi recreational offer • Site lies adjacent to South Downs National Park. Provides a local gateway to National Park. • Part of proposed Local Nature Reserve. • Designated Nature Improvement Area (CP10 & CP16).

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
19	700	H&S	Lower Roedale Allotments and playing fields, Lynchet Close, Brighton	4	7.06	0	0	<ul style="list-style-type: none"> • Lower Roedale Allotments, statutory allotments well used (122 plots). • Designated open space in the City Plan (outdoor sports, allotments, 'parks and gardens', children's play area and natural/semi natural). Not scored Playing fields and grounds associated with Cedar Close school. • Proposed Local Nature Reserve. • Designated Nature Improvement Area (CP10 & CP16). • Site lies adjacent to the South Downs National Park. Provides a local gateway to the National Park.
20	701	H&S	Hertford School grounds and sports ground, Lynchet Close Brighton.	4	1.62	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (school grounds and pitches). Not scored. Playing fields associated with Hertford School. • Proposed Local Nature Reserve. • Designated Nature Improvement Area (CP10 & CP16).
21	169	H&S	Land to North East of Coldean (adjacent to halls of residence), Brighton	4	3.36	0	0	<ul style="list-style-type: none"> • Prominent and steeply sloping site on south west facing bank. • Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Historic Park and Garden (HE11). • Proposed Local Nature Reserve. • Access difficulties unless via Halls of Residence. Unlikely to be residential – if any development acceptable likely to be for student accommodation. • Designated open space in the City Plan (countryside and natural/semi natural). Not scored. • Designated Nature Improvement Area (CP10 & CP16).
21a		H&S	Land North of Varley Halls, Coldean Lane, Brighton	4	4.14	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (countryside and natural/semi natural). Not scored. • Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Historic Park and Garden (HE11). • Proposed Local Nature Reserve. • Designated Nature Improvement Area (CP10 & CP16). • Access difficulties unless via Halls of Residence. Unlikely to be residential – if any development acceptable likely to be for student accommodation.
21b		H&S	Varley Halls, Coldean Lane, Brighton	4	2.58	0	0	<ul style="list-style-type: none"> • Developed site providing University student accommodation. Intensification of use permitted (BH2010/00235) - intensification greater than that permitted is unlikely to be acceptable. • Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Designated open space in the City Plan (amenity greenspace). Scored Existing D; Potential G.
21c		H&S	Land South of Varley Halls, Coldean Lane, Brighton	4	1.51	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (allotments and countryside). Not scored. • Statutory allotments (Coldean), 44 plots, well used with waiting list. • Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Historic Park and Garden (HE11). • Proposed Local Nature Reserve. • Designated Nature Improvement Area (CP10 & CP16).
22	703	H&S	North Field, University of Sussex, Falmer Brighton.	4	4.4	0	0	<ul style="list-style-type: none"> • Not available for general residential. Already in Sussex University's plans for student accommodation. • Provides open space for University. • HE11 Stanmer Historic Park and Garden. • Site surrounded by National Park.

