

Compiled by the Planning Policy, Projects & Heritage Team  
at Brighton & Hove City Council

# Site Allocations Topic Paper

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## 1. Introduction

1.1 The purpose of this Topic Paper is to outline the Council's approach to identifying the proposed housing, mixed use and purpose built student accommodation (PBSA) site allocations set out in Policies H1, H2, H3 and SSA1 to SSA4 of the City Plan Part Two (CPP2).

1.2 The Paper has been updated to provide background to the proposed further changes to site allocation policies following the Regulation 19 consultation on the Proposed Submission CPP2 in September – October 2020.

## 2. Background

2.1 City Plan Part One (CPP1) sets out the strategic planning framework for the city to 2030 with strategic policies that set the overall amounts of new development to be delivered across the city and the broad locations where significant new housing development will take place. Part Two of the City Plan builds on this strategic framework by identifying and allocating additional sites, particularly for new housing development to facilitate the delivery of sufficient new housing over the Plan period (2010 – 2030) to meet the adopted strategic housing target.

2.2 CPP1 Policy CP1 (Housing Delivery) identified that the Council will make provision for at least 13,200 new homes to be built over the Plan period, equating to an annual average rate of provision of 660 dwellings.

2.3 Eight broad 'Development Areas' are identified within the city where major development is expected to be concentrated (Policies DA1 – DA8) and strategic site allocations within these allocate housing and mixed-use sites providing a total of 3,635 new homes. A further allowance for around 1,060 units is made for some development on greenfield sites in the city's urban fringe as a whole based on information in the 2014 Urban Fringe Assessment<sup>1</sup>. No specific sites on the urban fringe were allocated in CPP1, with the exception of Toads Hole Valley (Policy DA7).

2.4 Significant further capacity for housing is identified in the council's Strategic Housing Land Availability Assessment (SHLAA) which is updated annually. These sources, along with a further 'call for sites' exercise at the scoping stage consultation, were used to inform further site allocations for housing in the Draft City Plan Part Two (published for consultation in July – September 2018).

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<sup>1</sup> 'Brighton & Hove Urban Fringe Assessment', Land Use Consultants, June 2014. Available to download at [www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-one-background-studies](http://www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-one-background-studies)

### 3. Overarching Approach in City Plan Part Two

3.1 The housing and mixed-use site allocations in CPP2 are divided into four categories, each covered by separate policies. These are:

- Housing and Mixed-Use Sites (Policy H1)
- Housing Sites - Urban Fringe (Policy H2)
- Purpose Built Student Accommodation (Policy H3)
- Strategic Site Allocations (Policies SSA1 – SSA4)

3.2 The process undertaken to identify sites suitable for allocation under each category and to draw up policies is set out in Sections 4-6 below.

### 4. Housing and Mixed-Use Site Allocations (Policy H1)

4.1 The approach taken to identify brownfield site allocations for inclusion in Policy H1 is described below. It has been undertaken in tandem with successive updates to the council's Strategic Housing Land Availability Assessment (SHLAA)<sup>2</sup>. The SHLAA is an annual assessment of land that has potential for housing and includes estimated timescales for when sites are likely to be delivered. It is a technical document that does not allocate land for development.

#### **Sustainability Appraisal of options for allocating housing and mixed-use sites**

Three broad options for the approach to the site allocation process were identified. These were:

- Option 1: Do not allocate any sites for housing. Rely on the market to bring forward suitable sites.
- Option 2: Allocate all sites in the SHLAA (long list) that do not have planning permission and those that have planning permission but have not yet commenced, that are considered deliverable within the plan period to 2030.
- Option 3: Allocate sites in the SHLAA (long list) capable of delivering 10 or more residential units, that do not have planning permission and those that have planning permission but have not yet commenced, that are deliverable within the plan period.

The three options were subjected to a sustainability appraisal process<sup>3</sup>. This assessed the potential impacts of pursuing each option against a number of sustainability indicators in order to establish which option was most likely to result in the greatest sustainability benefits.

Overall, Option 3 had more potential for positive impacts across a greater range of sustainability appraisal objectives, and less potential for adverse impacts than the two other options, including potential for positive impact for biodiversity, landscape, housing, best use of land, access, health and economic development.

Although Option 2 had greater potential for more significant positive impacts for housing delivery when compared with options 1 and 3, the flexibility of Option 3 for smaller sites could result in greater citywide benefits, e.g. for making the best use of land, for economic development, and for access to services, as this would allow other uses to come forward in response to market conditions,

<sup>2</sup> [www.brighton-hove.gov.uk/content/planning/planning-policy/strategic-housing-land-availability-assessment](http://www.brighton-hove.gov.uk/content/planning/planning-policy/strategic-housing-land-availability-assessment)

<sup>3</sup> The process is set out in detail in the Sustainability Appraisal Report.

whilst still allowing residential uses to come forward. Overall, Option 2 was found to be too prescriptive and lacked flexibility, particularly for smaller sites. Option 1 was found to be very flexible, however lacked certainty for developers and may inhibit overall housing delivery, and when Option 3 is compared with Option 1, the certainty of allocating larger SHLAA sites was considered to be more positive for housing delivery.

## 1) Initial Identification of Sites

4.2 The starting point for the initial identification of sites was the SHLAA Update 2016, published in February 2017.

4.3 Additional sites were identified from the data sources set out in Table 1 to form the initial list of sites for consideration. At this stage 297 sites were under consideration.

Data Source	Description
Call for sites from 2016 scoping consultation	The City Plan Part Two scoping consultation in 2016 included a call for sites to be put forward as possible housing site allocations (Use Class C3). All sites put forward were assessed using SHLAA assessment template and added to the SHLAA if considered suitable for housing development
Planning applications	Sites identified through the planning application processes and discussions with developers/agents. This included applications under consideration as well as determined.
Information from other Council departments	For example sites identified through discussions with the Council's Estates Regeneration Team
Commercial property databases	Sites advertised as being available for development on commercial property databases

*Table 1 – Sources of data for additional sites considered*

## 2) Production of SHLAA long list

4.4 The following sites were excluded to form an initial 'SHLAA long list' for further consideration as they were either already allocated or no longer available:

- City Plan Part 1 strategic site allocations – these are sites that are already allocated for new development in CPP1;
- Sites with planning permissions that had commenced. Unimplemented permissions were retained on the long list and timescales for likely delivery then investigated;
- Sites already allocated for an alternative use in a Development Plan Document, for example Employment Site Allocations in CPP1 or other Development Plan allocations (e.g. waste site allocations in the adopted Waste and Minerals Local Plan).

4.5 The long list therefore consisted of remaining sites from the previous 2016 version of the SHLAA and any new sites put forward during the 2016 call for sites, or those that had been identified through the development management process.

### 3) Stage 1 Review List

4.6 Following the sustainability options assessment (outlined above) and selection of the preferred option for the policy approach, the long list was reviewed and the following sites removed to form a Stage 1 review list:-

- Sites providing less than 10 units (following the SA recommended option);
- Sites not considered capable of being delivered in plan period – e.g. based on an assessment of current active uses or known intentions of landowners.

### 4) Stage 2 Review List

4.7 The next step of the process involved consideration of the conclusions and recommendations of the Housing and Employment Land Study (HELA)<sup>4</sup>. The HELA included a review of the methodological approach to site identification and yield analysis set out in the SHLAA.

4.8 The analysis in the HELA concluded that the approach taken to site consideration through the SHLAA was generally sound, although some recommendations for improvement were made, as follows:

- contact site owners /agents, where site availability may be uncertain and ask the landowners to confirm that at some point in the future the site/ property will be surplus to requirements and will therefore be available for residential use.
- reassess site yields for all SHLAA sites in instances where there has been limited market activity to ensure an up-to-date assessment has been conducted for all available opportunities.
- reconsider the proposed employment floorspace on mixed-use sites where limited information is available on the rationale for the scale of provision. In some instances there were considered to be conservative estimates and given the council's evidence suggests demand for employment space is high, mixed-use sites represent an opportunity to increase employment provision.

4.9 These recommendations were followed through and led to the re-appraisal of residential yields and employment floorspace where appropriate as well as the removal of some sites if new evidence on predicted long-term use had been identified.

## 5) Sustainability Appraisal site assessments

The next stage was more detailed consideration of the sustainability implications of development on sites in the Stage 2 Review List. This was achieved through site assessments against the Sustainability Appraisal Framework. Site profiles were produced for all sites still under consideration to assist this process<sup>5</sup>. The site profiles provide commentary on the suitability of sites for residential development through consideration of the proximity of local services, environmental constraints, key policy issue and site availability. They also identify whether some sites may have potential for mixed uses. For example, on current employment sites there may be an opportunity to redevelop them by providing the employment more efficiently on site. This could enable other uses to be provided on the site whilst still retaining the same level of employment.

<sup>4</sup> Housing and Employment Land Study, DLP Consultants, 2018.

<sup>5</sup> Profiles for allocated sites are available to view in Appendix 4.

The SA site assessment process did not assess options for uses on sites, nor was it used to discount sites. The site assessment process informs any on-site mitigation and formed the basis for the SA assessment of the final policy.

Sites were then divided into two categories to reflect whether mixed use development was to be a policy requirement or not. This is reflected in the policy.

## **6) Further review of sites on (stage 2) Review List**

4.10 This final stage involved further review and refinement of the list of sites based on updated information, for example:

- Any further information on the likelihood of sites coming forward within the plan period;
- Refinements to quantum of development based on new planning applications.

4.11 In line with the HELA recommendation, the owners of some sites were directly contacted in order to ascertain whether the relevant site was likely to come forward for development within the Plan period. Where it was not possible to confirm, the site was included in the draft Regulation 18 Plan and was subject to public consultation where any further information could assist the process.

## **7) Consultation on Draft CPP2 (Reg. 18)**

4.12 Sites progressed through all stages were proposed as site allocations in the Draft CPP2 for residential or mixed-use development in Policy H1 or as strategic site allocations in Policies SSA1 - 7.

4.13 Sites included in the Draft CPP2 as proposed allocations were:

- Former St Aubyn's School, 76 High Street, Rottingdean, Brighton, BN2 7JN
- Land between Marina Drive and rear of 2-18 The Cliff, Brighton
- 25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton
- 46-54 Old London Road, Patcham BN1 8XQ
- 60-62 & 65 Gladstone Place, Brighton
- 76-79 & 80 Buckingham Road, Brighton, BN1 3RJ
- 87 Preston Road, Brighton, BN1 4QG
- 251-253 Preston Road, Brighton, BN1 6SE
- Eastergate Road Garages, Moulsecoomb, Brighton, BN2 4PB
- Land between Manchester Street/Charles Street, Brighton, BN2 1TF
- Baptist Tabernacle, Montpelier Place, Brighton, BN1 3BF
- Preston Park Hotel, 216 Preston Road, Brighton, BN1 6UU
- George Cooper House, 20-22 Oxford Street, Brighton
- Old Ship Hotel garage, 31-38 Kings Road, Brighton
- Saunders Glassworks, Sussex Place, Brighton, BN2 9QN
- Selsfield Drive Housing Office, Selsfield Drive, Brighton, BN2 4HA
- Tyre Co, 2-16 Coombe Road, Brighton, BN2 4EA Whitehawk Clinic, Whitehawk Road, Brighton
- Whitehawk Clinic, Whitehawk Road, Brighton

- Buckley Close garages, Hangleton, BN3 8EU
- Former playground, Swanborough Drive, Whitehawk
- Former Hollingbury Library
- 29-31 New Church Road, Hove, BN3 4AD
- 189 Kingsway, Hove, BN3 4GU
- Kings House, Grand Avenue, Hove, BN3 2LS
- Land at and surrounding Downsman Pub, Hangleton Way, Hove, BN3 8ES
- Belgrave Centre and ICES, Clarendon Place, Portslade BN41 1DJ (Site SP2 in Shoreham Harbour Joint Area Action Plan (JAAP) Policy CA3)
- Victoria Road Former Housing Office (adjacent Portslade Town Hall), Victoria Road, Portslade
- Land at the corner of Fox Way and Foredown Road, Mile Oak
- Smokey Industrial Estate, Corner of Church Road, Lincoln Road & Gladstone Road Portslade, BN41 1LJ
- Land south of Lincoln Street Cottages, 15-26 Lincoln Street, Brighton BN2 9UJ
- Wellington House, Portslade (Site SP3 in JAAP Policy CA3)

#### Mixed- Use Site Allocations

- City College, Pelham Tower (and car-park), Pelham Street, BN1 4FA
- 71 - 76 Church Street, Brighton
- The Astoria, 10-14 Gloucester Place, Brighton, BN1 4AA
- Post Office site, 62 North Road, Brighton
- Former Brewery site, South Street, Portslade BN41 2LX
- 27-31 Church Street (corner with Portland Street)
- Former Dairy Crest Site, 35-39 The Droveaway, Hove, BN3 6LF
- 270 Old Shoreham Road, Hove
- Kingsway/Basin Road North
- Prestwich House (Site SP1 in JAAP Policy CA3)
- Regency House (Site SP4 in JAAP Policy CA3)
- Former Flexer Sacks (Site SP5 in JAAP Policy CA3)
- Church Road/Wellington Road/ St Peter's Road (Site SP6 in JAAP Policy CA3)
- Station Road (Site SP7 in JAAP Policy CA3)

4.14 The consultation on the Draft City Plan Part Two under regulation 18 took place in summer 2018. A number of representations were received putting forward sites which had been omitted from consideration at the earlier stage, or requesting changes to the allocations of sites already included in the Plan.

#### **Omission Sites at Reg. 18 Stage**

4.15 Omission sites are those not proposed for allocation in the Draft Plan but put forward as potential allocations through representations. Sites considered to be potentially suitable for allocation, i.e. those meeting the criteria set out in paragraph 4.6 above, were assessed using the same Sustainability Appraisal site assessment process set out in section 5 above.

4.16 This led to an omission site at 12 Richmond Parade being excluded from further consideration as its capacity was less than the minimum 10 units required for allocation.

4.17 Detailed site profiles were produced for other sites considered capable of delivering 10+ units to assess potential for allocation, with the conclusions set out in Table 2 below:

Site	Proposed Use Class	Conclusion
Dolphin House (for C3 + B1)	C3 and B1	The site's existing use includes B uses. The site is unsuitable for allocation, in accordance with the site assessment process for other sites in active B1 use and following recommendations of the Housing and Employment Land Study.
Outpatients Department, Royal Sussex County Hospital (for C3)	C3	The site could be suitable for residential development.
Royal Mail Sorting Office Denmark Villas (for C3)	C3	The site could be suitable for residential development.

**Table 2: Assessment Outcomes for Omission Sites**

4.18 The two sites that were considered potentially suitable for allocation then underwent a SA site assessment. These were:

- Outpatients Department, Royal Sussex County Hospital (for C3)
- Royal Mail Sorting Office Denmark Villas (for C3)

#### **Representations relating to sites already proposed for allocation**

4.19 A number of representations were received from landowners or developers which sought a higher amount of housing or changed mix of uses on sites which had been included in the Draft CPP2 as proposed site allocations. These are set out in Table 3 below together with details of action taken in response to the representation, if any.

Site	Change Requested	Action Taken
270 Old Shoreham Road	Change allocation from mixed use to solely employment	Change actioned
Former Belgrave Centre and ICES, Clarendon Place, Portslade	Increase minimum number of residential units to 120	Number of units increased to 104 in line with extant planning consent
27-31 Church Street	Remove requirement for retail provision as site location is inappropriate	Change actioned
25 Ditchling Rise / rear of 57-63 Beaconsfield Road	Development of a 15 unit policy compliant scheme would not be viable. Indicative housing figure should be increased.	No change. Residential quantum is indicative so a denser development would not be in conflict with the policy. Viability would be considered in the determination of a planning application

Site	Change Requested	Action Taken
Post Office site, 62 North Road, Brighton	Quantum of development represents underdevelopment	No change – the quantum is indicative and does not preclude denser development if design and amenity considerations allow.
	Policy should not specifically reference the commercial use class. Flexibility may bring forward offices, leisure uses, or retail, or a mixture which would reduce risk of vacancy	Some specification is appropriate in order to ensure that this major development site contributes towards the employment floorspace needs of the city set out in City Plan Part One Policy CP3.
Land between Manchester Street/Charles Street, Brighton	More flexible allocation allowing a stand-alone hotel or other commercial, retail or leisure use in addition or as alternatives to residential led development	Indicative housing number reduced to allow for more flexible development options.
Former St Aubyn's School, 76 High Street, Rottingdean, Brighton, BN2 7JN	Housing requirement should be increased to be consistent with the amount proposed as part of the current planning application	The indicative housing requirement has been amended to reflect the approved planning application.

**Table 3: Action Taken in Response to Representation by Landowners and Developers**

4.20 A larger number of representations were received from local residents and other stakeholders with regard to the suitability and deliverability of a number of the proposed site allocations in the Draft Plan. These representations, together with officer responses, are set out in detail in the Statement of Consultation with a summary below:

Site	Key Issues Raised	Action Taken
46-54 Old London Road, Patcham	Effect on residential amenity; biodiversity; Overdevelopment of the site; Transport; Flood risk; Unavailability of the site for development.	Allocation deleted due to lack of certainty regarding the prospects of delivery during the plan period.
Former Hollingbury Library	Access, drainage surface and sewers, parking and traffic congestion	Allocation retained as it is considered the issues raised can be overcome
Land between Marina Drive and rear of 2-18 The Cliff	Designation of part of site as a Local Wildlife Site (LWS)	Allocation retained as it is considered that development could occur on part of the site without a significant negative effect on the designated LWS. However in response to the concerns raised the minimum number of residential units has been reduced from 16 to 10.
Various sites	Local wastewater infrastructure	Additional criteria added to

	in closest proximity has limited capacity to accommodate the proposed development	policy in relation to the identified sites to require necessary infrastructure improvements.
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**Table 4: Actions Taken in Response to Representations by Other Stakeholders**

4.21 A number of sites where planning permissions have been implemented and construction is substantially underway have been proposed to be removed as allocations. These were:

- Selsfield Drive Housing Office, Selsfield Drive, Brighton
- The Astoria, Gloucester Place, Brighton
- Land at and around Downsman pub, Hove
- 251-253 Preston Road, Brighton
- Former Brewery, South Street, Portslade
- Baptist Tabernacle, Montpelier Place, Brighton

4.22 Site profiles for the remaining allocations were updated to reflect any changes made following consideration of the representations or any other new evidence, for example Strategic Flood Risk Assessment updates; new or updated designations (LWS/GSPZ); findings of the sequential/exception test.

4.23 All SA site assessments were also updated to reflect any changes as above.

## 9. Proposed Submission Consultation (reg. 19)

The consultation on the Proposed Submission City Plan Part Two under regulation 19 took place in autumn 2020. Detailed Council responses to all comments received at the Reg 19 stage are set out in appendix 9 of the Regulation 22c) Consultation Statement. A number of representations were received requesting changes to the allocations of sites already included in the Plan. These are set out in Table 5 below.

Site	Change Requested	Council Response
71 – 76 Church Street Brighton	Increase allocation from 50 to 80 units requested.	No change. Residential quantum is expressed as an indicative minimum figure. A larger development would be permissible under the policy subject to detailed on-site consideration of design and amenity considerations at the planning application stage, particularly given its location in the North Laine Conservation Area.
Land between Manchester Street/Charles Street,	Change requested to a minimum of 19 residential units and a minimum of 250sqm of commercial floor space (Class E).	No change. The allocation does not set a maximum number of units for the site. A larger development would be permissible under the policy subject to detailed on-site consideration of design and amenity considerations at the planning application stage, particularly given its location in the East Cliff Conservation Area.
Saunders Glassworks	The allocation should permit a mixed-use proposal including commercial, leisure and community	The site is retained for residential allocation but considered appropriate for E use class as part of a mixed-use development. The

Site	Change Requested	Council Response
	uses, as well as purpose-built student accommodation proposals	council's priority is to allocate the majority of sites for C3 use which contributes towards the housing target as set out in City Plan Policy CP1. Allocation amended to permit E class uses alongside residential.
27-31 Church Street, Brighton	The allocation should be altered to solely office development to reflect a planning application currently under consideration.	This site is subject to an extant planning permission for housing-led mixed-use redevelopment which has technically commenced. A planning application for a solely office development is currently under consideration and it is considered premature to amend the allocation until the application has been determined to avoid a conflict with the commenced scheme.
2-16 Coombe Road, Brighton	Landowner objects to the allocation of the site as it will not be made available within the Plan period.	The site is proposed to be removed from allocation under Policy H1. The existing employment use would be protected under City Plan Part One Policy CP3 Employment Land.
Sorting office, Denmark Villas	The indicative number of residential units should be increased a minimum of 128 dwellings.	No change. The allocation does not set a maximum number of units for the site. The indicative number is in line with the minimum density for major sites within Development Areas of 100dph, as set out in CPP1 Policy CP14. The proximity of heritage assets to the site means that full consideration of the impacts of a denser scheme would be required at the planning application stage.
Preston Park Hotel	The restriction that " <i>occupation of the development will be phased to align with the delivery of sewerage network reinforcement, in consultation with the service provider;</i> " is unnecessary because the extant planning permission contains no such restrictions, and so it is inconsistent to now apply a restriction. Also drainage impact will not be materially different to the existing use of the site; and the scheme would not be suitable for phased occupation.	This requirement was included at the request of Southern Water. It does not affect an extant planning permission and would not require delivery of an alternative scheme to be phased if, following consultation with the service provider, there was no need to do so.
Land between Marine Drive and rear of 2-18 The Cliff,	Objection to the allocation of the site because of the Local Wildlife Site designation. The NPPF is clear in paragraph 174 that plans should safeguard components of local wildlife-rich habitats including the hierarchy of designated sites of	No change. A footnote to the allocation requires development to mitigate any adverse impacts on the designated site and provide biodiversity net gains in accordance with CPP1 Policy CP10 and CPP2 Policy DM37

Site	Change Requested	Council Response
	importance for biodiversity. Deletion of site requested.	
Land at the corner of Fox Way and Foredown Road, Portslade	The site is at risk of flash flooding and allocation would be contrary to NPPF paras. 156 and 157. Deletion from Plan requested.	No change The Strategic Flood Risk Assessment Update 2018 considered the site to be at low risk overall for flooding being in Flood Zone 1 and not found to have a higher risk of flooding from other sources The SFRA considered climate change impact and cumulative impacts. In accordance with the NPPF, the site is considered suitable for housing.

**Table 5: Actions Taken in Response to Representations at Reg. 19 stage**

### Omission Sites at Reg. 19 Stage

4.15 Omission sites are those sites not proposed for allocation in the Proposed Submission Plan but put forward as potential allocations through representations. Sites considered to be potentially suitable for allocation, i.e. those meeting the criteria set out in paragraph 4.6 above, were assessed using the same Sustainability Appraisal site assessment process set out in section 5 above.

4.16 The following proposed sites were excluded from further consideration as they are already allocated in City Plan Part One:

- Kap Ltd, Newtown Road Hove - This site is allocated for mixed use redevelopment in Policy CP3.4 of City Plan Part One.
- Albany house, New England Street, Brighton BN1 4GQ and the adjoining land at St James House New England Street, Brighton - This site is already allocated as a strategic allocation for employment use in City Plan Part One Policy DA4 as part of the 'Richardson's Scrapyard and Brewers Paint Merchant Site'.
- 3-9 Blackman Street Brighton - This site is already allocated as a strategic allocation for employment use in City Plan Part One Policy DA4 as 'GB Liners Site', Blackman Street.

4.17 Detailed site profiles were produced for the following proposed sites considered capable of delivering 10+ units to assess potential for allocation, with the conclusions set out in Table 6 below:

Site	Proposed Uses	Conclusion
Land at Palmeira Avenue and Cromwell Road a	Housing allocation with an indicative capacity of 95 dwellings	A planning application for the development of the site was recently refused, demonstrating uncertainties regarding the site's potential as an allocation based on achievability and deliverability. In addition, the site is in multiple ownership raising uncertainty regarding availability.
Land at Preston Road / Campbell Road.	Residential use for an indicative 70 units	The site is considered to have potential for a housing allocation. An indicative amount of 24 units is suggested, providing a dwelling density of 104dph, based on the developable area of the site. The lower indicative figure reflects the

		site's constraints which may affect the scale of development that can be achieved.
Site at 154 Old Shoreham Road	100-bed hotel (Use Class C1), 40 residential units (Use Class C3), with ground floor commercial (Use Class E).	The site is considered to have potential for a housing allocation for an indicative 30 units. Ground floor E uses may be suitable to help activate the frontage. The lower indicative figure is in line with the 100dph density expected in the City Plan Part One development area (DA6) and reflects the site's constraints which may affect the scale of development that can be achieved. Hotel use is not included in the allocation as the developer would need to demonstrate there are no sequentially suitable sites, in line with adopted City Plan Part One Policy CP6.

**Table 6: Outcome of Site Assessments of Omission Sites following Reg. 19 Stage consultation**

4.18 The Land at Preston Road / Campbell Road and 154 Old Shoreham Road sites have therefore been proposed as additional site allocations in Policy H1 through proposed main modifications to the Plan. These proposed main modifications are set out in a schedule of proposed changes and will be submitted with the Plan for the Inspector to consider during the examination of the Plan.

### **Proposed Changes to the Site Allocations**

4.19 Since the publication of the Proposed Submission CPP2 in April 2020, a number of sites are proposed to be removed as allocations as they benefit from planning permissions which have been implemented and construction is substantially complete. These have been included in the schedule of proposed main modifications for the Inspector to consider. These are:

- 87 Preston Road, Brighton, BN1 4QG
- George Cooper House, 20-22 Oxford Street, Brighton
- Whitehawk Clinic, Whitehawk Road, Brighton
- Buckley Close garages, Hangleton, Hove
- 189 Kingsway, Hove
- Kings House, Grand Avenue, Hove

4.20 The site profiles for the remaining allocations were updated to reflect any changes made following consideration of the representations or any other new evidence, for example Strategic Flood Risk Assessment updates; new or updated designations (LWS/GSPZ). All SA site assessments were also updated to reflect any changes as above.

4.21 Tables 7 and 8 below set out the sites that the council considers appropriate for allocation in City Plan Part Two, comprising the proposed changes to the Proposed Submission City Plan Part Two H1 site allocations following consideration of the Regulation 19 consultation representations and the other updates described above.

### **Table 7: Residential site allocations**

Site Name	Indicative number of Residential Units (Use Class C3)	Permitted additional Uses
Former St Aubyn's School, 76 High Street, Rottingdean, Brighton, BN2 7JN	93	See Planning Brief for detailed guidance <sup>6</sup>
Land between Marina Drive and rear of 2-18 The Cliff, Brighton	10	
25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton	15	Employment uses.
60-62 & 65 Gladstone Place, Brighton	10	Employment uses.
76-79 & 80 Buckingham Road, Brighton, BN1 3RJ	34	
Eastergate Road Garages, Moulsecoomb, Brighton, BN2 4PB	24	
Land between Manchester Street/Charles Street, Brighton, BN2 1TF	12	B1 employment floorspace or D2 entertainment uses.
Preston Park Hotel, 216 Preston Road, Brighton, BN1 6UU	22	
Old Ship Hotel (garage), 31-38 Kings Road Brighton	18	Hotel floorspace (C1) and ancillary hotel uses
Saunders Glassworks, Sussex Place, Brighton, BN2 9QN	49	
Outpatients Department, Royal Sussex County Hospital	35	
Former playground, Swanborough Drive, Whitehawk	39	
Former Hollingbury Library	10	
29-31 New Church Road, Hove, BN3 4AD	45	
Victoria Road Former Housing Office (adjacent Portslade Town Hall), Victoria Road, Portslade	37	
Land at the corner of Fox Way and Foredown Road, Mile Oak	10	
Smokey Industrial Estate, Corner of Church Road, Lincoln Road & Gladstone Road Portslade, BN41 1LJ	32	
Land south of Lincoln Street Cottages, 15-26 Lincoln Street, Brighton BN2 9UJ	18	
Hove Sorting Office, 88 Denmark Villas, Hove	67	Employment uses
Land at Preston Road / Campbell Road, Brighton	24	

<sup>6</sup> [www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/St%20Aubyns%20Planning%20Brief%20January%202015.pdf](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/St%20Aubyns%20Planning%20Brief%20January%202015.pdf)

Site Name	Indicative number of Residential Units (Use Class C3)	Permitted additional Uses
154 Old Shoreham Road, Hove	30	E class uses on ground floor
Belgrave Centre and ICES, Clarendon Place, Portslade BN41 1DJ (Site SP2 in Shoreham Harbour Joint Area Action Plan (JAAP) Policy CA3) <sup>7</sup>	104	
Wellington House (Site SP3 in JAAP Policy CA3)	20	
<b>TOTAL</b>	<b>758</b>	

Table 8: Mixed Use Site Allocations

Site Name	Indicative Residential Units (Use Class C3)	Minimum Requirements for Other Uses
City College, Pelham Tower (and car-park), Pelham Street, BN1 4FA	100	Site is allocated for 300 student bedspaces in City Plan Part One Policy CP21. Development should take place as part of a wider redevelopment of the site to improve the existing educational facilities.
71 - 76 Church Street, Brighton	50	B1 Employment floorspace on the ground floor which could include small scale workshop type units.
Post Office site, 62 North Road, Brighton	110	3000sqm B1 employment floorspace
27-31 Church Street (corner with Portland Street)	10	Offices, flexible workspace, housing and ground floor retail frontage to Church Street [630sqm of B1a and 341 sqm GIA A1]
Former Dairy Crest Site, 35-39 The Droveway, Hove, BN3 6LF	14	500sqm B Use Employment uses, ancillary retail
Kingsway/Basin Road North (Site AB4 in Shoreham Harbour Joint Area Action Plan (JAAP) Policy CA2)	90	Use classes B1 and B2 at Basin Road North level, use classes A2, B1 and ancillary A1 at Kingsway level, and use class C3 on upper storeys
Prestwich House (Site SP1 in JAAP Policy CA3)	15	Use class B1 on lower storeys
Regency House (Site SP4 in JAAP Policy CA3)	45	Use class B1 on lower storeys
Former Flexer Sacks (Site SP5 in JAAP Policy CA3)	45	(Use class B1 on lower storeys and use class C3 on upper storeys. Associated leisure and assembly (use class D) uses may be permitted provided they are demonstrated to be compatible with residential and employment uses in the vicinity.
Church Road/Wellington Road/ St Peter's Road (Site	25	The southern portion of the site is allocated for new employment development (use classes B1, B2 and B3)

<sup>7</sup> [www.brighton-hove.gov.uk/content/planning/planning-policy/shoreham-harbour-regeneration](http://www.brighton-hove.gov.uk/content/planning/planning-policy/shoreham-harbour-regeneration)

Site Name	Indicative Residential Units (Use Class C3)	Minimum Requirements for Other Uses
SP6 in JAAP Policy CA3)		
Station Road (Site SP7 in JAAP Policy CA3)	15	Use classes A1, A2, A3 and B1 fronting Station Road
<b>TOTAL</b>	<b>519</b>	

## 5. Urban Fringe Site Allocations (Policy H2)

5.1 Policy CP1 (Housing Delivery) in CPP1 includes an allowance for 1,060 residential dwellings to come forward from within the city's urban fringe to contribute to the overall housing target of 13,200 new homes; however no specific sites were allocated as part of the policy. The supporting text to Policy SA4 (Urban Fringe) details how sites identified to have potential for housing would be included in the SHLAA and assessed in more detail as part of the preparation of City Plan Part Two with a view to formally allocating sites. This process has now been undertaken and a number of urban fringe sites are included in the Draft Plan as proposed housing allocations.

### SA of options for urban fringe sites

In addition to the SA carried out for generic housing allocations, the SA process appraised three options with regard to the approach to urban fringe site allocations:

- Option 1 – no policy and no site allocations
- Option 2 – criteria based policy with schedule of allocations
- Option 3 – bespoke policy for each site

The appraisal is set out in detail in City Plan Part Two Sustainability Appraisal.

In summary both Options 2 and 3 were found to have merit as both would provide the opportunity to include specific consideration of particular issues, e.g. biodiversity, landscape, heritage and archaeology. Although Option 3 could result in more significant positive effects, the level of detail provided in a site specific policy may not be required for all sites, for instance, smaller sites with less housing potential, or those with less on-site considerations/constraints and may result in unnecessary repetition. It was recommended that both Options 2 and 3 could be pursued, with all sites being included in a generic urban fringe allocation policy with specific site considerations clearly identified for each.

These recommendations have been taken forward via Policy H2. The site at Benfield Valley is specifically addressed by Policy SA7 due to its cross-cutting policy and delivery issues.

Sites with capacity for fewer than 10 units were discounted from consideration for allocation in line with the overall approach to site allocations following the SA options for housing sites outcome.

5.2 Proposed site allocations in the urban fringe were informed by two Urban Fringe Assessments which assess the potential contribution of the city's urban fringe sites to accommodate additional residential development. These are the initial 2014 assessment<sup>8</sup> which formed a background evidence document to CPP1 and the 2015 Further Assessment of Urban Fringe Sites<sup>9</sup> which comprised further assessments relating to landscape and ecology<sup>10</sup> and archaeology<sup>11</sup>. These

<sup>8</sup> 'Brighton & Hove Urban Fringe Assessment', Land Use Consultants (2014), available at [www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-one-background-studies](http://www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-one-background-studies)

<sup>9</sup> Available at [www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-two-background-studies](http://www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-two-background-studies)

<sup>10</sup> 'Brighton and Hove: Further Assessment of Urban Fringe Sites 2015 - Landscape and Ecological Assessments', Land Use Consultants (2015).

further assessments examined in more detail sites that were identified as having significant landscape effects, were within or adjacent to a designated site of nature conservation interest, or were within an Archaeological Notification Area. The outcomes of these further assessments led to refinements to the potential development areas considered suitable for housing where necessary. At this stage of analysis, 33 sites within 19 clusters were considered to have some potential for housing development.

5.3 In considering which of these sites/clusters are suitable for allocating in CPP2, a number of other factors have been taken into consideration, as set out below.

5.4 A number of planning applications have come forward on urban fringe sites since the adoption of CPP1. As at March 2021, development has been permitted on the following sites:

- Mile Oak Road, Portslade (outline planning consent granted for 125 dwellings, October 2017 with Reserved Matters approved August 2019; development now under construction);
- Land west of Falmer Avenue, Saltdean (planning consent for 32 dwellings allowed on appeal, December 2016; development now under construction);
- Cluster at Coombe Farm (outline planning consent granted for 60 dwellings on part of site, June 2018; revised full application for 72 dwellings approved by Planning Committee subject to s106 agreement, December 2020);
- Land to the rear of 28-30 Longhill Road (planning consent granted for 2 dwellings, July 2016; planning consent for revised scheme for 4 dwellings granted, March 2021);
- Land adjacent to Ovingdean and Falmer Road (outline planning consent for 45 dwellings on the majority of site allowed on appeal, June 2018 with a separate detailed planning consent for 6 dwellings on the remaining land allowed on appeal, November 2018);
- Land at Wanderdown Road Open Space (planning consent granted for 3 dwellings, July 2019);
- Land to north east of Coldean Lane (planning consent granted for 242 dwellings, March 2020).

5.5 The planning consents that have been granted indicate that the sites are suitable and available for development.

5.6 Further consideration was also given to the likelihood of sites being available for development within the plan period (to 2030). For example, the availability of any sites in use as allotments is dependent on factors including the feasibility of re-providing the allotments in a suitable location and obtaining consent from the Secretary of State for the disposal of the allotment, which are both unknown. Respondents to the Scoping Consultation exercise for City Plan Part Two (2016) also expressed strong objection to the loss of any allotment sites; pointing to the ongoing demand for allotments together with a range of health and community benefits.

5.7 Another site Roedean Miniature Golf Course, although owned by the council, is on a long lease to the golf course operators. The leaseholders have expressed concerns that development may impact upon the ability to use the site for miniature golf purposes. Availability of the site for any

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<sup>11</sup> 'Brighton & Hove: Further Assessment Of Urban Fringe Sites 2015: Archaeological Desk-Based Assessment', Archaeology South East (2016)

future development remains uncertain and dependent on various factors including whether the miniature golf course could continue to function on a smaller site and effective measures to address open space needs.

5.8 Representations and further information submitted in response to the 2016 City Plan Part Two Scoping Document were also taken into account. This includes landowner and developer interests in the sites identified in the UFA Assessments as well as issues raised by third parties. Where relevant to site circumstances detailed consideration has been given to potential development boundaries by the Council's Heritage Team, City Transport, City Parks and East Sussex County Council's ecologist and landscape architect.

### **Consultation on Draft CPP2 (Reg. 18)**

5.9 At the Draft Plan (Reg 18) stage 25 UFA sites in 14 clusters were proposed for allocation and included for consultation as 14 site allocations. The areas of development potential are indicative to allow for minor changes resulting from new information and/or further evidence received through consultation responses on the Draft Plan.

### **Land at and adjacent to Brighton Race Course (Whitehawk Hill) (UF Site 30)**

5.10 At the time of the Reg 18 consultation on the Draft CPP2 in Summer 2018, this site was being actively considered by Homes for Brighton & Hove (the council's joint venture partnership with the Hyde Group) for development of more than 200 new affordable homes for rent and sale. However, at its meeting on 18 March 2019, the Homes for Brighton & Hove board came to a decision not to continue with these proposals.

5.11 This decision followed a report identifying that the proposal would be challenging in terms of financial viability due to a number of significant access and technical difficulties on the site. Access to the site is challenging and was found to require significant structural/engineering works and would require adjustment to the site boundaries. The technical challenges presented by the site were found to be considerable and likely also to result in high construction cost that would impact on development viability.

5.12 The structural/engineering requirements for a smaller scale development is likely to be less significant and have a more realistic prospect of delivery. For this reason, the indicative dwelling figure for this site in Policy H2 (Table 7) was reduced to 30 units (assuming a low housing density of 25 dwellings per hectare).

### **Other Urban Fringe proposed site allocations**

5.13 A number of representations were received at the Reg 18 stage from landowners, developers, local residents and other stakeholders with regard to the suitability and deliverability of a number of the proposed site allocations in the Draft Plan. These representations, together with officer responses, are set out in detail in the Statement of Consultation with a summary below:

Site	Key Issues Raised	Action Taken
Land at Mile Oak Road (Sites 4 & 4a)	Site has potential for significantly larger housing development	No change to allocation. The scale/density of development proposed would be unacceptable for this urban fringe location. The indicative housing potential identified in the policy is considered appropriate, having regard to the character of the adjacent built development and potential landscape, ecology and archaeology considerations identified in the 2014 and 2015 Urban Fringe Assessments.
Benfield Valley (UF Sites 10,11 & 12)	Site has potential for significantly larger housing development	Detailed Council response provided in separate Benfield Valley Topic Paper No change to allocation
Land at/adj Horsdean Recreation Ground (UF Site 16)	Site capacity & density impact on character of area Loss of valued open space Impacts on adjoining land uses Site access Traffic & parking impacts Pressure on local services/facilities Impacts on surface & foul water drainage and water extraction Noise/air pollution	No change to allocation. The site is considered suitable for housing development as identified in the policy, having regard to the site capacity and constraints, and the detailed landscape and ecology considerations identified in the 2014 and 2015 Urban Fringe Assessments. Detailed planning considerations will be addressed at the planning application stage.
Land at Ladies Mile (UF Site 17)	Site capacity & density Impact on character of area Loss of valued open space Impact on Local Nature Reserve Impacts on adjoining land uses Site access Traffic & parking impacts Poor public transport links Pressure on local services/facilities Impacts on surface & foul water drainage and water extraction Noise/air pollution	No change to allocation. The site is considered suitable for housing development as identified in the policy, having regard to the site capacity and constraints, and the detailed landscape, ecology and archaeology considerations identified in the 2014 and 2015 Urban Fringe Assessments. Detailed planning considerations will be addressed at the planning application stage.
Land at Coldean Lane (UF Site 21)	Site has potential for a significantly larger housing development Indicative proportion of family sized homes is not appropriate	Allocation increased to 242 units following Planning Committee approval of planning application (subject to S106 agreement) in July 2019

Site	Key Issues Raised	Action Taken
Land at and adj Brighton Race Course (Site 30)	Site has potential for a significantly larger housing development Indicative proportion of family sized homes is not appropriate	Allocation reduced to 30 units (see above)
Land at South Downs Riding School & Reservoir Site (UF Sites 32 & 32a)	Impact on adjacent reservoir/flood risk Landscape/visual impact Amenity impacts on existing properties Loss of existing Riding School Poor access to local facilities Ecological impact Archaeological impact Impact on water supply/quality Noise & light pollution	No change to allocation. The site is considered suitable for housing development as identified in the policy, having regard to the site capacity and constraints, and the detailed landscape, ecology and archaeology considerations identified in the 2014 and 2015 Urban Fringe Assessments. Detailed planning considerations will be addressed at the planning application stage.
Land north of Warren Road (Ingleside Stables) (UF Site 33)	Site access Landscape/visual impact	No change to allocation. The site is considered suitable for housing development as identified in the policy, having regard to the site capacity and constraints, and the detailed landscape considerations identified in the 2014 and 2015 Urban Fringe Assessments. Detailed planning considerations will be addressed at the planning application stage.
Land at former nursery, Saltdean (UF Site 46a)	Site has potential for a larger housing development	Allocation increased to 24 units based on density of existing housing adjacent to site.
Various sites	Impacts on Local Wildlife Sites/ Local Nature Reserves	Additional criterion added to policy requiring development to mitigate any adverse impacts on designated sites and provide biodiversity net gains
Various sites	Impacts on Groundwater Source Protection Zones	Additional wording added to explanatory memorandum with cross-reference to Policies CP8 and DM42
Various sites	Local wastewater infrastructure in closest proximity has limited capacity to accommodate the proposed development	Additional wording added to policy in relation to the identified sites to require necessary infrastructure improvements

Site	Key Issues Raised	Action Taken
Various sites	Development needs ensure continuing access to existing water and/or wastewater infrastructure under site	Additional wording added to policy in relation to the identified sites requiring development to ensure future access to existing water and/or wastewater infrastructure.