Detailed schedule

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23	704	H&S	Tenant Lain University of Sussex, Lewes Road, Brighton.	4	5.5	0	0	<ul style="list-style-type: none"> • Within University Masterplan for redevelopment of accommodation. Not available for general residential. • Site surrounded by National Park.
24	705	H&S	Village Way North, Lewes Road, Falmer, Brighton.	4	3.6	0	0	<ul style="list-style-type: none"> • No longer available. Community Stadium built.
25 (Not urban fringe)	706	H&S	Brighton University Playing Fields a - off Lewes Road, Brighton	4	3.4	0	0	<p>Note: Not Urban Fringe</p> <ul style="list-style-type: none"> • University Sports fields. • In university masterplans for more intensive sports use. • Designated open space in the City Plan (outdoor sports). Scored: Existing B; Potential G (ref MO0182_p). • Designated Nature Improvement Area (CP10 & CP16). • Not available.
26	707	H&S	Brighton University Playing Fields b – Lewes Road, Brighton	4	9.09	0	0	<ul style="list-style-type: none"> • University Sports fields. • In university masterplans for more intensive sports use. • Designated open space in the City Plan (outdoor sports, natural/semi natural, amenity greenspace). Scored: Existing B; Potential G (ref MO0184_p). • Designated Nature Improvement Area (CP10 & CP16). • Part (southern, western and northern boundary area) Site of Nature Conservation Importance (NC4). 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2) • Not available.
27	708	M&B	Brighton Borough Cemetery, Bear Road (North) Brighton	4	9.4	0	0	<ul style="list-style-type: none"> • Not suitable; in use as a cemetery. • Designated open space in the City Plan (cemetery / churchyard). Not scored. • Designated Nature Improvement Area (CP10 & CP16).
28	709	H&EG	Brighton Borough Cemetery, Bear Road (South), Brighton	4	39.2	0	0	<ul style="list-style-type: none"> • Not suitable; in use as a cemetery. • Part is Declared Local Nature Reserve (NC3); another part is Designated Site of Nature Conservation Importance (NC4). 2013 review of SSCI sites endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2) • Part Historic Park and Garden (HE11) • Designated open space in the City Plan (cemetery / churchyard; allotments; natural/semi natural). Part not scored, part scored: Existing C, Potential F (ref EGH0010_p' and EGH0010_c). • Designated Nature Improvement Area (CP10 & CP16).
29	710	M&B	Land to west of Land & Buildings at South Downs Ridings School, Bear Road, Brighton	4	2.92	0	0	<ul style="list-style-type: none"> • Site in prominent hill top position adjacent to National Park. • Steeply sloping site. • Proposed Local Nature Reserve (NC3) • Northern part designated open space in the City Plan (natural/semi natural). Not scored. • Designated Nature Improvement Area (CP10 & CP16).

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
30	712	EB	Brighton Race Course	4	46.01	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (allotments, natural/semi natural, race course, 'parks and gardens', outdoor sport, children's play, amenity green space). Not scored. • Brighton Race Course (major sporting venue – retention considered necessary - SR22). • Part Declared Local Nature Reserve (NC3). • Part in south is a Scheduled Ancient Monument (HE12). • Part in south is an Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Race Hill Allotments (Wilson Ave) well used. • Designated Nature Improvement Area (CP10 & CP16). • Much of the land is steeply sloping.
31	711	EB	Whitehawk Allotments, Whitehawk Hill Road, Brighton	4	8.75	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (allotments). Not scored. • Lies within Whitehawk Hill Local Nature Reserve (NC3) • Statutory Allotments (Whitehawk Hill) 177 plots, well used with waiting list. • Part is Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Whitehawk Hill is part of ridge that dominates the East Brighton Landscape. Horseshoe of steep, east facing slopes. • Designated Nature Improvement Area (CP10 & CP16). • Lies adjacent to a Television Transmitting Station.
31a		EB	Whitehawk Hill Road/Manor Hill, Brighton	4	1.36	0	0	<ul style="list-style-type: none"> • Lies within a Scheduled Ancient Monument (Whitehawk Camp, Whitehawk Hill : Neolithic Causewayed Enclosure) • Designated open space in the City Plan (natural/semi natural). Not scored. • Lies within Whitehawk Hill Local Nature Reserve (NC3). • Well used site by the local community for dog walking/informal recreation. • Designated Nature Improvement Area (CP10 & CP16).
31b		EB	West of Whitehawk Hill Road, Brighton	4	10.68	0	0	<ul style="list-style-type: none"> • Northern part lies within a Scheduled Ancient Monument (Whitehawk Camp, Whitehawk Hill : Neolithic Causewayed Enclosure) and much of the site lies within an Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Designated open space in the City Plan (natural/semi natural, allotment, racecourse and outdoor sports). Natural semi natural part north of school scored : Existing D, Potential B (EB0018_p) (racecourse, allotment and outdoor sports not scored). • Southern section statutory allotments (Walpole Allotments), 40 plots well used with waiting list. • Much of the site lies within Whitehawk Hill Local Nature Reserve (NC3). • Well used site by the local community for dog walking/informal recreation. • Designated Nature Improvement Area (CP10 & CP16). • Lies adjacent to a Television Transmitting Station.
32	175	EB	Land and Buildings at South Downs Riding School.	4	1.71	0	0	<ul style="list-style-type: none"> • Prominent location highly visible adjacent to National Park. • Telecommunications Mast on northern part of site. • Northern part Proposed Local Nature Reserve. • Northern part designated Nature Improvement Area (CP10 & CP16). • Development of site for alternative use is likely to impact on National Park due to displacement of current intensive use to within National Park.
32a	1003	EB	Reservoir site	4	0.39	0	0	<ul style="list-style-type: none"> • Prominent location • No evidence to indicate reservoir will not be required in future. In view of the increasing population and consequent demand for water, site not available/acceptable for housing.

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
33	715	Woo	Land north of (Ingleside Stables), Warren Road, Woodingdean, Brighton	4	5.23	0	0	<ul style="list-style-type: none"> • Prominent location; highly visible adjacent to National Park. • Currently in use as stables which led to exclusion from SDNP. • Site sensitive to increased urbanisation from housing due to impact on National Park (visual, loss of north-south 'rural' connectivity in National Park and potential displacement of current intensive use to within National Park) • Part designated open space in the City Plan (natural/semi natural). Not scored. • Designated Nature Improvement Area (CP10 & CP16).
34	713	EB	Sheepcote Valley, Wilson Avenue, Brighton	4	43.14	0	0	<ul style="list-style-type: none"> • Informal Open Space • Designated Site of Nature Conservation Importance (NC4). 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2). • Former landfill affects large parts of area together with exclusion zone. The sensitivity of residential use to the level of pollution/contamination on this site makes it not suitable for housing. • Wilson Avenue Household Recycling centre to south. • Designated open space in the City Plan (natural/semi natural). Not scored. • Designated Nature Improvement Area (CP10 & CP16).
35	714	EB	East Brighton Park and Sports Ground, Wilson Avenue, Brighton	4	32.74	0	0	<ul style="list-style-type: none"> • Formal Park and Sports Fields. • Designated open space in the City Plan (school grounds/pitches, 'parks and gardens', outdoor sports, countryside, natural/semi natural). Not scored. • Designated Nature Improvement Area (CP10 & CP16). • Some parts designated Site of Nature Conservation Importance (NC4). 2013 review endorsed retention of wildlife designation (to be designated Local Wildlife Site in City Plan Part 2) • Part of area was former landfill. Unviable for housing due to remediation requirements or unsuitable because sensitive to the levels of pollution/contamination.
36	718	Woo	Lawns Memorial Park burial grounds and fields south of Warren Road, Brighton	4	14.88	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (school grounds/pitches, 'parks and gardens', outdoor sports, cemetery, natural/semi natural, amenity greenspace). Not scored. • Prominent site with strategic views over downs adjacent to National Park. • Mixed open space uses majority forms part of memorial burial ground; Sussex Nuffield Hospital and Downs View School. • Designated Nature Improvement Area (CP10 & CP16).
37	717	RC	Roedean Miniature Golf Course, Marine Drive, Brighton	4	17.38	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (golf course, natural/semi natural, amenity greenspace). Not scored. • Prominent site on downland cliffs, setting of the city. • Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Southern part includes the A259 Road and cliff which is part of a Site of Special Scientific Interest (SSSI) and Regionally Important Geological Site (RIGS) • Designated Nature Improvement Area (CP10 & CP16).
38	179	RC	Ovingdean Hall Farm, (Land north of Bulstrode Farm) Ovingdean, Brighton	3	1.34	10	7.5	<ul style="list-style-type: none"> • Within Ovingdean Conservation Area (HE6). • Eastern edge within a recently designated Archaeological Notification Site (formerly Archaeologically Sensitive Areas) HE12. • Opportunity to improve land area with small amount of residential. However this needs to be balanced with impact on Conservation Area and operational farm requirements especially as this approach already taken in respect of The Ridings.