**Table 9: Actions Taken in Response to Representations at Draft Plan Stage**

5.10 Appendix 1 sets out in more detail which of the specific sites identified in the UFA have been taken forward to form part of a proposed site allocation in City Plan Part Two. All of the urban fringe site allocations have undergone site assessments against the SA Framework to help identify on-site mitigation and inform the final policy assessment.

5.11 Site profiles for the remaining proposed site allocations were updated to reflect any changes made following consideration of the representations or any other new evidence, for example Strategic Flood Risk Assessment updates; new or updated designations (LWS/GSPZ); findings of the sequential/exception test. The Key Site Considerations in Table 8 of Policy H2 have been amended where necessary to reflect the updated evidence in the site profiles.

5.12 All SA site assessments were also updated to reflect any changes as above.

### **Proposed Submission Consultation (Reg 19)**

5.13 A significant number of representations have been received at the Reg 19 stage objecting to the allocation of urban fringe sites in Policy H2. They include objections in principle to any development within the urban fringe together with objections to the allocation of sites affecting local designations (e.g LWS, LNR, CAs), and objections to specific individual site allocations. A small number of representations are seeking amendments to existing site allocations or the allocation of additional urban fringe sites.

5.14 Detailed Council responses to all comments received at the Reg 19 stage are set out in appendix 9 of the Regulation 22c) Consultation Statement. Table 9 below sets out the response to representations seeking amendments to existing Policy H2 site allocations or the allocation of additional sites, together with other proposed modifications to sites in Policy H2.

5.15 Site profiles for the allocations were updated to reflect any changes made following consideration of the representations or any other new evidence, for example Strategic Flood Risk Assessment updates; new or updated designations (LWS/GSPZ). All SA site assessments also updated to reflect any changes as above.

**Table 9: Actions Proposed in Response to Representations at the Proposed Submission (Reg 19) Stage**

Site	Change Requested	Action Proposed
<b>Amendments requested to proposed site allocations</b>		
Benfield Valley (UF Sites 10,11 &	Extensions to 'Area of development potential' to a total of 3.3 ha (1.8ha for	No change proposed. The suggested boundary

Site	Change Requested	Action Proposed
12)	site 11 and 1.5ha for site 12) and increase in 'Potential number of dwelling units' to c175 dwellings.	extensions and increased scale of housing would not accord with the conclusions of the ecological and landscape assessments undertaken as part of the Urban Fringe Assessments (supplemented by the UFA 2021 Update) and the assessment undertaken by Council officers with the County Ecologist and County Landscape Architect set out in the Benfield Valley Topic Paper.
Land at former nursery, Saltdean (UF Site 46a)	Increase in 'Potential number of dwelling units' from 24 to 28 dwellings.	Reduction of 'Area of Development Potential' from 0.96ha to 0.75ha and reduction of 'Potential number of dwelling units' from 24 to 18. This follows the conclusions of a landscape assessment of the site undertaken as part of the UFA 2021 Update which recommended the reduction of the developable area to c0.75ha to allow for the retention of existing vegetation around the northern and western site boundaries.
Land at former nursery, Saltdean (UF Site 46a)	Landowner representation seeking amendment of the allocation site boundary to remove the track running along the southern edge of the nursery which separates it from the housing in Looes Barn Close.	Amendment to site boundary as requested, as the track itself is not required for development or for access to the proposed development area.
<b>Omission sites</b>		
Land North East of Longhill Close, Ovingdean (UF Site 43)	Landowner representation seeking the allocation of part of UF Site 43 for 6 dwellings as recommended in the 2014 Urban Fringe Assessment).	No change proposed. the 2015 Urban Fringe Assessment concluded that the potential yield may need to be reduced (below 6 dwellings) given the need to accommodate an access road. The identified development potential falls below the minimum threshold for allocation in the Plan (10

Site	Change Requested	Action Proposed
		dwellings).
Hollingbury Golf Course	Seek the allocation of Hollingbury Golf Course as an area for 'Mixed Use', including 40% of the area for "Eco" Social Rented Homes to help meet the city's high unmet need for affordable housing.	No change proposed. The site lies entirely within the South Downs National Park so falls outside the boundary of the City Plan area.

## Urban Fringe Assessment 2021 Update

5.15 Following the completion of the Proposed Submission (Reg 19) consultation, the council has commissioned a review and update to the Urban Fringe Assessments undertaken in 2014 and 2015. The UFA 2021 Update responds to specific issues raised by Reg 19 representations relating to the earlier studies, including criticisms of the methodology used and the conclusions in relation to individual urban fringe sites. In addition, the 2021 Update includes new or updated ecological and landscape assessments of the Policy H2 sites which have been new or amended site designations since 2015 (e.g. LWS) or to address specific issues raised in the Reg 19 representations.

5.16 The UFA 2021 Update has reinforced and validated the previous urban fringe studies, justifying the methodology used and finding that the conclusions drawn in those reports generally remain robust. However, for two sites, the recommendations of the UFA 2021 Update have led the council to propose modifications to the Plan. These proposed modifications are included in a schedule of main and minor modifications which will be submitted with the Plan for the Inspector to consider are part of the Plan's examination. These are set out below.

**Table 10: Proposed Modifications in Response to the Urban Fringe Assessment 2021 Update**

Site	UFA 2021 Update Recommendation	Modification Proposed
Land at/adj Horsdean Recreation Ground (UF Site 16)	This site was not subject to ecological appraisal in the 2015 Urban Fringe Assessment and the proposed allocation has since been included within the Patcham Court Field LWS. Following ecological assessment in the UFA 2021 Update, it was concluded that the proposed scale and extent of development (25 dwellings) or for a lower figure of at least 10 dwellings could not be achieved without causing a significant loss of habitat that contributes to the LWS. This would require a significant level of mitigation, which is not deemed achievable within the proposed development site and would need to be sought outside of the LWS to provide sufficient mitigation and compensation measures.	Delete site from Policy H2 and Policies Map.
Land at former nursery, Saltdean (UF Site 46a)	This site was not subject to landscape appraisal in the 2015 Urban Fringe Assessment, however this has been included as part of the UFA 2021 Update in response to a representation for the landowner seeking an increase in the indicative number of dwellings in Policy H2. The 2021 landscape assessment	Amendment to Policy H2, Table 8 to reduce the 'Area of Development Potential' from 0.96ha to 0.75ha and reduce the 'Potential number of dwelling units' from 24 to 18 (see Table 9 above)

Site	UFA 2021 Update Recommendation	Modification Proposed
	recommended that existing boundary vegetation around the northern and western sides of the site should be retained, leaving a developable area of approximately 0.75 ha which represents just over 75% of the total site area of 0.96 ha.	

## 6. Purpose Built Student Accommodation (Policy H3)

6.1 City Plan Policy CP21 allocated five specific sites for new PBSA development; of which only the site at Pelham Street has not been delivered as alternative development proposals were brought forward by the landowner. Additionally, the 'Falmer Released Land' site is identified in City Plan Part One Policy DA3 as being suitable for development for a range of uses, including Purpose Built Student Accommodation (PBSA). The process for allocating additional sites for PBSA through City Plan Part Two Policy H3 is set out below.

### SA of options for PBSA

Three options for the overall approach to PBSA were identified. These were:

- Option 1) Reliance on CPP1 Policy CP21 to provide the planning policy framework for PBSA
- Option 2) Criteria based policy with no preferred sites identified
- Option 3) Criteria based policy with additional appropriate sites identified as Strategic Allocations.

The three options were subjected to the sustainability appraisal process which is set out in detail in City Plan Part Two Sustainability Appraisal. Overall Option 3 had the most potential for positive impacts across the greatest range of sustainability objectives, in particular for housing as it provides greater certainty where PBSA would be supported which may help to bring forward development and reduce reliance on the HMO market, and also for access to services and making the best use of land as could help to ensure the competing development needs of the city are met.

All options were found to have potential for adverse impacts against some of the environmental site-based objectives although Options 2 and 3 would provide the opportunity to address any site-specific considerations. Option 2 was considered to offer greater flexibility and the ability to respond to changing markets when compared with Option 3. However, this approach lacked certainty for developers with the risk that suitable sites may not come forward resulting in continued reliance on the HMO market to meet students' housing needs.

### Site Assessments

The SA process did not carry out an assessment of all the sites put forward for PBSA during the Call for Sites as the majority were not considered to be suitable for allocation and therefore were not considered to be reasonable alternatives. The SA carried out site assessments for the two sites allocated for PBSA which helped to identify any on-site mitigation and informed the final policy.

Site assessments were also undertaken for the two sites put forward as omission sites through the consultation on the draft CPP2 in summer 2018.

6.2 A number of locations/sites were put forward for new PBSA as part of the CPP2 'call for sites' exercise conducted in 2016. The limited number of specific sites suggested reflects the difficulty in accommodating significant new PBSA developments within the city's administrative boundaries. The suggested sites were analysed as set out below:

Site/location	Does the site comply with the existing and emerging policy on locating student accommodation?	Deliverable as PBSA?	Suitable for allocation?
Lewes Road Bus Garage	Yes, it is located in close proximity to the university campuses along a sustainable transport route.	Yes, it is a use likely to be supported by the landowner. Some discussions have previously taken place and the site was put forward in a call for sites.	Yes
Amex House site	No, site is already allocated for alternative uses in CPP1 Policy DA5.	No, planning application for alternative development proposals has been approved.	No.
Unspecified Urban Fringe sites	No specific site identified, however urban fringe sites are likely to be have poor transport links to university campuses, with sites considered suitable for development allocated for residential use.	Unknown	No
Brighton Marina	No, the Inner Harbour is a strategic allocation in Policy DA2 of CPP1 for alternative uses. No known land availability elsewhere in the marina.	No, incompatible with existing planning policy.	No.
Waste Transfer Station, Moulsecomb Way	No, site is a safeguarded waste site and within a strategic allocation for employment uses.	No, incompatible with existing planning policy.	No
Preston Barracks	Yes, site is allocated for PBSA in CPP1 Policy CP21	Yes, planning permission granted.	No.
Rottingdean	No specific site identified.	No specific site identified.	No
Falmer Released Land	Yes, site is assumed to refer to Falmer Released Land, which is identified as having potential for PBSA in CPP1 Policy DA3	Yes, however site is already allocated in CPP1.	No
Toads Hole Valley	No, site is a strategic allocation for alternative uses in CPP1. SPD, and is poorly located to the university campuses.	Unknown.	No
Areas with high levels of HMOs – London Road and Lewes Road	No specific site identified	No specific site identified	No
Enterprise Point, Melbourne Street	No, site is a strategic allocation for employment use in CPP1 Policy CP3.	Yes – it is a use suggested by a prospective developer	No

**Table 11: Sites Put forward for PBSA Development Through the ‘Call for Sites’**

6.3 The Lewes Road Bus Garage site was identified as potentially suitable for allocation, subject to a detailed site profile being undertaken. The site analysis indicated that the site could have

potential for a mix of uses including PBSA. This is a large site located on the A270 Lewes Road which connects the city centre to the two universities and is identified as the city’s ‘academic corridor’ in City Plan Part One Policy DA3. It is within walking distance to the University of Brighton Moulsecoomb campus, and with excellent bus links to other university campuses at Falmer and within the city centre. Whilst it is currently in use as an operational bus garage, pre-application advice was provided in relation to the site in 2015 which indicated that the site owner had an aspiration to retain the bus garage use whilst developing PBSA above a new bus garage structure, or on redundant land within the site.

6.4 Representations were also received during the Reg. 18 consultation on the Draft Plan in 2018 putting forward three additional sites for PBSA use:

- 45 and 47 Hollingdean Road. This site was subject to a planning application<sup>12</sup> for PBSA development which was refused in April 2019. However, the principle of the use of the site for PBSA was accepted, with the reasons of refusal relating to design and amenity issues.
- 27-31 Church Street (for PBSA). This site had been included in the Draft CPP2 as a proposed mixed-use site allocation. It was considered appropriate to maintain the allocation for that use.
- Enterprise Point (for PBSA) – allocation would result in a conflict with City Plan Part One Policy CP3.4 which allocates the site for employment led mixed use residential development.

6.5 45 and 47 Hollingdean Road was included in the Proposed Submission CPP2 as an additional allocation.

6.6 A site at 118-132 London Road was also allocated in the Reg. 18 Draft CPP2 for a minimum of 232 bedspaces to reflect a permitted scheme.

## Proposed Submission Consultation (Reg 19)

6.6 Two sites were put forward as omission sites for PBSA during the Reg. 19 Proposed Submission consultation in autumn 2020. These are set out in Table 12 below together with a summary of the representation made and the outcome of the council’s considerations:

**Table 12: Outcome of Site Assessments of Omission Sites following Reg. 19 Stage consultation**

Site	Representation	Response
‘Land at Preston Road / Campbell Road’	If the site is not allocated for residential use in Policy H1 then it should be allocated for PBSA in this Policy H3	The site has been assessed as suitable for allocation for residential use through Policy H1 and a proposed modification to the Plan has been drafted to that effect.
Albany house, New England Street, Brighton BN1 4GQ and the adjoining land at St James House New England Street, Brighton	Site should be allocated in the Plan for either a mixed-use or PBSA scheme	This site is already allocated as a strategic allocation for employment use in City Plan Part One Policy DA4 as part of the ‘Richardson’s Scrapyard and Brewers Paint Merchant Site’

<sup>12</sup> Reference BH2017/01873

6.7 The site at 118-132 London Road is under construction and substantially complete. A proposed change to the Plan to delete this site from Policy H3 has therefore been put forward.

6.8 Site profiles for the remaining allocations were updated to reflect any changes made following consideration of the representations or any other new evidence, for example Strategic Flood Risk Assessment updates; new or updated designations (LWS/GSPZ). All SA site assessments were also updated to reflect any changes as above.

## **7. Strategic Site Allocations (Policies SSA1 – SSA4)**

7.1 Strategic Site Allocations are larger mixed use sites that are either likely to come forward for large-scale redevelopment and regeneration over the plan period, or in the case of Lyon Close cover a larger area where significant redevelopment is occurring on multiple proximate sites. Four such sites have been identified through officers' knowledge of development potential or, in the case of the Combined Engineering Depot, a response to the call for sites at the CPP2 scoping consultation stage. All have the potential to contribute substantially towards the city's development needs. The sites are:

- Brighton General Hospital site (Policy SSA1)
- Combined Engineering Depot (Policy SSA2)
- Land at Lyon Close (Policy SSA3)
- Sackville Trading Estate and Coal Yard, Hove (Policy SSA4)

7.2 Quantums and the mix of development have been informed through consideration of the site size and location, previous development proposals where appropriate and stakeholder engagement and consultation. In order to retain some flexibility, and to support increased densities where more detailed design and amenity considerations allow at the planning application stage, the floorspace and residential unit requirements are expressed as minimum figures.

7.3 Where sites are located within a Development Area identified in CPP1, the strategic priorities for that Development Area set out in the relevant CPP1 policy have been a consideration in determining the future development aspirations and proposed mix of use classes.

### SA of options for strategic mixed-use sites

Three options for the overall approach to the site allocation process were identified. These were:

- Option 1: Do not allocate sites for strategic mixed uses. Allow market to decide (e.g. amount, location and uses);
- Option 2: Have generic criteria-based policy allocating all strategic mixed use sites, with schedule of sites;
- Option 3: Have detailed policy for each site allocation setting out site specific considerations and opportunities which could be achieved on site.

The three options were subject to the sustainability appraisal process which is set out in detail in City Plan Part Two Sustainability Appraisal. The results for options 2 and 3 were fairly similar and had positive effects across the same sustainability objectives, however overall option 3 had more potential for significant positive impact against these objectives when compared with option 2, including making the best use of land, providing housing, access, health and economic development. In particular, the key benefits of option 3 over other options is that it provides the opportunity to address any site specific considerations as well as set out more specific land use requirements and should therefore result in a better balance of uses where needed across the city. There was more uncertainty with option 1, particularly for the site-based objectives due to the uncertainty with regards to where development may come forward, and more potential for adverse impacts against some objectives including for economic development as this option may result in an imbalance of uses and less likely to meet citywide development needs.

All of the 4 strategic site allocations have undergone site assessments against the SA Framework to help identify on-site mitigation and inform the final policy assessment.

## Consultation on Draft CPP2

7.4 Representations were made during the consultation on the Draft CPP2 relating to a number of strategic site allocations seeking to adjust the indicative housing figures or mix of uses. These are set out in detail, together with officer responses, in the Consultation Statement relating to the Reg. 18 stage, however a summary of key issues is set out in Table 7 below:

Site	Issues Raised	Action Taken
SSA1 - Brighton General Hospital	Minimum number of residential units should be significantly increased.  Greater quantum of D1 floorspace should be permitted.	Allocation remains at 200 units – this is a minimum figure, which does not restrict proposals to come forward with higher numbers so long as they can be justified against other policies in particular heritage impacts.  No change to D1 requirements as requirements are expressed as a minimum.
SSA3 - Land at Lyon Close	Requirement of B1a floorspace	Figure of 1,000 sqm retained

Site	Issues Raised	Action Taken
	<p>provision should be 700 sq.m at Peacock Industrial Estate rather than 1,000 sqm in line with recent planning consent</p> <p>Allocation is capable of supporting a significantly higher quantum of housing than a minimum of 300 units</p>	<p>pending commencement of the planning permission</p> <p>No change to housing requirements as current proposals for the site closely align to the 300 figure.</p>
SSA4 - Sackville Trading Estate and Coal Yard	Requirement of 6000sqm of employment floorspace is not justified as it is inconsistent with the CPP1 allocation.	No change. The increased floorspace requirement reflects the extra land available for development on the coal yard site which also hosts employment generating uses at present.

**Table 13: Actions Taken in Response to Representations on SSA Policies at Draft Plan Stage**

## Brighton Racecourse

7.5 A representation on the draft City Plan Part Two put this site forward for consideration as an additional strategic site allocation.

7.6 The site is recognised as a major sporting venue and its refurbishment and upgrade is supported in principle by the Council. The suitability of a hotel at this location would need to address the requirements of Policy CP6 Visitor Accommodation and consider the emerging policy DM17 and findings of the Visitor Accommodation Update Study.

7.7 The landowner's aspirations and master-planning as set out in their representation are acknowledged to be at an early stage and there is a lack of detailed information on the proposed quantum of development in particular the exact scale and siting of residential units, hotel accommodation and other ancillary uses such as offices is still unclear at this stage.

7.8 The site was considered as part of the Urban Fringe Assessments, which ruled out most parts of the site for further consideration for housing. A particular factor was that the site contains a Scheduled Ancient Monument designation – this was considered to be an absolute constraint. Proposals received from the landowner show the siting of residential block directly conflicting with the Scheduled Ancient Monument designation. In addition, there are also landscaping sensitivities due to the sites elevated and prominent position and its close proximity to the South Downs National Park.

7.9 Given the constraints and uncertainties the site was considered not suitable as a strategic allocation in the CPP2.

## Outcome of Proposed Submission (regulation 19) Consultation

7.10 A number of representations relating to Policies SSA1 – SSA4 were received during the Regulation 19 consultations and a full summary of these is set out, together with officer responses, in the Consultation Statement. Selected comments that related to the number of residential units

proposed or the principle of use of the sites for significant development are reproduced in Table 14 below.

<b>Site</b>	<b>Representation</b>	<b>Response</b>
SSA3	Allocation of minimum of 300 residential units is excessive due to numbers already built or approved, with a total pipeline of 478. CPP2 requires a co-ordinated master-plan approach.	The Housing Provision Topic Paper and Site Allocations Topic Paper set out how the SHLAA has been used to identify sites suitable for housing allocation in CPP2 to help meet the planned housing requirement. The allocation of a minimum of 300 residential units is based upon existing or lapsed planning consents which relate to parts of but not the whole 3.3 ha site allocation. The allocation is supported by the background report of the Lyon Close Masterplan Principles Study. The next steps are to carry out further testing of scale and capacity of development on the site.
SSA3	An increase in the residential quantum envisaged by the allocation to 500 units which would be necessary to support the viable redevelopment of the retail warehouses given their high existing use value	Given the uncertainty of parcels of land coming forward, increasing the allocation of housing units on the site beyond the numbers currently permitted would render the policy unsound.