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
38a	179	RC	Ovingdean Hall Farm, (Land north of Bulstrode Farm) Ovingdean, Brighton	4	0.22	0	0	<ul style="list-style-type: none"> • Within Ovingdean Conservation Area (HE6) • Within a recently designated Archaeological Notification Site (formerly Archaeologically Sensitive Areas) HE12. • Coded 4 in view of identified potential on site 38 (and 39) and urbanising impact of additional development upon the rural character and appearance of the Conservation Area.
39	720	RC	Land at Bulstrode Farm / Ovingdean Farm, Ovingdean, Brighton (includes former chicken sheds)	3	2.83	10	3.5	<ul style="list-style-type: none"> • Within Ovingdean Conservation Area (HE6). • South eastern edge within a recently designated Archaeological Notification Site (formerly Archaeologically Sensitive Areas) HE12. • Opportunity to improve land area with small amount of residential. However this needs to be balanced with impact on Conservation Area and operational farm requirements especially as this approach already taken in respect of the The Ridings.
40	719	RC	Land east of Greenways, Ovingdean Brighton	4	1.15	0	0	<ul style="list-style-type: none"> • Within Ovingdean Conservation Area (HE6) • Within Grade 1 listed St.Wulfrans Church (HE3) • Part designated open space in the City Plan (natural/semi natural, allotment). Not scored as inaccessible (ref RT0105). • In mixed open space uses; allotments and enclosed grassed/agricultural area. • Grassed/agricultural area subject to application for a change of use to burial ground (extension of St. Wulfrans Church graveyard to meet needs, BH2013/02115) • Part Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12).
41	721	RC	Wanderdown Road Open Space, Wanderdown Road, Brighton	4	2.94	0	0	<ul style="list-style-type: none"> • Prominent site but isolated from wider downland. • Site of Nature Conservation Importance (NC4). Access denied for the 2013 review, selection Panel therefore agreed the site should retain wildlife designation unless a survey indicates otherwise (to be designated Local Wildlife Site in City Plan Part 2). • Northern part Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Designated Nature Improvement Area (CP10 & CP16).
42	722	RC	Land adjacent to Ovingdean Road and Falmer Road.	4	7.47	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (Natural/semi natural and school grounds/pitches). Northern part scored: Existing F, Potential F (RT0043_p). • Open site adjacent to National Park. • 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. • Used for horse paddocks to north and playing fields for school to south. Displacement of the horses likely to lead to an intensification of grazing and stabling within the National Park • There are long distance views to the sea over this parcel of land from the B2123 which are of local importance. • Designated Nature Improvement Area (CP10 & CP16).

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
43	723	RC	Land to rear of Longhill Road, Ovingdean Brighton	4	3.45	0	0	<ul style="list-style-type: none"> • Open space (northern section grass and dense trees); some private open space associated with adjacent residential properties. • Ownership constraints. • Significant Access constraints • Part (north western tip) Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Northern part designated open space in the City Plan (Natural/semi natural). Northern part scored: Existing E, Potential D (RT0127_p). • Northern 3/4 designated Nature Improvement Area (CP10 & CP16).
44	724	RC	Allotments to west of The Green, Rottingdean Sheep Walk of Neville Road, Brighton	4	2.35	0	0	<ul style="list-style-type: none"> • Majority designated open space in the City Plan (Natural/semi natural and allotments). Not scored. Area not designated open space the grounds of St Martha's Convent. • Majority forms Windmill Hill Allotments; well used with waiting list. • Part of site within Declared Beacon Hill Local Nature Reserve. • Within Rottingdean Conservation Area. • Part (western boundary) Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). • Designated Nature Improvement Area (CP10 & CP16).
45	1001	RC	Rear of Bazehill Road / Falmer Road.	4	0.15	0	0	<ul style="list-style-type: none"> • Small site adjacent recreation ground and National Park. • Access constraints
46	727	RC	Land west of Saltdean Vale, Saltdean Brighton	4	3.26	0	0	<ul style="list-style-type: none"> • Designated open space in the City Plan (outdoor sports and 'Parks and Gardens'). Not scored. • In active use as football pitches – Saltdean Football Club. • Access is via public bridleway.
46a	1000	RC	Former Nursery site, land west of Saltdean Vale, Saltdean, Brighton	3	0.97	10	10	<ul style="list-style-type: none"> • Disused nursery used for caravan storage. • Public Bridleway may be constraint as required for access.
47	178	RC	Land & Buildings at Pickershill, Saltdean Vale, Saltdean, Brighton	4	0.31	0	0	<ul style="list-style-type: none"> • Prominent site adjacent to National Park. • Already in residential use (appears to be 2 dwellings). • Site not suitable for significant intensification of residential use.
48	728/205	RC	Coombe Farm Westfield Avenue North, Brighton	4	3.48	0	0	<ul style="list-style-type: none"> • Prominent site adjacent to National Park. • Adjacent Coombe Farm SNCI. • Site comprises the main farm buildings for a 290 hectare farm within the National Park – management of land/wider agricultural use should not be prejudiced (previously dairy/beef but application BH2011/01029 indicated an intent to become arable) • No evidence to show the main farm buildings could be suitably 'relocated' within the National Park. • Due to impact on National Park (including the management of 290 hectares of farmland) it is not considered the site is suitable for housing.
48a		RC	Coombe Farm, Field north of Westfield Rise, Brighton	3	0.6	8	13	<ul style="list-style-type: none"> • Sloping site near bottom of valley, adjacent National Park and Coombe Farm SNCI. • Potential to extend Westfield Rise into site and develop for housing. Additional or alternative vehicular access could be from Westfield Avenue North
48b		RC	Coombe Farm, Westfield Avenue North between Grenofen and Jesmond	3	0.58	2		<ul style="list-style-type: none"> • Approval for one house granted (BH2009/02176) and under construction (RM under consideration, BH2013/01909) • Potential for another dwelling to be in keeping with the area.