7.11 No changes are proposed to policies SSA1-4 following consideration of the representations submitted at the Regulation 19 consultation.

## Appendices

### Appendix 1 – Housing and Mixed-Use Sites Audit Trail

The table below provides an audit trail for each site considered for assessment.

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
24 Castle Street, Brighton	Completed 2012/13					
Lees House, 21 Dyke Road, Brighton		Site in alternative use and unavailable in plan period.				
70-73 Western Road	Complete 2010/11					
Gas Works Site, Boundary Road, Brighton	City Plan Part 1 Strategic Allocation					
Land at Brighton Marina (Inner Harbour)	City Plan Part 1 Strategic Allocation					
Land at Brighton Marina (Outer Harbour)	Development commenced					
Pavilion Retail Park Lewes Road		Not capable of being delivered in plan period				
Former Esso Garage Hollingdean Road	Complete 2013					
Preston Barracks Lewes Road	City Plan Part 1 Strategic Allocation					
2 Freehold Terrace, Brighton	Complete 2010/11					
Tyre Co, Coombe Road (EM9)				Allocated.	Allocated.	Delete as unavailable in Plan period
Covers Yard, Melbourne Street	Completed 2013					
Rear 38 Lewes Road, Brighton (Pavillion Car Sales)			Considered to be post-plan period due to current established use.			
Rear of 31 Appledore Road & 3-5 Halland Road		Fewer than 10 units				
8 Park Crescent Place Brighton			Considered to be post-plan period due to current established use.			
(RSL site) Ainsworth House Wellington Road Brighton	Complete 2013					
Richmond House Richmond Road Brighton	Change of use planning application implemented					
18 Wellington Road Brighton		Fewer than 10 units				
EM1 Melbourne Street/Enterprise Point	City Plan Part 1 Strategic Allocation					
46 Freehold Terrace Brighton		Fewer than 10 units				
58-62 Lewes Road	Complete 2010/11					

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
Former Connaught House Site, Melbourne Street	Complete 2015					
Costcutter, 6 Pelham Terrace, Lewes Road Brighton		Planning permission granted for alternative use				
Selsfield Drive Housing Office, Brighton BN2 4HA				Allocated.	Removed as now under construction	
56-57 Lewes Road, Brighton		Fewer than 10 units				
Rodhus Studios 16-30 Hollingdean Road			Considered to be post-plan period due to current established use.			
Lewes Road Bus Depot			Allocated for alternative use.			
49-50 Providence Place & 3 & 4 Ann Street	Commenced 2016					
Open Market, Marshall's Row, London Road	Complete 2013/14					
Anston House, Preston Road (EM2)	City Plan Part 1 Strategic Allocation					
Telecom House 123 -135 Preston Road (EM2)	City Plan Part 1 Strategic Allocation					
149-151 Preston Road (Thales) (EM2)	City Plan Part 1 Strategic Allocation					
Natwest, 153 Preston Road (EM2)	City Plan Part 1 Strategic Allocation					
157-159 Preston Road (Former Norwich Union) (EM2)	City Plan Part 1 Strategic Allocation					
Park Gate 161-163 Preston Road (EM2)	City Plan Part 1 Strategic Allocation					
87 Preston Road (EM2)				Allocated.	Allocated.	Delete as now under construction
Shipping containers (part of Richardson's scrap yard) 10 New England Road Brighton	Complete 2014/15					
Richardson's scrap yard and Brewer's Paint (Albany House)	City Plan Part 1 Strategic Allocation					
Vantage Point and Circus Parade, Longley Industrial Estate (New England Street)	City Plan Part 1 Strategic Allocation					
Aldi, London Road		Site in alternative use and unavailable in plan period.				
Preston Circus Fire Station		Site in alternative use and unavailable in plan period.				
37/38 Providence Place, Brighton	Complete 2011/12					
Boots Somerfield, London Road			Allocated for alternative use			
17-19 Oxford Street	Complete 2013/14					

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
193 Preston Road (Shell)		Site in alternative use and unavailable in plan period.				
25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton				Allocated.	Allocated.	
Land Adjacent to Britannia House, Cheapside Brighton		Consent granted for alternative use.				
North of Theobald House Blackman Street/Cheapside Whitecross Street Brighton	City Plan Part 1 Strategic Allocation					
City College, Pelham Street	City Plan Part 1 Strategic Allocation					
Block J, Brighton Station Site	Complete 2015					
25-28 Elder Place, Brighton		Fewer than 10 units.				
Circus St (EM9)	City Plan Part 1 Strategic Allocation					
Edward St (Amex House site)	City Plan Part 1 Strategic Allocation					
Brighton Youth Centre 64 Edward Street Grosvenor Place		Site in alternative use and unavailable in plan period.				
EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way	City Plan Part 1 Strategic Allocation					
Police Station, Edward Street, Brighton		Site in alternative use and unavailable in plan period.				
Stag Inn, 33 Upper Bedford Street, Brighton	Complete					
33 Mighell Street and 70a Carlton Hill Brighton	Commenced					
BT Site, Freshfield Road		Site in alternative use and unavailable in plan period.				
31-32 High Street Brighton	Commenced 2016					
Sackville Trading Estate / Coal Yard, Sackville Road				Allocated as Strategic allocation.	Allocated as Strategic allocation.	
Decon Laboratories, Conway Street		Site in alternative use and unavailable in plan period.				
Ethel Street Garages		Site in alternative use and unavailable in plan period.				
ESSO Fuel Garage Hove Station, Station Approach		Site in alternative use and unavailable in plan period.				
Shell Fuel Garage 132-134 Old Shoreham Road Hove		Site in alternative use and unavailable in plan period.				
Goldstone Retail Park, Old Shoreham Road, Newtown		Site in alternative use and unavailable in plan				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
Road & Goldstone Lane Hove		period.				
PO Sorting Office Denmark Villas Hove		Site in alternative use and unavailable in plan period.			Allocated following representation from landowner at Draft Plan stage indicating site is available for development.	
70 and site of Chrome Productions Limited, Goldstone Lane, Hove	Commenced 2017					
84- 86 Denmark Villas Hove	Complete 2015/16					
Conway Street (EM1)	City Plan Part 1 Strategic Allocation					
Toads' Hole Valley King George VI Avenue Hove	City Plan Part 1 Strategic Allocation					
9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade				Allocated.	Allocated.	
Britannia House 336 Kingsway Hove	Allocated for alternative use in Shoreham Harbour JAAP.					
Britannia House, 332 Kingsway	Allocated for alternative use in Shoreham Harbour JAAP.					
Belgrave Centre (and ICES Building)				Allocated.	Allocated.	
1 Wellington Road, Portslade	Completed 2016					
107 Boundary Road Hove		Fewer than 10 units				
Heversham House, Boundary Road		Offices refurbished, no resi units. Lapsed May 2016				
Flexer Sacks, Wellington Road, Portslade				Allocated.	Allocated.	
79 North Street Portslade		Fewer than 10 units				
Saunders Glassworks, Sussex Place, Brighton				Allocated.	Allocated.	
The Post Office 44-51, Ship Street, Brighton		Fewer than 10 units				
2 to 18 The Cliff, Brighton				Allocated.	Allocated.	
King Alfred, Kingsway, Hove	City Plan Part 1 Strategic Allocation					
12 Richmond Parade, Brighton		Fewer than 10 units				
Brighton General Hospital, ElmGrove, Brighton				Allocated as strategic allocation.	Allocated as strategic allocation.	
Manchester Street/Charles Street, Brighton				Allocated.	Allocated.	
Ocean Hotel, Longridge Drive	Completed 2010/11					
Eastwoods Garden Centre	Completed 2010/11					

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
251-253 Ditchling Road						
21 Burlington Street, Brighton	Completed 2010/11					
22 Burlington Street, Brighton	Completed 2010/11					
49 Brunswick Road, Hove	Completed 2010/11					
196 Dyke Road Brighton	Completed 2010/11					
23A & 23E Coleridge Street Hove	Completed 2010/11					
24 St James's Street Brighton	Completed 2010/11					
Rotary Point 81 Windlesham Close Portslade	Completed 2010/11					
22 Sussex Square Brighton	Completed 2010/11					
1 Cliff Road and 8 Cliff Approach Brighton	Completed 2011/12					
Dresden House 34-38 Medina Villas Hove	Completed 2011/12					
(RSL site) 26-28 Brading Road Brighton	Completed 2011/12					
39 Salisbury Road Hove	Completed 2011/12					
Former Gospel Hall, 57 Falmer Road Brighton	Completed 2011/12					
63 Holland Road Hove	Completed 2011/12					
Rear of 20-32 Baden Road Brighton	Completed 2011/12					
3 The Ridgway Brighton	Completed 2011/12					
323-325 Mile Oak Road Brighton	Completed 2011/12					
8 Pavilion Parade	Completed 2011/12					
3 to 5 Vernon Gardens Denmark Terrace	Completed 2011/12					
(RSL site) Pioneer House 60 Burstead Close Brighton	Completed 2011/12					
Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue	Completed 2012/13					
105 Marine Drive Brighton	Completed 2012/13					
68-74 High Street, Rottingdean Brighton	Completed 2012/13					
19 Brunswick Place Hove	Completed 2012/13					
331 Kingsway Hove	Completed 2012/13					
Builder Centre, Bristol Gardens and rear of Prince Regents Close Brighton	Completed 2014					
Royal Alexandra Hospital 57 Dyke Road Brighton	Completed 2014					
Buckingham Lodge Buckingham Place Brighton	Completed 2014					
13-15 Old Steine Brighton	Completed 2014					
80 Stoneham Road	Completed 2014					
1 to 5 Franklin Road	Completed 2014					

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
Portslade						
145 Vale Avenue	Completed 2014					
Phoenix House 15a-19 Norway Street Portslade	Completed 2014					
30-31 Devonshire Place, Brighton	Completed 2014					
Wavertree House, Somerhill Road, Hove	Completed 2014					
243 Preston Road	Completed 2014					
245 Preston Road	Completed 2014					
Vale House Vale Road Portslade	Completed 2015					
Stanmer House Stanmer Brighton	Completed 2016					
Gala Bingo Hall, 191 Portland Road Hove	Completed 2015					
58 Palmeira Avenue Hove	Completed 2015					
City Park Orchard Road Hove	Completed 2015					
St Albans Church Coombe Road Brighton	Completed 2015					
Land at Redhill Close, Westdene	Completed 2015					
28 Marine Drive	Completed 2015					
19 The Upper Drive	Completed 2015					
Former Bellerby's College, Park House Old Shoreham Road Hove	Completed 2015					
160 Dyke Road	Completed 2015					
Port Hall Mews Brighton	Completed 2015					
43 Palmeira Avenue	Completed 2015					
3-4 Western Road Hove	Completed 2015					
28-29 Western Road Hove	Completed 2015					
Mitre House 149 Western Road	Completed 2015					
2 Osmond Road	Completed 2015					
31-33 Bath Street Brighton	Completed 2016					
25-28 St James's Street Brighton	Completed 2016					
Kings Gate 111 The Drive	Completed 2016					
(RSL site) St Benedicts Convent 1 Manor Road Brighton	Completed 2016					
20 Old Steine Brighton	Completed 2016					
St Augustine's Church, Stanford Avenue	Commenced 2016					
Rowan House Rowan Close Portslade	Completed 2016					
Land to rear of 67-81 Princes Road Brighton	Commenced 2016					
107 Marine Drive Rottingdean Brighton	Commenced 2016					
Former Infinity Foods Site	Completed 2016					

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
45 Franklin Road & 67 67a & 67b Norway Street Portslade						
25 Arthur Street Hove	Completed 2016					
Royal York Buildings 41-42 Old Steine Brighton	Completed 2016					
2 Dudley Road, Brighton	Completed 2016					
Sussex House 130 Western Road Hove	Commenced 2016					
HRA site Robert Lodge Manor Place Brighton (HRA) Southern Block	Commenced 2016					
HRA site Robert Lodge Manor Place Brighton (HRA) Northern Block	Commenced 2016					
11-12 Marlborough Place Brighton	Completed 2016					
Martello House 315 Portland Road Hove (Part of Em1 site)	Completed 2016					
Priory House Bartholomew Square Brighton	Completed 2016					
27-31 Church Street Brighton				Allocated.	Allocated.	
Blocks E & F Kingsmere, London Road		Fewer than 10 units				
Park Manor, London Road, Brighton		Fewer than 10 units				
17 Goldstone Crescent Hove	Commenced 2016					
4-6 Montefiore Road Hove	Completed 2016					
13 - 22 North Street 12D Meeting House Lane and 11-14 Brighton Place Brighton		Fewer than 10 units				
St Andrews Day and Resource Centre St Andrews Road Brighton	Completed 2016					
Blocks A & B, Kingsmere, London Road		Fewer than 10 units				
31& 33 Selborne Road Hove	Commenced 2016					
Brooke Mead, Albion Street (HRA)	Commenced 2016					
19 & Land Adjacent to 19 Dorset Gardens Brighton		Fewer than 10 units				
Blocks C & D The Priory London Road Brighton		Fewer than 10 units				
Rear 331 Kingsway Hove	Commenced 2016					
38-42 East Street Brighton		Fewer than 10 units				
P&H House 106-112 Davigdor Road Hove				Allocated within strategic allocation.	Allocated within strategic allocation.	
7 Symbister Road	Commenced 2016					
21-23 & 37-40 Brighton		Fewer than 10 units				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
Square, Brighton						
191 Kingsway Hove	Commenced 2016					
Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	Commenced 2016					
School Road Industrial Area School Road Hove (Westerman Complex)	Allocated in City Plan Part One Policy CP3					
Lansdowne Hotel, Lansdowne Place, Hove	Commenced 2017					
43-45 Bonchurch Road Brighton		Fewer than 10 units				
Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton		Fewer than 10 units				
Old Ship Hotel, 31-38 Kings Road, Brighton				Allocated.	Allocated.	
113-119 Davigdor Road, Hove				Allocated within strategic allocation.	Allocated within strategic allocation.	
379 & Land Rear 377 Kingsway, Hove		Fewer than 10 units				
121-123 Davigdor Road (Happy Cell)	Commenced 2017					
Findon Road, former Whitehawk Library site, Brighton BN2 5FP (HRA site)	Commenced 2016					
Mill House Pub, 131 Mill Lane, Portslade	Commenced 2016					
Astoria 10-14 Gloucester Place Brighton				Allocated.	Removed as now under construction	
83 - 85 Western Road Hove	Complete 2016					
Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arundel Road Brighton	Complete 2016					
Stretton Hall (Part of EDF Portland Road Business Park (EM1))	Commenced 2016					
173 Church Road Hove	Commenced 2016					
Russell House Russell Mews Brighton	Commenced 2016					
201 Dyke Road Hove	Commenced 2016					
60 Wilbury Road Hove		Fewer than 10 units				
23 & 24 Old Steine Brighton		Fewer than 10 units				
5 Norfolk Terrace Brighton		Fewer than 10 units				
27 Palmeira Avenue Hove		Fewer than 10 units				
School Road Industrial Area School Road Hove (Rayford House)	Allocated in City Plan Part One Policy CP3					
Land east & north of The Downsman PH, Hangleton Way Hove				Allocated.	Removed as now under construction	
Vye's, 19-27 Carlton Terrace Portslade		Land in safeguarded employment use.				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
Tudor Grange 13 The Upper Drive Hove		Fewer than 10 units				
PO Delivery Office 62 North Road Brighton				Allocated.	Allocated	
Langfords Hotel Third Avenue Hove			Considered to be post-plan period due to current established hotel use.			
35a-41 Vale Road Portslade		Land in safeguarded employment use.				
Land between 38-50 Carlyle Street Brighton		Fewer than 10 units				
Land west of Homeleigh London Road Brighton				Considered to be post-plan period due to current use as surface car-park for flats		
55 Canning Street Brighton (adj 31Walpole Road)		Fewer than 10 units				
Surrenden Lodge, Surrenden Road, Brighton			Not included in BLR. Considered to be post-plan period.			
Courtlands Hotel 11-17 The Drive Hove			Considered to be post-plan period due to current established hotel use.			
St Catherine's Lodge Hotel St Catherine's Terrace, Kingsway Hove			Considered to be post-plan period due to current established hotel use.			
Land and garages at rear of 1 -3 Queensway, Southwater Close, Brighton		Fewer than 10 units.				
Studor House, 13 Sheridan Terrace Hove		Fewer than 10 units				
Telephone Exchange 34 Palmeira Avenue Hove		Land in safeguarded employment use.				
Preece House, 91-103 Davigdor Road, Hove				Allocated within a Strategic Allocation.	Allocated within a Strategic Allocation.	
1 Shelldale Road Portslade		Fewer than 10 units				
Land at rear of Sussex House, Abbey Road & St George's Road Brighton		Site in alternative use and unavailable in plan period.				
Sussex Ice Rink 11b Queen Square Brighton	Hotel development commenced.					
69-70 Middle Street Brighton		Land in safeguarded employment use.				
Lee Hire 7-13 Church Place Brighton		Fewer than 10 units				
Patcham Garage, Old London Road, Patcham		Fewer than 10 units				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
Garton House 22 Stanford Avenue Brighton		Site in use with deliverability within plan period unknown.				
St David's Hall, Whitehawk Road Whitehawk Way Brighton		Fewer than 10 units				
138 Dyke Road 35a Chatsworth Road Brighton		Site in use as a care home with deliverability within plan period unknown.				
Cadogan Court 134a Dyke Road Brighton		Site currently in residential use and considered to be unavailable for redevelopment.				
(Not Zylo Works) Factory site Marine View Brighton		Undeliverable in plan period				
(Smoky Estate) Corner of Church Road, Lincoln Road & Gladstone Road Portslade				Allocated.	Allocated.	
60-62 and 65 Gladstone Place, Brighton				Allocated.	Allocated.	
Victoria Grove, Second Avenue, Hove		Well-used mews with various employment uses				
St John's Place, First Avenue, Hove		Well-used mews with various employment uses				
44 - 50 Brunswick Street West Hove		Fewer than 10 units				
site adjacent west Carlton Hill Primary School Kingswood Street Brighton			Unsuitable for allocation as site is designated open space on a school site.			
25 Montague Place Brighton		Fewer than 10 units				
Telephone Engineering Centre 274 Old Shoreham Road Hove		Allocated for employment use.				
117 Victoria Road Portslade		Fewer than 10 units				
Knogle Hall Knogle Road Brighton		Fewer than 10 units				
PO Sorting Office Nevill Road, Rottingdean Brighton		Fewer than 10 units				
Corner of Spring Gardens and Church Street Brighton				Site in use as an electricity sub-station and recently upgraded. Unavailable in Plan period.		
35-39 The Droveaway Hove (Dairycrest)				Allocated.	Allocated.	
Area to rear of Bluebird Court,12-14 Hove Street Hove		Undeliverable in plan period				
Rear of Rutland Court Rutland Gardens Hove		Undeliverable in plan period				
46-54 Old London Road				Allocated.	Removed due to	