Detailed schedule

Urban fringe ref.	SHLAA Site ref.	Ward	Site Address	Code 3 or 4	Site Area (Hectares)	No. of units	Density	Planning Constraints / Considerations
48c		RC	Saltdean Boarding Kennels, Westfield Avenue North	4	0.88	0	0	<ul style="list-style-type: none"> National Park on three sides of the site. In active use as a boarding kennels which is located away from built up area to minimise disturbance. Displacement of the kennels use into the National Park or urban area would not be appropriate. Intensification of residential use would further urbanise the site and be out of keeping.
49	729	RC	Covered Reservoir – Longridge Avenue, Saltdean Brighton	4	0.57	0	0	<ul style="list-style-type: none"> Open aspect rising land; development would be intrusion into wider downland. Telecommunications Mast on corner of site. Designated Nature Improvement Area (CP10 & CP16). Within Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). No evidence to indicate reservoir will not be required in future. In view of the increasing population and consequent demand for water, site not available/acceptable for housing.
50		RC	Field to the west of Falmer Avenue, Saltdean	4	1.3	0	0	<ul style="list-style-type: none"> Open and exposed site adjacent to National Park. Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12). 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. In view of the above it is considered this land warrants protection and is not suitable for housing due to the impact upon the National Park.
51		RC	Tennis Courts, Rottingdean Recreation Ground, Off Falmer Road, Rottingdean	4	0.14	0	0	<ul style="list-style-type: none"> Designated open space in the City Plan (outdoor sports). Not scored. Integral part of recreation ground. The exclusion of just the tennis courts from the National Park considered an anomaly. Designated Nature Improvement Area (CP10 & CP16).
52		RC	Rosebery Avenue, Woodingdean		0.11	1	9	<ul style="list-style-type: none"> Designated open space in the City Plan (amenity greenspace and natural semi natural). No scores given because part of site being developed for a house. BH2009/03171 granted the construction of one house. BH2013/01377 refused a second house abutting the National Park in part due to impact. Northern part within designated Nature Improvement Area (CP10 & CP16).
53		H & S	Queensdown School, Queensdown School Road, Brighton	4	1.03	0	0	<ul style="list-style-type: none"> In active use as the Alternative Centre for Education – specialist provision for children with emotional, behavioural and social difficulties. Designated open space (school grounds and natural/semi natural). No scored. Current or similar community facility warrants protection in order to meet the city's needs. Proposed Local Nature Reserve. Designated Nature Improvement Area (CP10 & CP16).
54		Pat	Braypool Lane, North of A27, Brighton	3	3.18	3	10	<ul style="list-style-type: none"> Majority already developed – residential and animal shelter. A few small areas within area designated open space (natural semi natural, parks and gardens). No scored. Initial assessment indicates there could be capacity for some additional dwellings in keeping with area (subject to protecting amenity and highway safety).