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
Patcham Brighton					uncertainty over site availability.	
Reservoir Dyke Road Brighton		Undeliverable in plan period				
Knoll Business Centre Old Shoreham Road Bellingham Crescent Hove		Land in safeguarded employment use.				
Peacock Industrial Estate, Lyon Close Hove				Allocated within a Strategic Allocation.	Allocated within a Strategic Allocation.	
Prince's Marine Hotel, 153 Kingsway, Hove			Considered to be post-plan period due to current established hotel use.			
North Star Car Showroom, Carlton Terrace Station Road Portslade		Land in safeguarded employment use.				
Unit D Cambridge Grove Hove		Land in safeguarded employment use.				
Tower Point, North Road, Brighton		Land in safeguarded employment use.				
Sovereign House, Church Street, Brighton		Land in safeguarded employment use.				
BP Petrol Station, Kingsway, Hove		Land in active use. Unavailable.				
Boundary House, Boundary Road Hove		Site in active use as a DWP office. Unavailable.				
6 Cliff Approach Brighton		Fewer than 10 units				
Lansdowne Mews Farm Road Hove		Fewer than 10 units				
Corner John Street/ Sussex Street Brighton			Considered to be unavailable as site is open space/school land.			
Land south of Lincoln Cottages (Lincoln Cottage Works) Lincoln Street Brighton				Allocated.	Allocated	
Badger Tennis Club, Church Place, Brighton		Site in active use and undeliverable during plan period.				
Former Brewery site, South Street Portslade				Allocated.	Removed as now under construction	
Choices, Rear of Ditchling Rise, 60 Beaconsfield Road Brighton		Site in active use and undeliverable during plan period.				
323-327 Dyke Road, Hove		Site in active residential use and not considered to be available for redevelopment.				
Texaco Service Station 24 Kingsway Hove	Commenced 2017					
Brighton & Hove Corals		Site in active use and				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
Stadium Nevill Road Hove		undeliverable during plan period.				
20-36 Baden Road Brighton		Fewer than 10 units				
EDF Whitegates Substation Site London Road Brighton			No evidence the site is deliverable.			
Petrol Station Corner of Dyke Road/Upper Drive			No evidence the site is deliverable.			
Land to Rear of 62-68 Beaconsfield Road, Brighton				Undeliverable in plan period due to numerous sensitivities		
21 a-f Station Road Portslade		Fewer than 10 units				
57 Station Road Portslade		Fewer than 10 units				
EDF Portland Road Business Park		Land in safeguarded employment use.				
Land at corner of Fox Way and Foredown Road Portslade				Allocated.	Allocated.	
Kings House, Grand Avenue, Hove				Allocated.	Allocated.	Delete as now under construction
Housing Office Victoria Road Portslade (adj Portslade Town Hall)				Allocated.	Allocated.	
Kensington Street car parking sites, Brighton BN1 4AJ	Commenced 2018.					
Wellsbourne site, Whitehawk Road, Brighton, BN2 5FL	Commenced 2017.					
Buckley Close garage site, Hangleton, BN3 8EU (HRA site)				Allocated.	Allocated.	Delete as now under construction
Bus Garage corner of Whitehawk Road and Henley Road Brighton			No evidence the site is deliverable.			
Marathonbet House, 141 Davigdor Road, Hove				Allocated within strategic allocation.	Allocated within strategic allocation.	
Kings School Site, High Street, Portslade				Deliverability too uncertain.		
Travis Perkins Trafalgar Lane, Brighton			Landowner advised site is unavailable.			
76 Church Street, Brighton				Allocated.	Allocated	
235-237 Hangleton Road, Hove (ODM Office Supplies)		In active employment use and considered to be unavailable in the plan period.				
Eastergate Road Garage Site (HRA)				Allocated.	Allocated	
Land rear 8 Inwood Crescent, Brighton		Fewer than 10 units.				
St Joseph's Rest Home 3-7 Bristol Road Brighton		In use as a rest home and considered to be				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Status in Submission Plan	Proposed Changes following Reg. 19 Consultation
		unavailable in the plan period.				
St Aubyns School 76 High Street Rottingdean Brighton				Allocated.	Allocated	
Preston Park Hotel, 216 Preston Road, Brighton				Allocated.	Allocated	
Montpelier Place Baptist Church, Montpelier Place Brighton				Allocated.	Removed as now under construction	
Hove Business Centre Fonthill Road Hove		Fewer than 10 units.				
Land at 189 Kingsway Hove (Sackville Hotel)				Allocated.	Allocated	Delete as now under construction
George Cooper House, 20-22 Oxford Street				Allocated	Allocated	Delete as now under construction
Whitehawk Clinic, Whitehawk Road				Allocated.	Allocated	Delete as now under construction
251-253 Preston Road, Brighton				Allocated.	Removed as now under construction	
76-79 & 80 Buckingham Road Brighton				Allocated.	Allocated	
Dolphin House (for C3 + B1)					Put forward as omission site – unsuitable for allocation	
Outpatients Department, Royal Sussex County Hospital (for C3)					Put forward as omission site - allocated	
154 Old Shoreham Road, Hove						Proposed allocation as omission site
Land at Preston Road / Campbell Road						Proposed allocation as omission site

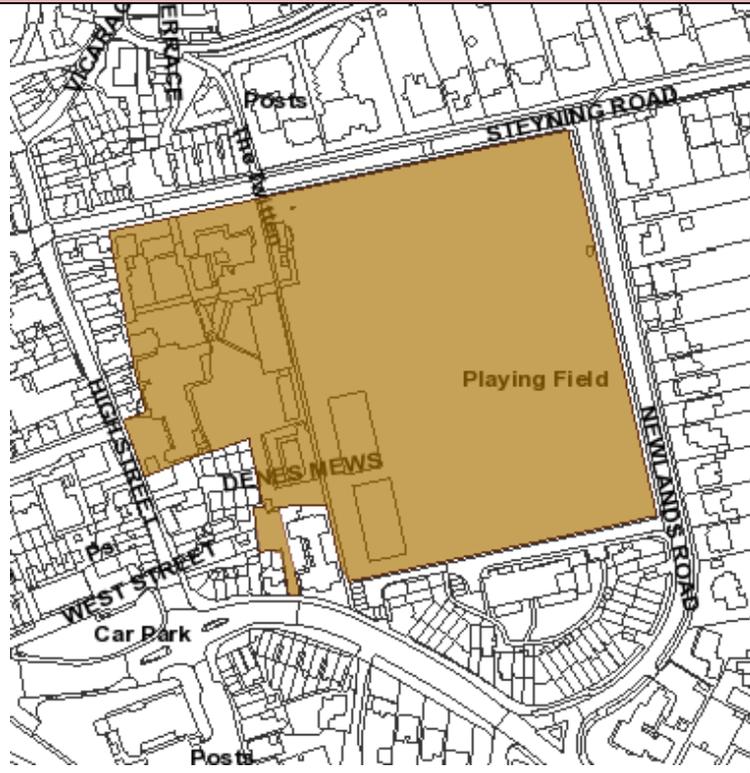
## Appendix 2 - Urban Fringe Sites

UFA Site Reference	Allocated in Proposed Submission CPP2	Proposed Changes following Reg. 19 consultation	Site name in Proposed Submission CPP2
1	Yes		Land at Oakdene, Southwick Hill / Land West of Mile Oak Road
2	Yes		
4	Yes		Land at Mile Oak Road. Portslade.
4a	Yes		
4b	No - required for mitigation measures		Land at Overdown Rise, Mile Oak
5	Yes		
5a	No - required for mitigation measures		
6	No - in use as allotments		
11	Yes		Benfield Valley
12	Yes		
16	Yes	Delete site from Policy H2	Land at and adjoining Horsdean Recreation Ground, Patcham
17	Yes		Land at Ladies Mile, Carden Avenue
21	Yes		Land to north-east of Coldean Lane
21a	Yes		Land north of Varley Halls, Coldean Lane
21c	No – in use as allotments		
30	Yes		Land at and adjoining Brighton Race Course
31	No – in use as Whitehawk allotments		
32	Yes		Land at South Downs Riding School and Reservoir Site
32a	Yes		
33	Yes		Land north of Warren Road (Ingleside Stables)
36	No – yield less than 10 units		
37	No – in use as Roedean Golf Course		
38	Yes		Land at Ovingdean Hall Farm & Land at Bulstrode / Ovingdean Farm
38a	Yes		
39	Yes		
41	No - Yield less than 10 units <i>(Land at Wanderdown Rd/Long Hill)</i>		
42	Yes		Land adjacent to Ovingdean and Falmer Road, Ovingdean
43	No - Yield less than 10 units <i>(Land to rear of Longhill Road)</i>		
46a	Yes	Reduction from 24 to 18 dwellings	Land at Former Nursery, Saltdean
48	Yes		Cluster at Coombe Farm and Saltdean Boarding Kennels, Westfield Avenue North, Saltdean
48a	Yes		
48b	Yes		
48c	Yes		
50	Yes		Land west of Falmer Avenue, Saltdean



## Appendix 3 – Housing and Mixed-use Site Proformas

## Site Profile Former St Aubyn's School, 76 High Street, Rottingdean, Brighton, BN2 7JN

Site Details	
	<b>Site Name / Address</b> Former St Aubyn's School, Rottingdean, BN2 7JN
	<b>Ward</b> Rottingdean
	<b>Site Area (ha)</b> 3.4ha comprised of 0.86 school campus and 2.54 fields
	<b>Land Type (PDL or GF)</b> PDL and GF (playing fields)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> Yes Rottingdean Neighbourhood Plan Area
	<b>Surrounding Land Uses</b> Predominately residential. Close to High Street with mix of A uses.
	<b>Surrounding Area Density</b> 10dph
<b>Current Use / Former Use &amp; Condition of Site</b> Former school with playing fields (D1)	
<b>Site In Use Or Vacant</b> Vacant	
<b>Relevant Planning History</b> Applications BH2017/02681 and BH2017/02680 for provision of 93 no residential dwellings. Approved. Planning applications BH2015/03108, BH2015/03112 and BH2015/03110) for provision of 48 no. residential dwellings and a 62 bedroomed care home. All refused April 2016 on various grounds.	

Proximity of services	
<b>Vehicular access</b>	Existing access to the site is via a single vehicle width road leading off the High Street. This access point is currently sub-standard in terms of visibility. A review of alternative access points to the site has been undertaken by the council's Transport team. This exercise has revealed three access points to the site from: Steyning Road, Marine Drive and St Aubyns Mead. Steyning Road is the preferred access point.
<b>Distance to Strategic Road Network</b>	6km to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	C6.5km to Brighton Station; 6.5km to Falmer Station Several bus services available from central Rottingdean area c150m

<b>Primary School</b>	Our Lady of Lourdes RC 300m (no capacity 17/18 allocation day) St Margaret's CE 400m (capacity on 17/18 allocation day) Saltdean Primary 1770m (capacity on 17/18 allocation day)
<b>Secondary School</b>	Longhill School 1,700m (capacity on 17/18 allocation day)
<b>GP Surgery</b>	Rottingdean & Saltdean Medical Practice , Meadow Parade, Rottingdean (1,150m) Saltdean & Rottingdean Medical Practice, Longridge Avenue, Saltdean (1,930m) (both accepting patients 09/17)
<b>Local centre or convenience shops</b>	High Street Rottingdean Local Shopping Centre <50m
<b>Park / Play area</b>	Kipling Gardens <300m Rottingdean Fields c. 600m
<b>Access to Utilities including broadband exchange</b>	Rottindgean Exchange c.500m (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site boundary is in very close proximity to Rottingdean High Street AQMA.
<b>Noise</b>	Southern part of site has road noise levels of between within 55-65dcbL.
<b>Flood risk</b>	In Flood Zone 1. 3% of site at low risk of surface water flooding. Adjacent High Street at high risk of surface water flooding. SFRA (2019) indicates that entire site is within a surface water conveyance zone. Groundwater levels >5m. SFRA did not require further consideration by sequential/exception tests.
<b>Groundwater Source Protection Zone</b>	Not within
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC c3,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR c3,000m Black Rock to Newhaven Cliffs SSSI c170m Within Impact Risk Zone for the Black Rock to Newhaven Cliffs SSSI which may affect certain types of development (although not residential).
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Whiteway Land SNCI c.300m Beacon Hill LNR c.400m: within 500m of an LNR therefore specific mitigation may be required. Trees subject to TPO on site.
<b>Geological designations</b>	Black Rock to Friars Bay RIGS c170m
<b>Recreational Value</b>	Ancillary playing field as part of original school site. Planning brief states there is no general public access to this field, although a number of local sports clubs have previously used the playing fields on appointment basis. Noted that there is no over-riding deficiency in open space within the Rottingdean ward.
<b>Landscape Issues / SDNP</b>	Views to and from Beacon Hill (within the SDNP) are key strategic views within the Rottingdean Character Statement, and include the playing fields and some of the school buildings within them.
<b>Heritage Assets</b>	The site contains Grade II listed buildings (the school and chapel), various curtilage listed buildings, as well as the flint wall fronting the High Street. The part of site which contains the school buildings is

	situated within the Rottingdean Conservation Area. The playing fields are adjacent to the Conservation Area with the twitten forming the boundary. The playing fields are an important part of the setting of the conservation area (Rottingdean Conservation Area Character Statement).
<b>Archaeological Value (ANA)</b>	Part of site within Rottingdean ANA
<b>Contamination/remediation or geological issues</b>	Phase 1 Desk Study undertaken for 2015 planning application identified potential metal, asbestos and PAH contamination associated with the existing buildings. Geo report concludes that one sample of topsoil had elevated levels of lead beyond the screening value for a residential end use. Survey concluded that additional work may be required.
<b>Topography and gradients</b>	The site is located on a sloping hillside that rises west to east from the valley floor. There is a level change of 5 metres between the school's main building and the middle of the playing fields. This change in levels accounts for the predominance of garden terracing to the east and rear of the school building.
<b>Site within Article 4 Direction</b>	Within Rottingdean Conservation Area Article 4 Direction (mainly relates to minor householder developments)
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Rottingdean Neighbourhood Plan –at preparation stage – no policies in public domain (01.18 St Aubyn's Planning Brief 2015 Various Local Plan and CPP1 policies:	HO20 – Retention of community facilities (Loss of private school) HE1 – Listed buildings HE2 – Demolition of listed building HE3 – Setting of listed building HE4 – Reinstatement of features HE6 – Conservation area HE8 – Demolition in conservation areas HE12 – Archaeology CP15 – Heritage CP16 – Open Space (Loss of open space (playing fields). CP16 1b) CP17 – Sports Provision (Loss of outdoor sports facilities)
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	93
<b>Implied Site Density</b>	0.86ha school campus + 1.1ha open space = 1.96ha area of development = 47dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Predominantly residential with nearby retail area (Rottingdean Local Centre)
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Fairfax own the site. No constraints known.
<b>Willingness of land owner to develop site</b>	Recent applications suggest owner is willing to develop site
<b>Achievability</b>	1-5 year supply
<b>Overall Summary</b>	

The site is situated within the Rottingdean Neighbourhood Plan area and is located in a predominantly low density residential area. The site has good access to primary schools, doctors, local shops, and recreation. Health facilities and some local primary schools appear to have some capacity. The catchment secondary has capacity.

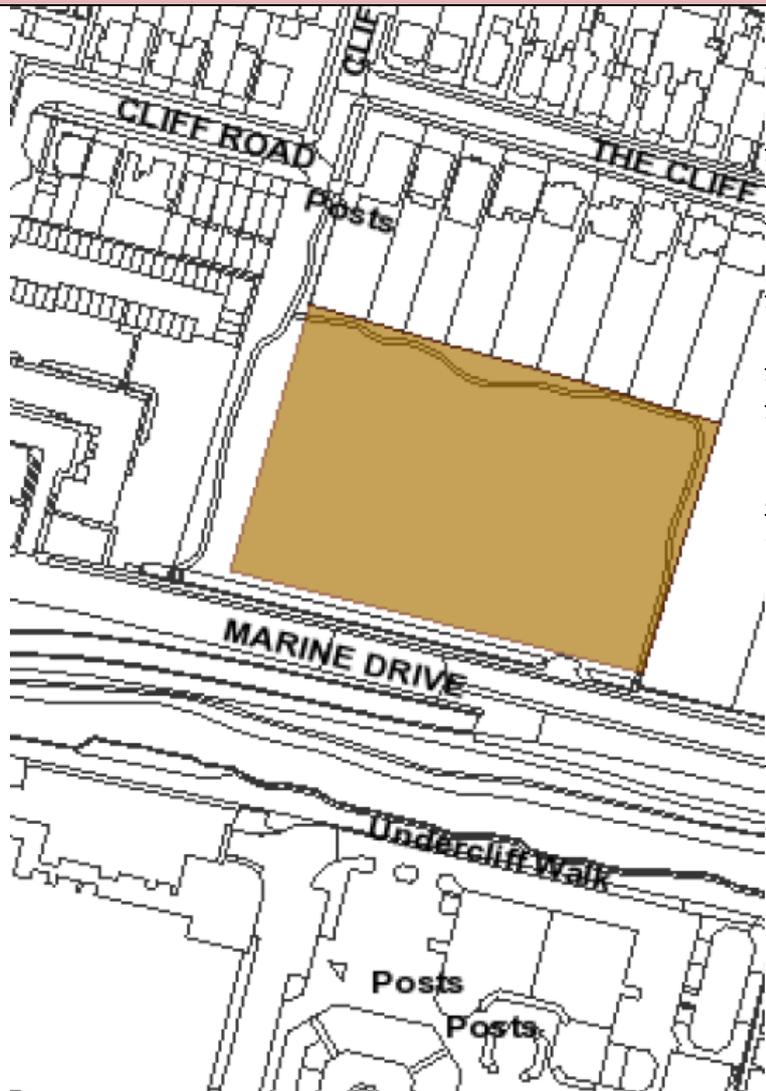
The site is not in close proximity to the SRN, nor any train stations, however does have good access to various regular bus services that link Rottingdean to Brighton and villages along the coast to the east. The site is unlikely to have any issues relating to groundwater or ecological designations. Only small parts of site at risk of surface water flooding and groundwater levels more than 5m below surface. SFRA considered overall flood risk to be low and did not require further consideration by sequential/exception tests. The site is not located within a tall building corridor and is not located within a Heat Network Opportunity Area.

The site is located within fairly close proximity to the Brighton to Newhaven Cliffs SSSI although residential development on the site would be unlikely to have any issue on the SSSI. The site contains numerous heritage assets including listed buildings and is situated within the Rottingdean Conservation Area. The site is also within the Rottingdean ANA. The site is prominent and visible from the SDNP (Beacon Hill) and therefore may have high landscape sensitivity. The site may also have previously provided some recreation value due to the open space although it is noted that there is no over-riding deficiency in open space within the ward. The site is within fairly close proximity to the AQMA and the southern part of the site may be subject to high levels of road noise. Recent land surveys undertaken as part of the planning application suggests there may be potential for some land contamination on site. The site has a change in gradient across the site, which may need to be overcome and there is currently limited road access.

There is an adopted planning brief for the site. The site has numerous policy constraints including heritage, archaeology, loss of open space and sports provision.

The site has an approved planning consent, which demonstrates willingness to develop the site. The site is considered suitable for some residential in accordance with the planning consent.

**Site Profile Land between Marine Drive and rear of 2-18 The Cliff, Brighton**

Site Details	
	<b>Site Name / Address</b> Land between Marine Drive and rear of 2-18 The Cliff, Brighton, BN2 5RE
	<b>Ward</b> Rottingdean
	<b>Site Area (ha)</b> 0.94
	<b>Land Type (PDL or GF)</b> GF
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
<b>Surrounding Land Uses</b> Within Black Rock neighbourhood. Residential to the north, east and west of the site. Marine Drive/A259 to the south.	
<b>Surrounding Area Density</b> Varies. Some very low density (6dph) dwellings situated on The Cliff to the north; Marine Gate higher density flats (90dph) to the west. Average 13dph across locality.	
<b>Current Use / Former Use &amp; Condition of Site</b>	Site is designated natural/semi-natural open space
<b>Site In Use Or Vacant</b>	In use as publically accessible open space.
<b>Relevant Planning History</b>	2007/00469 construction of 16 sustainable and low carbon dwellings – approved. Lapsed 2010.

Proximity of services	
<b>Vehicular access</b>	No existing vehicular access to the site. Presumed that access would need to be via Cliff Road/The Cliff.
<b>Distance to Strategic Road Network</b>	7.3km to A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	100m to nearest bus stop – buses every 20 minutes (More frequent buses within 500m of site) 4km to Brighton train station
<b>Primary School</b>	St Mark's CE Primary 1050m (little capacity on allocation day)

	17/18) Whitehawk City Academy 1670m (capacity on allocation day 17/18)
<b>Secondary School</b>	Longhill School 4100m (catchment) (capacity on allocation day 17/18)
<b>GP Surgery</b>	Broadway Surgery (Wellsbourne Centre) 1,300m (currently accepting patients 11/17)) Ardingly Court Surgery, Brighton 2,300m (currently accepting patients 11/17)
<b>Local centre or convenience shops</b>	Whitehawk Road Local Centre 400m Asda & Brighton Marina shops 650m(although very poor links to site across A259)
<b>Park / Play area</b>	East Brighton Park 350m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband 1600m (good access) Unlikely to be existing utilities on site, however adjacent to existing resident area.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within AQMA
<b>Noise</b>	High levels of road noise across site between 60-74dcbls reflecting proximity to the A259.
<b>Flood risk</b>	Within floodzone 1. No flooding incidents on site. No risk of surface water flooding on site. Entire site surface water conveyance zone. Groundwater levels more than 5m below surface.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ.
<b>International Ecological Designations (SAC)</b>	Not on site. Castle Hill SAC 4,000m
<b>National Ecological Designations (SSSI)</b>	Not on site. Castle Hill SSSI and NNR 4,000 Black Rock to Newhaven Cliffs SSSI <20m (separated from site by the A259) (Within Impact Risk Zone for the SSSI)
<b>Local and other Ecological Designations (SNCI/LNR)</b>	The entire site is a newly designated LWS – Cliff Road Paddock, designated for chalk grassland with reptiles. Sheepcote Valley SNCI 150m.
<b>Geological designations</b>	Black Rock to Newhaven Cliffs SSSI & RIGS <20m (SSSI/RIGS adjacent to sea-side of A259) separated from site by the A259
<b>Recreational Value</b>	Likely to have some recreational value as an open space. Noted there are no deficiencies in this typology of open space within the ward or sub-area.
<b>Landscape Issues / SDNP</b>	SDNP extends into the city in fairly close proximity to the site, covering the area of Sheepcote Valley (150m from site). However site is adjacent to existing residential areas, including the 8 storey Marine Gate building and is therefore situated within an urban context. The site provides good views of the sea and the Marina.
<b>Heritage Assets</b>	Not within or adjacent to any heritage assets.
<b>Archaeological Value (ANA)</b>	Within ANA (Roedean)
<b>Contamination/remediation or geological issues</b>	Unknown but considered unlikely.
<b>Topography and gradients</b>	Site slopes steeply in a north to south direction, with approximately 4m level change.

<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No, however it is noted that the adjacent Marina is a tall building node.
<b>Within District Heat Network Opportunity Area</b>	No, however in close proximity to Brighton Marina Heat Network Opportunity Area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
CP10 Biodiversity (also NC4?) CP16 Open Space HE12 Archaeology	Within NIA. Designated Local Wildlife Site. Designated natural/semi-natural open space (publically accessible) Within ANA.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	10
<b>Implied Site Density</b>	11dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	A Greenfield site designated as open space and comprising a LWS, within the built up area boundary, adjoining an area of predominantly residential uses. The site forms part of a green strip that runs alongside the A259 extending from Brighton to Rottingdean which includes private gardens and the miniature golf course at Roedean.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC owned. Site covered by a covenant which restricts the number of dwellings that can be delivered.
<b>Willingness of land owner to develop site</b>	Lapsed planning consent demonstrates willingness to develop site, although considered unlikely that this or a similar development will come forward. BHCC seeking permission to dispose of site.
<b>Achievability</b>	Achievable within medium term (6-10 years)
<b>Overall Summary</b>	
<p>The site is BHCC owned open space of the natural/semi-natural typology. It is situated within the built up area boundary, contained on one side by the adjacent A259 and by residential dwellings and private gardens of a mix of densities, including very low density large properties to the north and the Marine Gate high density flatted development to the west. It has poor access to the SRN and no existing road access onto the site, which could be a key constraint.</p> <p>The site has good access to a bus service, although this is fairly infrequent, local shops, and opportunities for recreation. There are unlikely to be any utilities on site, although is in fairly close proximity to utilities serving adjacent developments. The site is not in close proximity to local schools, and the nearest primary school has little capacity. The catchment secondary school although located some distance away does have capacity. The site is not in close proximity to a doctor's surgery.</p> <p>The site is unlikely to have issues with regards to air quality, surface water flood risk and groundwater levels are more than 5m below surface, heritage assets, groundwater resource or contamination.</p> <p>The site is likely to have some recreational value, as a publically accessible open space. It has been recently designated as a LWS and is in fairly close proximity to an SNCI which could be subject to increased recreational pressure, and is also in close proximity to the Black Rock to Newhaven Cliffs SSSI and RIGS, although separated by the A259. The site is subject to high levels of road noise and is within the Roedean ANA.</p> <p>The site is in a fairly exposed prominent position sitting alongside and approximately 2metres above the A259 and slopes in a southerly direction. The site may have some landscape sensitivities, as is located in fairly close proximity to the SDNP, although is situated within an urban context.</p> <p>The site is not within a Tall Building Corridor, although is adjacent to a tall building and is in close proximity to the Marina which is a tall building node. The site is not within a Heat Network</p>	

Opportunity Area, although is fairly close to the Brighton Marina cluster.

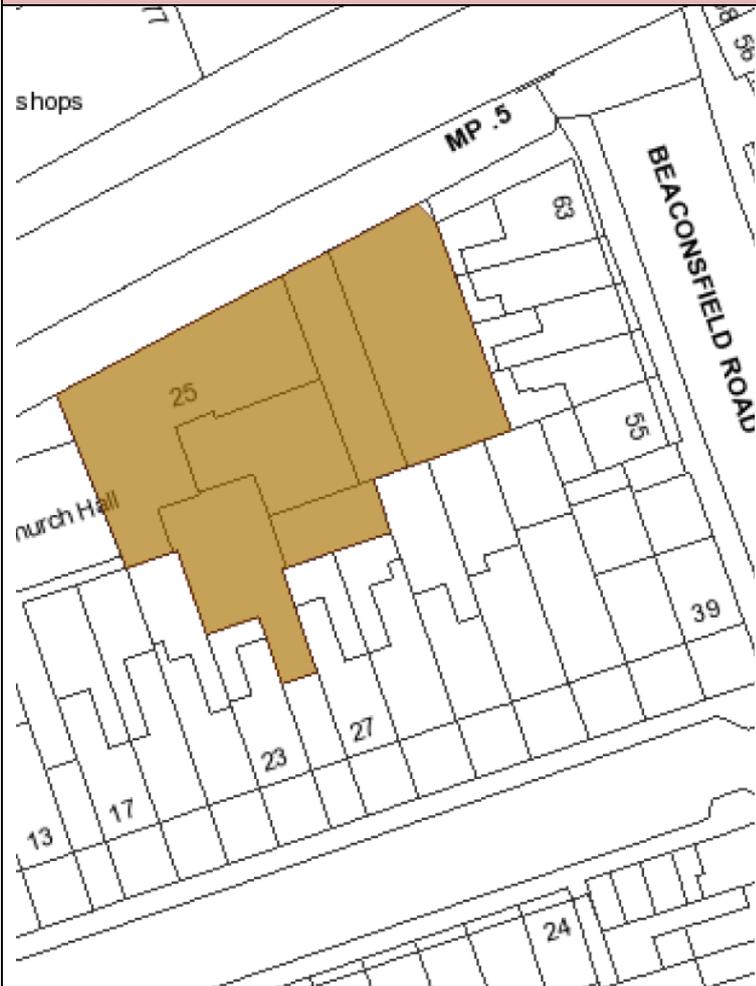
The site has a restrictive covenant which limits the amount of dwellings that can be delivered on site.

The site has policy constraints relating to biodiversity and archaeology. The site also has policy constraints relating to open space although it is noted there are no deficiencies in this typology within the ward or sub-area.

The site previously had a planning consent for 16 low-density and low-environmental impact dwellings.

This demonstrates willingness to develop the site, although it is considered unlikely that this form of development will come forward due to the lapsed nature of this consent. Due to the ecological value of the site, demonstrated by the recent LWS designation, the indicative minimum dwelling number needs to be adjusted. The nature and form of residential development would be dependent on the ability to mitigate any impacts, including those on biodiversity and the LWS designation.

## Site Profile 25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton

Site Details	
	<b>Site Name / Address</b> 25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton, BN1 4QL
	<b>Ward</b> Preston Park ward
	<b>Site Area (ha)</b> 0.09
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA4
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Residential uses on Ditchling Rise, mixed commercial and retail on Beaconsfield Rd. Adjacent to the railway viaduct. Close proximity to Preston Road/London Road retail areas.
	<b>Surrounding Area Density</b> Round Hill Area – 62dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Various businesses registered at Beaconsfield Workshops and Studios including car garages, fashion accessories, decorators, photographers, graphic designers. Exact use class unknown.
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	None

Proximity of services	
<b>Vehicular access</b>	Site can be accessed via Ditchling Rise or Beaconsfield Road
<b>Distance to Strategic Road Network</b>	4.3km to nearest junction of A23/A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Numerous regular bus services available from London road 180m London Road train station 400m
<b>Primary School</b>	Downs Infant School 730m (some capacity on allocation day 17/18) St Bartholomew's 780m (some capacity on allocation day 17/18)
<b>Secondary School</b>	Dorothy Stringer 1650m (no spare capacity on allocation day)

	17/18) Cardinal Newman 1655m (no spare capacity on allocation day 17/18)
<b>GP Surgery</b>	Preston Park Surgery 270m (accepting new patients 10/17)
<b>Local centre or convenience shops</b>	London Road Town Centre 110m Beaconsfield Road Local Centre 160m
<b>Park / Play area</b>	Preston Park 300m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange 1,700m Unlikely to be issues with other utilities due to existing uses on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent
<b>Noise</b>	Adjacent to railway viaduct. Situated between London Road and Beaconsfield Road which have high levels of road noise. Site itself subject to noise levels of between 55-65dcbL.
<b>Flood risk</b>	In flood zone 1. Very low (1:1000yr) surface water flood risk on 8% of site. No flooding incidents on site. 1% in surface water accumulation zone. GW located between 0.5m-5m below surface therefore some risk but not in highest risk categories.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 3,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	London Road LWS 180m
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Adjacent to Grade II* London Road Railway Viaduct Preston Park Conservation in fairly close proximity although the site is unlikely to be within the setting of the Conservation Area due to the presence of existing buildings and the Beaconsfield Road streetscape that lies between the site and the Conservation Area.
<b>Archaeological Value (ANA)</b>	Not within ANA however adjacent to Preston Villa ANA
<b>Contamination/remediation or geological issues</b>	Possibly due to former uses, however unknown.
<b>Topography and gradients</b>	Situated on fairly level ground
<b>Site within Article 4 Direction</b>	Situated within Central Brighton, NEQ and London Rd Article 4 Direction Area for office to residential.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Not within London Road TBC although in close proximity.
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	

Possible CPP1 CP3 HE3 Within the Setting of Listed Building CP15 Heritage	Current Employment site would need to be demonstrated to be redundant (Unallocated) Adjacent to Grade II* listed railway viaduct
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	15
<b>Implied Site Density</b>	166dph
<b>Viability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	The site is located behind a residential street within close proximity to the commercial/retail activity of Beaconsfield Road and London Road. The site is located adjacent to the London Road Railway Viaduct and has good road, rail and bus transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	One owner. Workshops are let on individual leases to the various businesses.
<b>Willingness of land owner to develop site</b>	No previous planning applications and site not put forward during call for sites exercise. Representation submitted on draft CPP2 suggests the owner would only consider redevelopment if it provided a viable and profitable scheme.
<b>Achievability</b>	Achievable in long-term (11-15 year)
<b>Overall Summary</b>	
<p>The site is situated within DA4. It is currently in use as workshops occupied by various independent businesses. It is located at the rear of a residential street in close proximity to the commercial/retail areas of Beaconsfield Road and London Road. It is situated on level ground with good close access to local facilities and services including health, recreation, primary schools, shops, public transport and utilities. Health facilities and primary schools appear to have capacity however secondary schools within the catchment area are over-subscribed. The site has good access to main A roads, although is some distance from the SRN. The site is not situated within a tall building corridor, however is adjacent to one. It is not within a Heat Network Opportunity Area.</p> <p>The site is unlikely to have issues biodiversity designations, geological designations, landscape, groundwater pollution and has no recreational value. The site is not situated within or adjacent to the AQMA.</p> <p>The site is adjacent to the Grade II* listed London Road Railway Viaduct and is likely to be within its setting. The site suffers from high levels of road and railway noise. The site may have potential for contamination. The site has risk of groundwater flooding, although is not within two highest risk categories, and has small area at low risk of surface water flooding however is considered to be at overall low risk within the SFRA.</p> <p>The site is situated within the Article 4 Direction Area preventing change of use from office to residential without planning permission.</p> <p>The site has policy constraints relating to heritage and potential loss of employment. It is presumed the workshops and premises are let on individual leases. Representation from the owner does not rule out redevelopment for alternative uses in the longer term, subject to viability and reasonable return.</p> <p>The site is considered to have potential for a mix of uses subject to mitigation.</p>	

## Site Profile 60-62 & 65 Gladstone Place, Brighton

Site Details	
	<b>Site Name / Address</b> 60-62 & 65 Gladstone Place Brighton BN2 3QE
	<b>Ward</b> Hanover & Elm Grove
	<b>Site Area (ha)</b> 0.16
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA3
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Largely two storey terraced, high density housing with a local centre of retail and offices. There are community uses including the cemeteries, medical facilities and a primary school.
	<b>Surrounding Area Density</b> 44pdh
<b>Current Use / Former Use &amp; Condition of Site</b>	Currently occupied as B1/B8 use by music equipment distributor (GAK) - looking to relocate larger site
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	Pre-apps BH\2015\ENQ\00217 and PRE2016/05005 for student Housing Block A 56 Bedrooms including 17 Studios Block B 27 Studios plus 5 bed C3 House.

Proximity of services	
<b>Vehicular access</b>	Existing access to site via Gladstone Place. Site situated at end of cul-de-sac
<b>Distance to Strategic Road Network</b>	3,700m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Situated 200m from Lewes Road with numerous bus services. Moulsecoomb train station 1,300m

<b>Primary School</b>	St Martin's CE 570m (limited capacity on allocation day 17/18) Fairlight Primary 590m (some capacity on allocation day 17/18)
<b>Secondary School</b>	Varndean Secondary School 2100m (no capacity on allocation day 17/18) Dorothy Stringer Secondary School 2400m (no capacity on allocation day 17/18)
<b>GP Surgery</b>	Church Surgery, Lewes Road 500m (accepting new patients 10/17)
<b>Local centre or convenience shops</b>	Lewes Road District Centre c.300m Sainsburys c.300m
<b>Park / Play area</b>	Saunders Park 400m
<b>Access to Utilities including broadband exchange</b>	Kemptown exchange c. 1,600m (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	No, immediately adjacent to AQMA, which includes part of Gladstone Place.
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	Within floodzone 1. No risk of surface water flooding. GW levels 0.5m to 5m however not in two highest risk categories. Site within surface water conveyance zone.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ.
<b>International Ecological Designations (SAC)</b>	None on site nor within close proximity. SAC >4,500m
<b>National Ecological Designations (SSSI)</b>	None on site nor within close proximity. Black Rock to Friars Bay SSSI c.3000m Castle Hill SSSI >4,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Woodvale Cemetery LWS immediately adjacent to site (separated by retaining flint wall). Bevendean Downland pLNR <800m
<b>Geological designations</b>	None
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	60-62 Gladstone Place backs onto Woodvale Cemetery Registered Park & Garden and Grade II Listed Building (123a Lewes Road) within Crematorium.
<b>Archaeological Value (ANA)</b>	No
<b>Contamination/remediation or geological issues</b>	Unknown but possible as historically an "industrial" site.
<b>Topography and gradients</b>	Sloping Site. Gentle Slope upwards in easterly direction
<b>Site within Article 4 Direction</b>	Within HMO Article 4 Direction Area.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Site located adjacent but not within the Lewes Road tall building corridor
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	

	<p>CP15 Heritage  HE3 Setting of Listed Buildings  HE11 Historic Parks &amp; Gardens  Site bounded by Woodvale, Extra-mural &amp; Downs Cemeteries SNCI (LP NC4), Nature Improvement area (CPP1 CP10).  DA3 – Aims to enhance role as academic corridor  CP3- Current Employment site would need to be demonstrated to be redundant (Unallocated) CP3.5</p>
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	10
<b>Implied Site Density</b>	62dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Existing commercial site situated within a residential area. In close proximity to Lewes Road mixed use area.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Unknown. Pre –app PRE2016/05005 suggests prospective purchaser– McLaren Property
<b>Willingness of land owner to develop site</b>	Pre-application discussions suggest owner is willing to develop site.
<b>Achievability</b>	Achievable in medium term (6-10)
<b>Overall Summary</b>	
<p>The site is situated within DA3. It is located in a cul-de-sac at the end of a residential street, with close access to the Lewes Road mixed-use commercial area, on level ground with good, close access to local facilities and services including health, recreation, shops, public transport, schools and utilities. Health facilities and some local primary schools appear to have capacity. Catchment secondary schools are over-subscribed. The site is situated on the edge of the Lewes Road Tall Building Corridor and has good access to main A roads and the SRN which is located approximately 3.7km.</p> <p>The site is unlikely to have any issues relating to road noise, groundwater, archaeology, geology, recreation, surface water flooding or landscape.</p> <p>Site could be at risk of groundwater emergence although is not within the two highest risk categories of the SFRA. The site is situated adjacent to the AQMA. The site may have potential for contamination due to current ‘industrial’ uses. The site is adjacent to the Woodvale Cemetery which is an SNCI and Historic Park &amp; Garden, and therefore may have ecological and heritage impacts. It also adjoins a Grade II Listed Building.</p> <p>The site is currently in use as B1/B8 uses and redundancy of the employment floorspace would need to be demonstrated if a change of use is proposed, in line with City Plan Part 1 Policy CP3. The owners appear willing to develop the site. The site could have potential for a mix of uses.</p>	

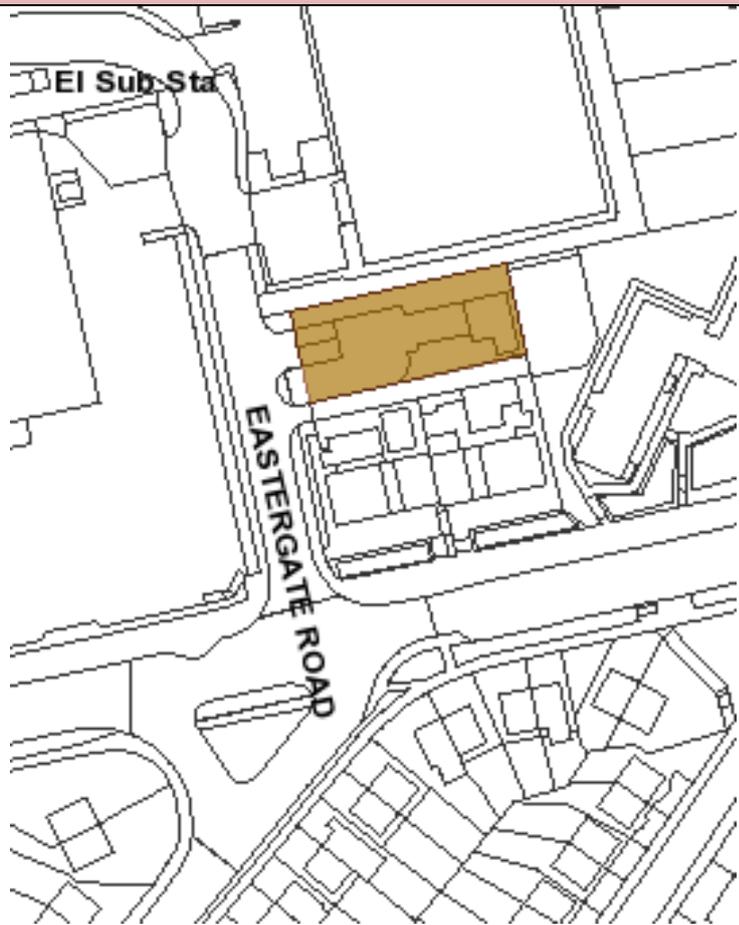
Site Profile 76-79 & 80 Buckingham Road, Brighton

Site Details	
	<b>Site Name / Address</b> 76-79 & 80 Buckingham Road , Brighton, BN1 3RJ
	<b>Ward</b> St Peter's & North Laine
	<b>Site Area (ha)</b> 0.13
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Predominantly residential in the immediate vicinity of the site. Close to Brighton Regional Centre
	<b>Surrounding Area Density</b> Buckingham Rd consist of terraces of mid 19 <sup>th</sup> century 3 storey houses, many of which have been converted to flats c.150dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Formerly used as health facilities (D1) and two dwellings (C3)
<b>Site In Use Or Vacant</b>	Vacant
<b>Relevant Planning History</b>	BH2018/01137: Partial demolition of no. 80 Buckingham Road erection of a five storey building over basement including roof accommodation to create 20no. dwelling units (C3) and community use unit (D1). Conversion of nos. 76-79 Buckingham Road to provide 14no. dwelling units (C3). Approved 29.03.19  BH2016/01766: Conversion of 76-79 to provide 4no C3 dwellings; demolition of 80 and erection of 5 storey building to provide 20 C3 units and D1 use at ground floor. Approved 11/08/17

<b>Proximity of services</b>	
<b>Vehicular access</b>	Current access via Buckingham Road, Buckingham Street and Upper Gloucester Road.
<b>Distance to Strategic Road Network</b>	4,000m to A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 230m from site with various regular services Brighton Station 290m from site
<b>Primary School</b>	St Paul's CE Primary 300m (no capacity allocation day 17/18) St Mary Magdalen's RC Primary 630m (some capacity allocation day 17/18) Middle Street Primary 810m (no capacity allocation day 17/18)
<b>Secondary School</b>	Cardinal Newman 1880m (no capacity allocation day 17/18) Dorothy Stringer 2890m (no capacity 17/18 allocation day)
<b>GP Surgery</b>	Brighton Station Health Centre 260m (accepting new patients)
<b>Local centre or convenience shops</b>	Convenience shop <50m. 160m to shops within Brighton Regional Centre
<b>Park / Play area</b>	St Ann's Wells Gardens 730m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1400m (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within, but immediately adjacent.
<b>Noise</b>	Less than 55dcbLs
<b>Flood risk</b>	In floodzone 1. No historic flooding incidents on site. Low risk of surface water flooding on very small part of site (2%). Groundwater levels >5m below surface. Site within surface water conveyance zone. Site considered to be low risk in SFRA.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 6,500m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI & NNR 6,500m Brighton to Newhaven Cliffs SSSI 2,900m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Brighton Station SNCI 380m
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Within West Hill Conservation Area. Number 80 is cited as being detrimental to the character of the Conservation Area. Nearest listed building 27 North Gardens 80m. Other listed buildings within vicinity include Brighton Station and properties further up Buckingham Road.
<b>Archaeological Value (ANA)</b>	Not within ANA
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely
<b>Topography and gradients</b>	Upper Gloucester Place slopes steeply upwards in an east to west direction. Site has a 1m change in gradient across the extent of the site.