Table of constraints

Urban Fringe Ref	Site Area (Ha)	Housing Code 3 = some potential 4 = not considered suitable	Proposed change to built up area boundary (City Plan Part 1)	Open Space (A) with a standard/ school grounds/ cemeteries	Open Space (B) Other (countryside/ golf courses/ etc)	LNR (Local Nature Reserve)	SNCI/ (Site of Nature Conservation Importance) or LWS (Local Wildlife Site)	NIA (Nature Improvement Area)	Impact on National Park	Gateway to National Park	Topography	Access	Contamination	Archaeological Notification Area	Green Wedge	Conservation Area	Historic Park & Garden	Scheduled Monument	Other (site-specific)	Key reason
1	2.25	4		Half of site			Yes	Yes	Yes	Yes		Yes								SDNP
2	2.5	3		Half of site			Yes	Yes	Yes	Yes									Nitrate vulnerable zone	Developable
3	1.15	4		Yes			Yes	Yes	Yes		Yes	Yes								Open Space A & SDNP
4	1.71	4		Yes	Yes		Yes	Yes	Yes		Yes	Yes								SDNP
4a	0.55	3			Yes		Yes	Some	Some											Developable
4b	0.63	3			Yes		Yes	Some	Some		Yes									Developable
4c	3.38	4							Yes					Yes					Utilities works site (incl. water reservoir/mast)	SDNP
5	6.89	4					Yes	Yes	Yes			Yes								SDNP
5a	1.24	4		Yes			Yes					Yes								Open Space A
6	2.07	4		Yes				Yes				Yes								Open Space A
7	2.31	4		Yes				Yes				Yes								Open Space A
8																				[No site]
9	3.37	4		Small part																Designated waste site
10	5.65	4		Yes	Yes		Yes	Yes	Some	Yes				Yes	Yes					Restrictive Covenants
11	8.75	4		Yes	Yes		Yes	Yes		Yes				Yes	Yes	Part				Restrictive Covenants
12	10.65	4		Yes			Yes	Yes		Yes					Yes					Restrictive Covenants
13	46.7	3	Yes	Small part			Small part													Developable
14	6.86	4		Yes			Yes	Yes		Yes	Yes	Yes		Yes		Yes				Open Space A
15	1.16	4										Very								Severe access constraint
16	5.79	4		Yes				Yes		Yes				Part						Open Space A
17	15	3		Yes		Yes		Yes		Yes				Yes						Developable
17a	1.49	4		Yes		Yes		Yes		Yes								Yes		Open Space A
18	20.1	4		Yes		Yes		Yes		Yes										Open Space A
19	7.06	4		Yes		Yes		Yes												Open Space A
20	1.62	4		Yes		Yes		Yes											School	Open Space A
21	3.36	4		Part	Part	Yes		Yes				Yes		Yes			Yes			Multiple constraints
21a	4.14	4		Part	Part	Yes		Yes				Yes		Yes			Yes			Multiple constraints
21b	2.58	4		Yes										Yes			Yes			Open Space A
21c	1.51	4		Yes	Part	Yes		Yes						Yes			Yes			Open Space A
22	4.4	4	Yes														Yes			Developable
23	5.5	4	Yes																	Developable
24	3.6	4	Yes																	Developed
25	3.4	4	Not urban fringe	Yes				Yes												Not urban fringe
26	9.09	4		Yes			Part	Yes												Required to meet University masterplan
27	9.4	4		Yes				Yes												Open Space A
28	39.2	4		Yes		Part		Yes									Part			Open Space A
29	2.92	4		Part		Yes		Yes			Yes									Multiple constraints
30	46.01	4		Yes		Part		Yes			Yes			Part				Part		Major sporting venue (Brighton Racecourse)
31	8.75	4		Yes		Yes		Yes						Part						Open Space A
31a	1.36	4		Yes		Yes		Yes										Yes		Open Space A
31b	10.68	4		Yes		Yes		Yes						Yes				Part		Open Space A
32	1.71	4				Part		Part	Yes											SDNP
32a	0.39	4							Yes											Water Reservoir
33	5.23	4		Part				Yes	Yes											SDNP
34	43.14	4		Yes			Yes	Yes					Yes							Open Space A
35	32.74	4		Most	Part		Yes	Yes					Yes							Multiple constraints
36	14.88	4		Yes			Yes	Yes	Yes											Open Space A & SDNP
37	17.38	4		Part	Part			Yes						Yes						Part Site of Special Scientific Interest (SSSI); Part Regionally Important Geological Site (RIGS)
38	1.34	3												Part		Yes				Developable
38a	0.22	4												Yes		Yes				Conservation area impact
39	2.83	3												Part		Yes				Developable