<b>Site within Article 4 Direction</b>	Yes in relation to the Conservation Area.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No but in very close proximity to the New England Quarter and London Road opportunity area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
HE3 HE6 HO20	Development affecting the setting of a listed buildings Development within or affecting the setting of a conservation area Retention of community facilities
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	34
<b>Implied Site Density</b>	261dph
<b>Viability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	In a prominent position on the corner of Buckingham Road, Buckingham Street and Upper Gloucester Road, in a predominantly residential area with very good access to various services located within the city centre.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC own the freehold Buckingham Developments submitted planning application
<b>Willingness of land owner to develop site</b>	Recent extant and new planning application suggests willingness to develop site.
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site is in a fairly prominent corner position. It is currently vacant with the most recent use being health related. It is situated on a steeply sloping site with good, close access to local facilities including shops, primary schools, health, public transport including trains, and utilities. Some local primary schools appear to have capacity. The site has reasonable access to recreation and a main A road, although the SRN and secondary schools are some distance from the site. The catchment secondary school is over-subscribed.</p> <p>The site is not within a Tall Building Corridor and is not within a Heat Network Opportunity Area, although is in close proximity.</p> <p>The site is unlikely to have any issues relating to biodiversity, geological or archaeological designations, recreation, groundwater, landscape, contamination or road noise. SFRA considers site to be at low risk of flooding as very little surface water flood risk and groundwater levels more than 5m below surface. Although the site is not within the AQMA it is immediately adjacent to the boundary.</p> <p>The site is within a Conservation Area; numbers 76-79 being good examples of typical buildings found on Buckingham Road; number 80 is considered to be of detriment to the character of the Conservation Area. There is a grade II listed building in fairly close proximity.</p> <p>The site has policy constraints relating to heritage and loss of community facilities. Southern Water have indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>There is an extant application to deliver 34 residential units and some D1 uses on the site. The recent planning application suggests a willingness to develop the site.</p> <p>The site is considered to be suitable for residential with some D1 uses in accordance with its extant planning consent.</p>	

## Site Profile Eastergate Road Garages, Moulsecoomb

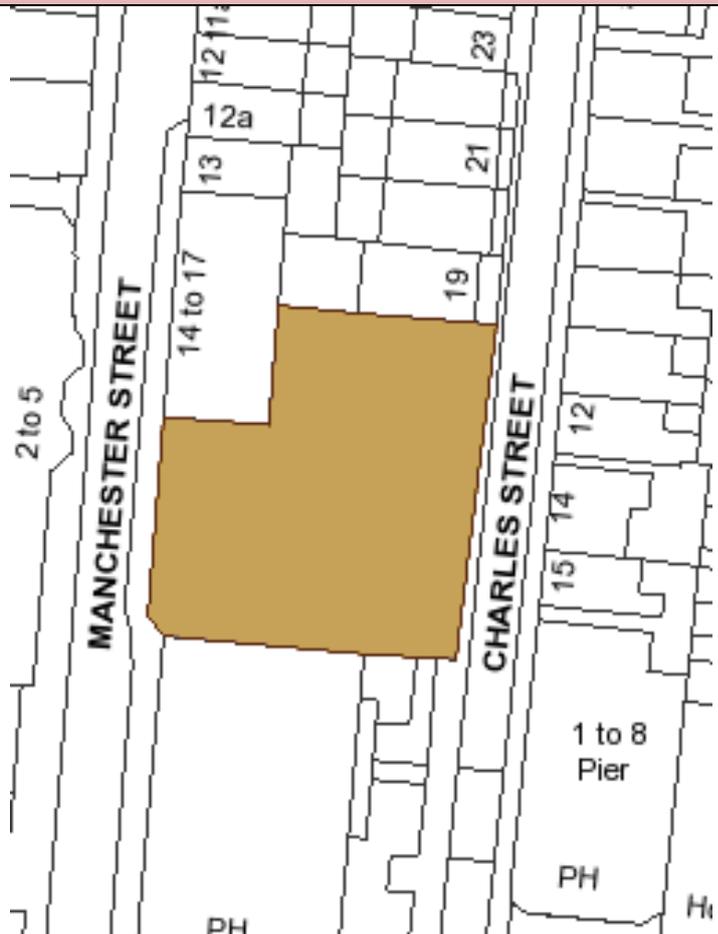
Site Details		
	<b>Site Name / Address</b>	Eastergate Road Garages, Moulsecoomb, Brighton BN2 4PB
	<b>Ward</b>	Moulsecoomb & Bevendean
	<b>Site Area (ha)</b>	0.07
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	DA3
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Moulsecoomb & Fairways Industrial Estate, bingo hall, small parade of shops, some residential including flats and semi-detached properties.
	<b>Surrounding Area Density</b>	21dph overall, although located adjacent to a 3 storey flatted development.
<b>Current Use / Former Use &amp; Condition of Site</b>		BHCC owned garage site. Site largely cleared with only 2 garages remaining.
<b>Site In Use Or Vacant</b>		In use (2 garages let) / Site also used by Mears group for storage and parking.
<b>Relevant Planning History</b>		BH2019/02413 Demolition of garages and erection of 2no 4 storey blocks to provide 30 transitional housing studio apartments and 140m2 communal space. Under consideration.

Proximity of services	
<b>Vehicular access</b>	Existing access from Eastergate Road
<b>Distance to Strategic Road Network</b>	1,800m to A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	100m to bus stop – bus service every 10 minutes. Additional bus services available from Lewes Road (400m) 1,400m to Moulsecoomb train station
<b>Primary School</b>	Moulsecoomb Primary 500m (capacity on allocation day 17/18)
<b>Secondary School</b>	BACA 1,000m (capacity on allocation day 17/18)

<b>GP Surgery</b>	The Avenues Surgery 1,100m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Convenience store 100m from site; however no other shopping parade located nearby; nearest is Lewes Road District Centre 2,200m
<b>Park / Play area</b>	Hodshrove Park 400m
<b>Access to Utilities including broadband exchange</b>	Nearest exchange is 3,600m. This is greater than the 2,000m range within which access is considered to be good. Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within AQMA
<b>Noise</b>	Measured as less than 55dcb. However, site located in close proximity to an industrial estate, with heavy vehicle usage, and therefore there may be subject to noise nuisance.
<b>Flood risk</b>	Flood zone 1. No flooding incidents on site. No risk of surface water flooding on site. In surface water conveyance zone. Groundwater >5m below surface.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 1, 2 &3.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 3,800m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 3,800m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Westlain plantation LWS 600m Bevendean Downland LNR 300m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	SDNP boundary adjoins the Moulsecomb neighbourhood, however development of site unlikely to result in landscape issues due to existing surrounding urban context.
<b>Heritage Assets</b>	None on site or within vicinity.
<b>Archaeological Value (ANA)</b>	Not within ANA
<b>Contamination/remediation or geological issues</b>	Environmental Health indicated that the land is likely to be contaminated.
<b>Topography and gradients</b>	Situated on sloping ground, rising in an easterly direction. Natural gradient on the site changes by approximately 2m from west to east of site.
<b>Site within Article 4 Direction</b>	C3 to HMO A4 area
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
<b>DA3</b>	Within DA3
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	24 (SHLAA)
<b>Implied Site Density</b>	342dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated within a mixed use area, adjacent to an industrial estate, with industrial uses, large "shed" type developments (bingo), and

	residential development, with good access to the SRN.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC – approval to lease to YMCA
<b>Willingness of land owner to develop site</b>	BHCC owned site, likely to come forward as part of New Homes for Neighbourhoods programme, which brings back into used under-used council owned sites. Council committee approved a scheme to develop modular housing on the site. Planning application submitted July 2019.
<b>Achievability</b>	Achievable in short term (1-5years)
<b>Overall Summary</b>	
<p>The site is situated within DA3. The site is accessed via a road that leads to part of the Fairways industrial estate and is situated within a mixed-area which includes industrial uses as well as some flatted residential development.</p> <p>The site has been levelled to some extent although slopes up in an easterly direction, and has good, close access to local facilities including primary and secondary schools, public transport, a convenience store, and recreation. Local schools appear to have capacity. The site has also good access to main A roads and the SRN. Although, the site has good access to a convenience store, the nearest retail parade is the Lewes Road District Centre, located some distance from the site. The nearest doctors surgery is also located some distance from the site. The site is situated some distance from the nearest broadband exchange and is unlikely to have utilities on site due to its former use as garages, however utilities are likely to be within close proximity serving the surrounding neighbourhood.</p> <p>The site is unlikely to have any issues relating to biodiversity, although it is within close proximity to an LNR and could increase recreational pressure; geological and archaeological designations, air quality, surface water flooding, groundwater levels more than 5m below surface, recreation, landscape, or heritage. The site is not within a tall building corridor or a heat network opportunity area.</p> <p>The site is situated within close proximity to an industrial estate which could result in noise nuisance both from uses on site as well as vehicles accessing the site. The site is also considered to have potential for contamination. The site is situated within GSPZ 1, 2 and 3.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site is a council owned garage site, consisting of 2 remaining garages. The site also currently contains storage containers and is used by the Mears group for storage and parking. The council is looking to develop the site as part of the New Homes for Neighbourhoods scheme, which makes better use of council owned sites. Council committee has approved modular type-housing to be delivered on this plot leased by YMCA to young people. Planning application currently under consideration. Site therefore considered to have potential for residential uses subject to mitigation.</p>	

## Site Profile Land between Manchester Street/Charles Street, Brighton

Site Details	
	<b>Site Name / Address</b> Land between Manchester Street/Charles Street, Brighton, BN2 1TF
	<b>Ward</b> Queen's Park
	<b>Site Area (ha)</b> 0.06
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Mixed uses including residential, public house/night-club, language school.
<b>Surrounding Area Density</b> 	
<b>Current Use / Former Use &amp; Condition of Site</b> Currently used as a car-park	
<b>Site In Use Or Vacant</b> In use – car park	
<b>Relevant Planning History</b> BH2017/03841 replacement fencing approved. BH2016/02277 erection of replacement fencing – refused.	

Proximity of services	
<b>Vehicular access</b>	Existing road access.
<b>Distance to Strategic Road Network</b>	Adjacent to A259. 5,900m to nearest junction of A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Numerous bus services available from the Old Steine/St James Street <50m Brighton train station 1,200m
<b>Primary School</b>	Carlton Hill Primary 580m (no capacity allocation day 17/18) Middle Street Primary 720m (no capacity allocation day 17/18)
<b>Secondary School</b>	Cardinal Newman 3000m (no capacity allocation day 17/18) Dorothy Stringer 3400m (no capacity allocation day 17/18)
<b>GP Surgery</b>	Pavilion Surgery, Old Steine 220m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Local convenience store and St James Street District Centre <50m

<b>Park / Play area</b>	Tarner Park 650m
<b>Access to Utilities including broadband exchange</b>	Broadband access 800m (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent.
<b>Noise</b>	Part of site subject to road noise of 55-69dcbL.
<b>Flood risk</b>	Within flood zone 1. No flooding incidents on site. No risk of surface water flooding on site. Within surface water conveyance zone. No risk of GW flooding on site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 5540m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SAC/NNR 5540m Black Rock to Newhaven Cliffs SSSI 2,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Volk's Railway SNCI 300m
<b>Geological designations</b>	Black Rock to Newhaven Cliffs RIGS 2,000m
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Site within East Cliff Conservation Area. Some listed buildings in close proximity to site including some Grade II listed buildings on Charles Street and Manchester Street.
<b>Archaeological Value (ANA)</b>	In Little Laine ANA.
<b>Contamination/remediation or geological issues</b>	Unknown.
<b>Topography and gradients</b>	Level site
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No – within Conservation Area.
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
	HE3 Within setting of listed building HE6 Within Conservation Area CP6 Within hotel core zone.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	12
<b>Implied Site Density</b>	200dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Mixed use area located between St James Street District Centre and the seafront, with close proximity to main A roads and various good transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	NEK Holdings Ltd
<b>Willingness of land owner to develop site</b>	No recent planning application to re-develop site. Consultation on draft CPP2 indicates support for allocation however owner would

	prefer a more flexible allocation that is not limited to C3.
<b>Achievability</b>	Achievable in long-term (11-15 years)
<b>Overall Summary</b>	
<p>The site is centrally located and is currently used as a car park. It is situated within a mixed use area, on level ground, with good, close access to local facilities and services including health, recreation, primary schools, shops, public transport and utilities. Health facilities and some primary schools appear to have capacity, however secondary schools in the catchment are over-subscribed. The site has good access to main A roads, however is some distance from the SRN.</p> <p>The site has no recreational value and is unlikely to have any issues regarding surface water or groundwater flood risk, groundwater, biodiversity designations, geological designations and landscape. The site is not situated within or adjacent to the AQMA.</p> <p>The site is subject to high levels of road noise. The site is situated within a Conservation Area and is in close proximity to numerous Grade II listed buildings. The site is also within an Archaeological Notification Area.</p> <p>The site is not situated within a tall building corridor or a heat network opportunity area. Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site could have policy constraints relating to heritage assets and archaeology. Site owners support allocation of the site for a flexible mix of uses.</p> <p>The site could have potential for a mix of uses subject to mitigation.</p>	

## Site Profile Preston Park Hotel, 216 Preston Road, Brighton

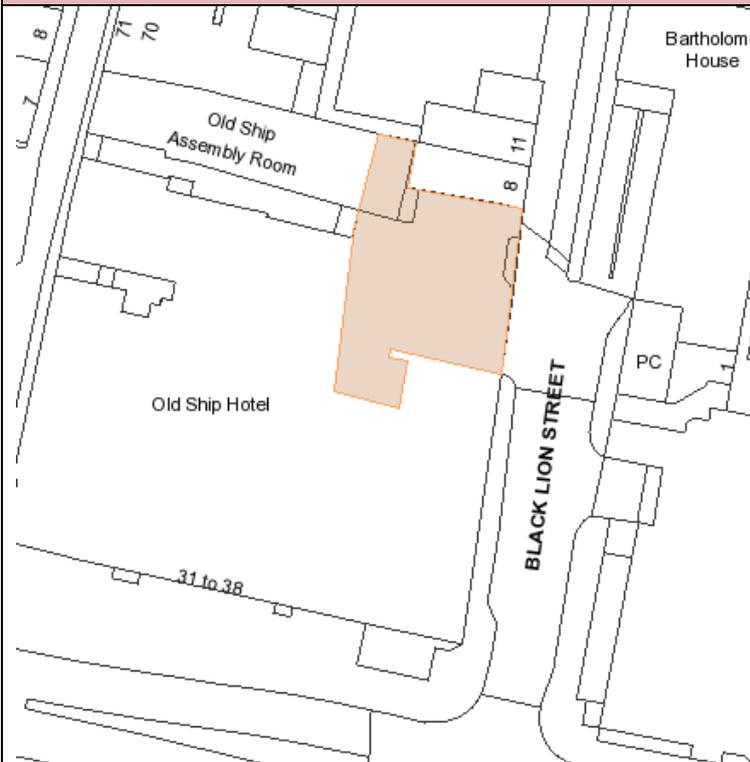
Site Details	
	<b>Site Name / Address</b> Preston Park Hotel, 216 Preston Road, Brighton, BN1 6UU
	<b>Ward</b> Withdean
	<b>Site Area (ha)</b> 0.25
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Predominantly residential, school adjacent.
<b>Surrounding Area Density</b> Within Surrenden neighbourhood; 19pdh and London Road park area; 18dph.	
<b>Current Use / Former Use &amp; Condition of Site</b>	Currently in use as a hotel (C1)
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	BH2015/04536 COU from C1 to C3 to provide 22 flats. Approved .

Proximity of services	
<b>Vehicular access</b>	Existing access to site via Preston Road.
<b>Distance to Strategic Road Network</b>	2,500m to A23/A27 junction. Situated on A road.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 0m from site. Preston Park train station 300m from site
<b>Primary School</b>	St Bernadette's RC 90m (no capacity allocation day 17/18) Balfour Primary 970m (no capacity allocation day 17/18)
<b>Secondary School</b>	Dorothy Stringer 820m (no capacity allocation day 17/18)
<b>GP Surgery</b>	Stanford Medical Centre 900m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Sainsburys Local 200m Nearest Local Centre at Fiveways 1,300m
<b>Park / Play area</b>	Preston Park 470m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange 430m (good access) Unlikely to be issues with other utilities
Constraints	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Site subject to road noise of between 60-74 dcbls.

<b>Flood risk</b>	In flood zone 1. Medium risk of surface water flooding on 2% of site; low risk on 21% of site. No historic flooding incidents on site. Groundwater levels between 0.5m to 5m below surface below surface therefore some risk but not in highest risk categories. SFRA considered site to be of low flood risk overall and did not require further consideration by the sequential/exceptions tests.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 6,100m from site
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 6,100m from site
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Tivoli Copse & Railway Woodland LWS 250m Eldred Avenue & Withean Woods proposed and declared LNR 700m TPO covering most of site.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Within Preston Park Conservation Area. The building is not featured as a notable building within the Conservation Area Character Statement. Nearest listed building is St Johns' Church, 150m from site located further along Preston Road. Preston Park Historic Park & Garden 400m from site.
<b>Archaeological Value (ANA)</b>	Not within.
<b>Contamination/remediation or geological issues</b>	Unlikely.
<b>Topography and gradients</b>	Level site.
<b>Site within Article 4 Direction</b>	Yes (relating to the Conservation Area)
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
HE6 CP6	Development within or affecting the setting of conservation areas. Outside Hotel Core Zone
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	22
<b>Implied Site Density</b>	88dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated on a prominent position on Preston Road within the Preston Park Conservation Area, in a predominantly residential area, with excellent road and public transport links, in close proximity to the SRN.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Preston Park Hotel Ltd
<b>Willingness of land owner to develop site</b>	Recent planning application suggests willingness to develop site.

<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site is in a prominent roadside location on Preston Road. It is currently in use as a hotel (outside hotel core zone so not protected by CP6). It is situated on level ground with good close access to local facilities including schools, recreation, public transport including a train station, a convenience store and utilities, and reasonable access to health facilities. Although the site has good access to a convenience store, the nearest local centre is located some distance away. Local schools within the area had no capacity on allocation day 17/18 and secondary schools are over-subscribed. The site has good road links, being located on a main A road, with good access to the SRN.</p> <p>The site is not within a Tall Building Corridor and is not within a Heat Network Opportunity Area.</p> <p>The site is unlikely to have any issues relating to biodiversity, geological or archaeological designations, air quality, recreation, landscape, groundwater or contamination.</p> <p>The site is subject to high levels of road noise, has a low and medium risk of surface water flooding on part of the site and has a risk of groundwater flooding with levels between 0.5 and 5m below surface. The SFRA found the risk of flooding to be low overall and did not require further consideration by the sequential/exception tests. The site is covered by a TPO. The site is within the Preston Park Conservation Area, although it is noted that the Character Statement for the Area does not feature the building as being notable.</p> <p>Southern Water has indicated that occupation of development will need to be phased to align with delivery of sewerage network reinforcement.</p> <p>The site has policy constraints relating to heritage.</p> <p>The recent planning application demonstrates willingness to develop the site.</p> <p>The site has potential for residential development in accordance with its planning consent.</p>	

## Site Profile Old Ship Hotel, 31-38 Kings Road, Brighton

Site Details	
	<b>Site Name / Address</b> Old Ship Hotel, 31-38 Kings Road, Brighton, BN1 1NR
	<b>Ward</b> Regency
	<b>Site Area (ha)</b> 0.04ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Within Central Brighton area with various mixed uses including hotels, office, car-parking and various A uses.
<b>Surrounding Area Density</b> 	
<b>Current Use / Former Use &amp; Condition of Site</b>	Garage, valet parking for the hotel, and staff accommodation block forming part of hotel (no longer used)
<b>Site In Use Or Vacant</b>	In use as car-park only.
<b>Relevant Planning History</b>	Bh2018/03942 Remodelling of hotel accommodation to provide additional 54 bedrooms, swimming pool and other uses. Under consideration. BH2014/02100 Demolition of 3 storey garage and staff accommodation and construction of 6 storey building to provide 18 dwellings. Approved.