Table of constraints

Urban Fringe Ref	Site Area (Ha)	Housing Code 3 = some potential 4 = not considered suitable	Proposed change to built up area boundary (City Plan Part 1)	Open Space (A) with a standard/ school grounds/ cemeteries	Open Space (B) Other (countryside/ golf courses/ etc)	LNR (Local Nature Reserve)	SNCI/ (Site of Nature Conservation Importance) or LWS (Local Wildlife Site)	NIA (Nature Improvement Area)	Impact on National Park	Gateway to National Park	Topography	Access	Contamination	Archaeological Notification Area	Green Wedge	Conservation Area	Historic Park & Garden	Scheduled Monument	Other (site-specific)	Key reason
40	1.15	4		Part; remainder proposed churchyard										Part		Yes			Setting of Listed Building	Open Space A
41	2.94	4					Yes	Yes						Part						Multiple constraints
42	7.47	4		Yes				Yes	Yes										Distant views within city	Open Space A & SDNP
43	3.45	4		Part								Yes		Part					Ownership	Multiple constraints
44	2.35	4		Most		Part		Yes						Part		Yes				Multiple constraints
45	0.15	4										Yes							Small size	Small site with access constraints
46	3.26	4		Yes								Some								Open Space A
46a	0.97	3										Some								Developable
47	0.31	4							Yes			Some								Developed
48	3.48	4							Yes										Main farm buildings for 290 hectare farmland in National Park	SDNP
48a	0.6	3							Some											Developable
48b	0.58	3							Some											Developable
48c	0.88	4						Yes	Yes											SDNP
49	0.57	4						Yes						Yes					Reservoir; Telecommunications	Multiple constraints
50	1.3	4							Yes					Yes						SDNP
51	0.14	4		Yes				Yes											Small size; integral part of recreation ground	Open Space A
52	0.11	3		Yes				Yes	Some											Developable
53	1.03	4		Yes		Yes		Yes											School	Open Space A
54	3.18	3		Part																Developable

Analysis

	No. of sites	Site area (Ha)	Percentage (by area)
Total	69	468.6	
Proposed built-up area boundary changes	5	63.6	13.6%
Remainder (on-going urban fringe)	64	405.0	86.4%

Sites with Development Potential	No of sites	Site area (Ha)	Percentage (by area)	
Potential for housing development	12	75.0	16.0%	Total of 799 residential units (including 700 at Toads Hole Valley)
Already developed	2	3.9	0.8%	Includes Community Stadium
Allocated for other development	3	13.3	2.8%	Waste development at Hangleton Bottom; student accommodation at University of Sussex campus
Total:	17	92.17	19.7%	

Key reasons for no proposed development	No. of sites	Site area (Ha)	Percentage (by area)	
Full site identified as Open Space A (parks, playing fields, sports pitches)	29	274.4	58.6%	
<i>Of which have multiple constraints (3 or more)</i>	20	231.5	84.4%	<i>Equates to 49.4% of all sites by area</i>
Prominent site with potential for significant impact on National Park	13	50.7	10.8%	
<i>Of which have multiple constraints (3 or more)</i>	7	24.6	48.4%	<i>Equates to 5.2% of all sites by area</i>
Other sites with multiple constraints (3 or more)	9	69.9	14.9%	
Small sites with site-specific issues	3	1.5	0.3%	

Multiple Constraint Analysis		
Where sites have multiple constraints, these are the most frequent	No. of sites	Site area (Ha)
NIA (Nature Improvement Area)	34	146.2
Archaeological Notification Area	18	130.1
LNR (Local Nature Reserve)	16	309.3
SNCI (Site of Nature Conservation Importance) or LWS (Local Wildlife Site)	12	130.1
Gateway to National Park	10	61.5
Access	7	28.1
Topography	6	58.7



**Brighton & Hove
City Council**