Proximity of services	
<b>Vehicular access</b>	Access to site via Black Lion Street
<b>Distance to Strategic Road Network</b>	Adjacent to A259. 6,200m to nearest junction of A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Numerous bus services available from the Old Steine/North Street c.200m Brighton train station 1,200m
<b>Primary School</b>	Middle Street Primary 300m (no capacity allocation day 17/18)
<b>Secondary School</b>	Cardinal Newman 2760m (no capacity allocation day 17/18) Dorothy Stringer 3475m (no capacity allocation day 17/18)
<b>GP Surgery</b>	Pavilion Surgery, Old Steine 220m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Within central Brighton – various shops and services within close

	proximity.
<b>Park / Play area</b>	West Pier Playground c. 600m
<b>Access to Utilities including broadband exchange</b>	Broadband access 1000m (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent
<b>Noise</b>	Site subject to varying levels of road noise from 55dcbls to 69dcbls.
<b>Flood risk</b>	Within floodzone 1. No risk of surface water flooding. No risk of GW flooding.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 5840m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SAC/NNR 5840m None on site. Black Rock to Newhaven Cliffs SSSI 2,300m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Volk's Railway LWS 600m
<b>Geological designations</b>	Black Rock to Newhaven Cliffs RIGS 2,300m
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Within Old Town Conservation Area. Adjoining listed building (Old Ship Assembly Room) Old Ship Hotel on the Local List.
<b>Archaeological Value (ANA)</b>	Within Brighton Historic Core ANA
<b>Contamination/remediation or geological issues</b>	Unlikely but unknown.
<b>Topography and gradients</b>	On level ground.
<b>Site within Article 4 Direction</b>	Within A4D area "office to residential".
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No, however potential to extend from Brighton Centre Heat Cluster
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
HE3	Within setting of listed building
HE6	Within Conservation Area
HE12	Within Archaeological Notification Area
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	18
<b>Implied Site Density</b>	450dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Within mixed use central Brighton area in close proximity to the seafront.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned.
<b>Willingness of land owner to develop site</b>	Planning consent suggests willingness to develop site.
<b>Achievability</b>	Short term (1-5years)

## Overall Summary

The site is centrally located and is currently used as car park and staff accommodation for the hotel. It is situated within a mixed use area, on level ground, with good, close access to local facilities and services including health, primary schools, shops, public transport and utilities. Health facilities and some primary schools appear to have capacity. Secondary schools are located further from the site and are over-subscribed. The site has good access to main A roads, however is some distance from the SRN.

The site has no recreational value and is unlikely to have any issues regarding surface water and groundwater flood risk, groundwater, biodiversity designations, geological designation and landscape. The site is not situated within the AQMA.

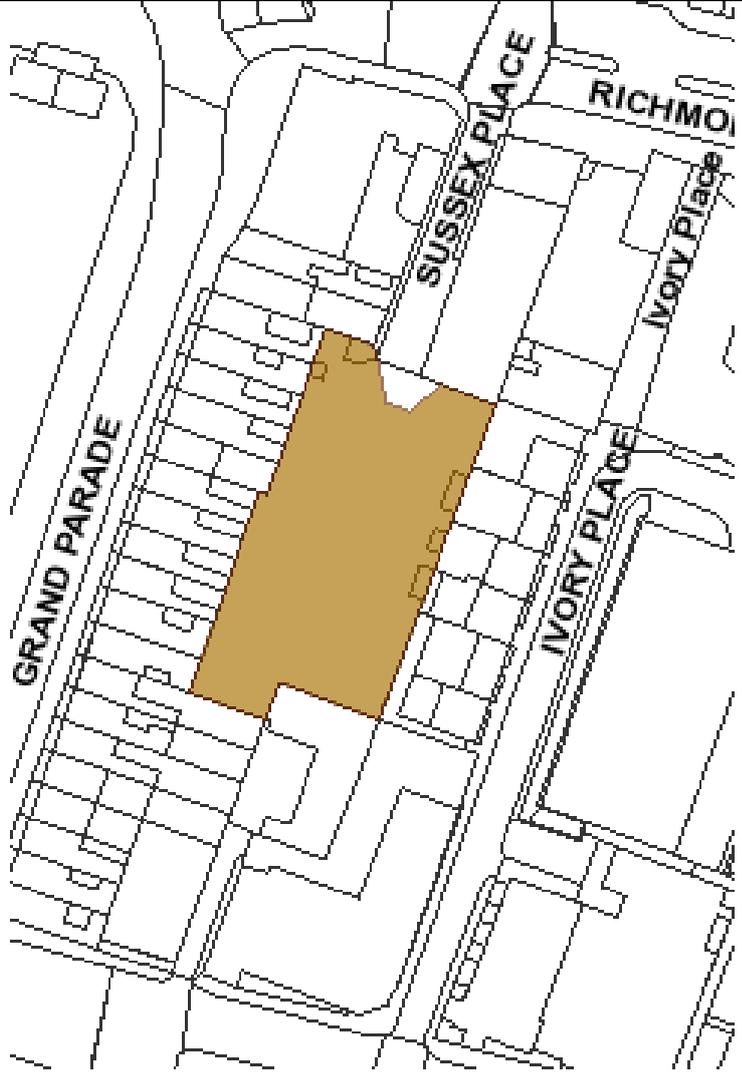
The site is subject to high levels of road noise. The site is situated within a Conservation Area and is adjacent to a listed buildings. The site itself is locally listed and is also within an Archaeological Notification Area.

The site is not situated within a tall building area or a heat network opportunity area. The site could have policy constraints mainly relating to heritage assets.

Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.

The site currently has an approved planning consent to deliver 18 dwellings as well as an application under consideration to remodel the hotel to provide additional accommodation and facilities, demonstrating willingness to develop part of the site. Site considered to have potential for residential development subject to mitigation.

**Site Profile Saunders Glassworks, Sussex Place, Brighton**

Site Details	
	<b>Site Name / Address</b> Saunders Glassworks, Sussex Place, Brighton, BN2 9QN
	<b>Ward</b> Queen's Park
	<b>Site Area (ha)</b> 0.14ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Within a mixed use area. Situated to the rear of a row of Regency buildings fronting Richmond Parade, in mixed uses as houses/flats and offices. Adjacent to car workshop and other C3 dwellings on Ivory Place.
<b>Surrounding Area Density</b> C.68 across Hanover & Elm Grove area, although Albion Hill neighbourhood has pockets of higher density housing.	
<b>Current Use / Former Use &amp; Condition of Site</b>	Former glassworks. Buildings demolished and site cleared 2013. Currently used as coach park.
<b>Site In Use Or Vacant</b>	Vacant. Site demolished/ site cleared.
<b>Relevant Planning History</b>	BH2010/03791 extension of time granted to BH2005/00343: demolition of existing and erection of 5 story block of flats, 2 bungalows and 1 house to deliver 49 units. Some discharge of conditions (2013).

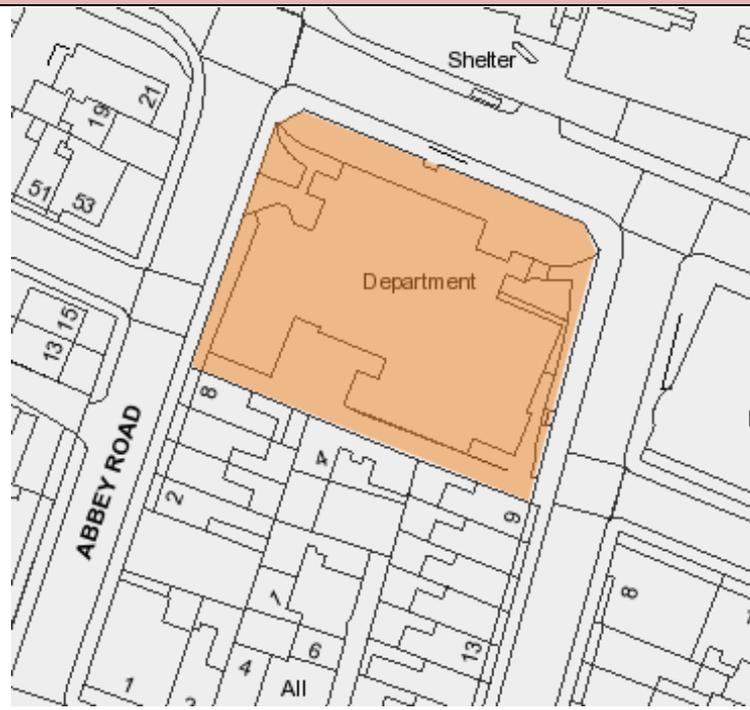
Proximity of services	
<b>Vehicular access</b>	Existing road access to site via Sussex Place.
<b>Distance to Strategic Road Network</b>	C5,000m to A23/A27 junction

<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	C. 600m to Brighton Station. Site situated in close proximity Gloucester Place with multiple regular services. Bus Stops 200m with various services.
<b>Primary School</b>	Carlton Hill Primary 400m (no capacity allocation day 17/18) St Bartholomew's CE Primary 700m (some capacity allocation day 17/18)
<b>Secondary School</b>	Varndean 2680m (no capacity allocation day 17/18) Cardinal Newman 2720m (no capacity allocation day 17/18) Dorothy Stringer 2740m (no capacity allocation day 17/18)
<b>GP Surgery</b>	Albion Street Surgery 100m (accepting new patients 10/17) Morley Street Surgery 220m (10/17)
<b>Local centre or convenience shops</b>	Convenience store on Richmond Parade 0m Numerous shops and services located with North Laine and Brighton central area c200m
<b>Park / Play area</b>	Turner Park 380m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 800m (good access) Unlikely to be other issues with utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within AQMA
<b>Noise</b>	Noise levels below 55dcbL although higher on adjacent Grand Parade.
<b>Flood risk</b>	Within floodzone 1. Flooding incident adjacent to site. Low risk of surface water flooding on 59% of site. Groundwater levels between 0.5m-5m below surface below surface therefore some risk but not in highest risk categories. SFRA considered site to be at low risk overall and did not recommend consideration by sequential/exception tests.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on or adjacent to site. Brighton Station LWS c.600m
<b>Geological designations</b>	None on or adjacent to site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Immediately adjacent to Valley Gardens Conservation Area. Immediately adjacent to some Grade II listed buildings along Grand Parade
<b>Archaeological Value (ANA)</b>	None
<b>Contamination/remediation or geological issues</b>	Potential due to former uses.
<b>Topography and gradients</b>	Sussex Place rises steeply up in an easterly direction, however the site itself is fairly level.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	

<b>Within Tall Building Area</b>	Not within a tall building node or corridor.
<b>Within District Heat Network Opportunity Area</b>	Within Edward Street Heat Network Opportunity Area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
	SA3 – Valley Gardens HE6 Within Setting of Conservation Area HE3 Within Setting of Listed Building CP3 Employment Land CP3.5 Loss of unallocated B8 sites only permitted where redundancy demonstrated. Priority for re-use for alternative employment or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	49
<b>Implied Site Density</b>	350dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Located in a central location within a mixed use area, on the edge of the Albion Hill neighbourhood, with good road and public transport access.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Unknown however presumed no issues due to planning consent.
<b>Willingness of land owner to develop site</b>	Yes. The recent planning consent, some demolition and site preparation works, and the landowner's representation at Proposed Submission stage indicate a willingness to develop the site. The representation requested the allocation be amended to permit a mixed-use development including commercial, leisure and community uses, as well as Purpose Built Student Housing. The site is considered to have potential for some E uses in addition to C3 uses, but is retained as a C3 housing site allocation
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site is situated on the edge of the SA3 Valley Gardens Special Area. The site is centrally located in close proximity to the Central Brighton commercial and regional centre. The site itself has been levelled by previous developments and has existing road access as well as good close access to local facilities and services including health, recreation, primary schools, shops, public transport and utilities. Health facilities and some local primary schools appear to have capacity. Catchment secondary schools are located some distance from the site and are over-subscribed. The site has good access to main A roads, although is some distance from the SRN.</p> <p>The site is not within a tall building node or corridor.</p> <p>The site is within the Edward Street Heat Network Cluster Area.</p> <p>The site is unlikely to have any issues relating to road noise, biodiversity, archaeological or geological designations, groundwater, landscape, and has no recreational value.</p> <p>The site is immediately adjacent to several Grade II listed buildings on Grand Parade, and also immediately adjacent to the Valley Gardens Conservations Area. The site is within the AQMA. Part of the site is at low risk of surface water flooding and of groundwater emergence although not in the highest risk categories. SFRA considered site to be at low risk overall and did not recommend consideration by sequential/exception tests. The site may have potential for contamination.</p> <p>The site may have policy constraints regarding heritage and loss of employment (which would have been addressed by planning permission BH2010/03791)</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site has an extant planning consent for development to provide 49 dwellings, with some site</p>	

clearance having taken place and some pre-commencement conditions discharged, as well as representation at Proposed Submission stage, indicating that the owner is willing to develop the site. The representation requested the allocation be amended to permit a mixed-use development including commercial, leisure and community uses, as well as Purpose Built Student Housing. The site is considered to have potential for some E uses in addition to C3 uses, but is retained as a C3 housing site allocation. Site considered suitable for allocation subject to mitigation.

## Site Profile RSCH Outpatients Department

Site Details	
	<b>Site Name / Address</b> Eastern Road, Brighton, BN2 5BE
	<b>Ward</b> East Brighton
	<b>Site Area (ha)</b> 0.22ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> Yes DA5 Eastern Rd and Edward Street
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Opposite Royal Sussex County Hospital; near to Brighton College; and residential.
<b>Surrounding Area Density</b> Pankhurst & Craven Vale area c. 37dph, however Eastern Road incorporates 2 storey dwellings as well as some mid-high rise blocks of flats of much higher density.	
<b>Current Use / Former Use &amp; Condition of Site</b>	In use as RSCH out-patients department (D1).
<b>Site In Use Or Vacant</b>	In use. Representation from Mid Group indicates the out-patients building may become consolidated into the main hospital development within the plan period, and therefore become redundant.
<b>Relevant Planning History</b>	BH2006/01611 for windows - approved Bh2005/05670 for windows – refused.

Proximity of services	
<b>Vehicular access</b>	Current access via Eastern Road. Access could also be gained from Abbey Road or Paston Place.
<b>Distance to Strategic Road Network</b>	c. 8.3km to nearest junction on A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop c.10m from site with regular services (every 7 minutes).
<b>Primary School</b>	St John RC Primary 517m (limited capacity allocation day 18/19)

	Queens Park Primary 841m (no capacity allocation day 18/19) St Marks CE Primary 917m (capacity allocation day 18/19)
<b>Secondary School</b>	Nearest school Cardinal Newman 4126m (no capacity allocation day 19/20) Nearest catchment school Varndean 4286m (no capacity allocation day 19/20)
<b>GP Surgery</b>	Wellsbourne Centre, 179 Whitehawk Road, c2,000m (accepting new patients 03/19)
<b>Local centre or convenience shops</b>	St George's Road Local Centre c. 280m with various shops and services.
<b>Park / Play area</b>	Queen's Park c.900m
<b>Access to Utilities including broadband exchange</b>	Kemptown Exchange c.1,000m (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within AQMA
<b>Noise</b>	Less than 55dcbls.
<b>Flood risk</b>	Within flood zone 1. No risk of surface water on site. GW levels more than 5m below surface. No historic flooding incidents on site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,800m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI & NNR 4,800m Brighton to Newhaven Cliffs SSSI 1,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Stevenson Road Quarry LWS (new LWS) 550m Whitehawk Hill LNR 350m
<b>Geological designations</b>	None on site Black Rock to Friars Bay RIGS1,000m
<b>Recreational Value</b>	None.
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site. East Cliff Conservation Area immediately adjacent to the south of the site and to the eastern of the site. Fairly close proximity to College Conservation Area. Two listed buildings in close proximity including on Great College Street and Paston Place. Not locally listed.
<b>Archaeological Value (ANA)</b>	No ANA on site.
<b>Contamination/remediation or geological issues</b>	Unknown. Potential due to medical uses.
<b>Topography and gradients</b>	Site slopes steeply downwards in a north to south direction.
<b>Site within Article 4 Direction</b>	No.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Within Eastern Road tall building corridor which incorporates several existing tall buildings. Opposite RSCH which incorporates tall buildings.
<b>Within District Heat Network Opportunity Area</b>	Within Eastern Road Heat Network Opportunity Area.

<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
DA5 HO20 HE3 HE6	Edward Street and Eastern Road DA – Various priorities including to improve public realm, air quality and transport. Policy supports delivery of a mix of uses including residential, employment, PBSA and hospital floorspace. Retention of community facilities – seeks to retain D uses unless redundancy demonstrated or relocation of provision. Setting of a listed building. Setting of a conservation area.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	35
<b>Implied Site Density</b>	159dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated within a mixed area comprised of residential, hospital and educational uses, on main transport route with good access to bus services.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Mid Group.
<b>Willingness of land owner to develop site</b>	Put forward for residential (C3) use (for key-workers/hospital staff) during consultation on CPP2 by Mid Group. Put forward for c.80 dwellings.
<b>Achievability</b>	Landowners consider redevelopment would come forward in later part of plan period (2025-2030) (11-15 years) following potential consolidation of out-patients clinic within new hospital development.
<b>Overall Summary</b>	
<p>The site is currently in use as the Outpatients Department for the RSCH and comprises a one/one-half storey building fronting Eastern Road, opposite the hospital. It is situated on fairly steeply sloping ground, has existing access to main roads, although is situated some distance from the SRN. There is good access to some local facilities including a local retail centre, primary school, public transport and utilities. There is reasonable access to opportunities for recreation. Health services and the catchment secondary schools are located some distance away. Local health services have capacity, there is some capacity at local primary schools, however catchment secondary schools are oversubscribed.</p> <p>The site is within a tall building area and is within a heat network opportunity area.</p> <p>The site is unlikely to have any issues relating to road noise, surface water flood risk, recreation, landscape, groundwater, geological or archaeological designations. Groundwater levels more than 5m below surface. SFRA considered overall flood risk to be low.</p> <p>The site is within the AQMA. Although the site is not likely to have any issues relating to biodiversity, it is noted that the site is within 500m of a LNR. The site may have potential for contamination based on current uses. The site is immediately adjacent to the East Cliff Conservation Area and in close proximity to some listed buildings.</p> <p>The site is situated within the DA5 Eastern Road and Edward Street development area which supports a broad range of development types.</p> <p>The site has policy constraints relating to heritage and loss of community facilities.</p> <p>The landowners submitted a representation on draft CPP2 and put forward the site as an allocation for C3 in the longer-term, which demonstrates a willingness to develop the site and have indicated that the existing D2 use would be accommodated within the new hospital development.</p> <p>The site could be suitable for residential development subject to mitigation and policy constraints.</p>	

## Site Profile Former playground, Swanborough Drive, Whitehawk

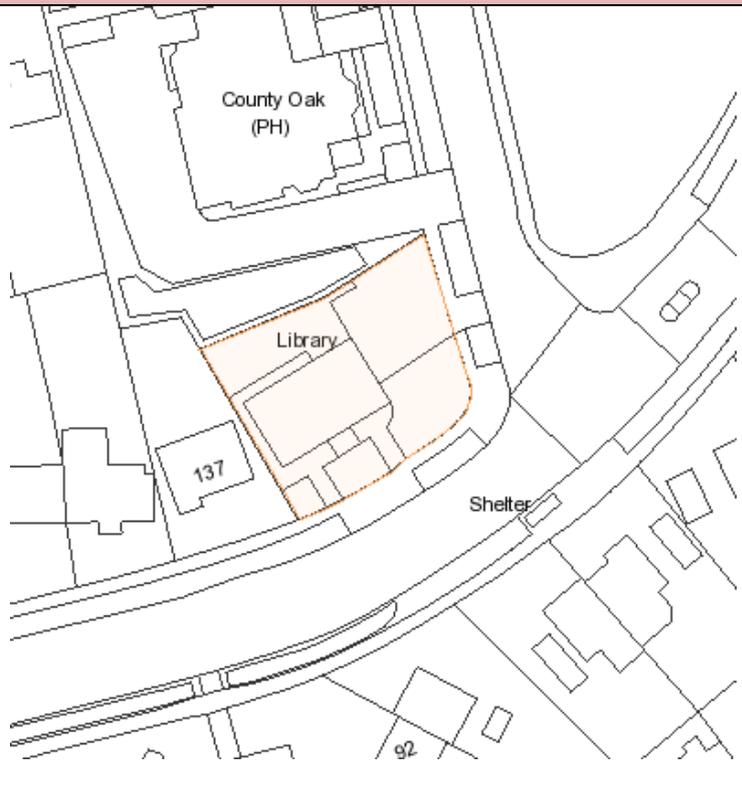
Site Details	
	<b>Site Name / Address</b> Former playground, Swanborough Drive, Whitehawk (BN2 5PH)
	<b>Ward</b> East Brighton
	<b>Site Area (ha)</b> 0.023ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Situated between some high rise residential development; adjacent to some allotments.
<b>Surrounding Area Density</b> 39dph across E. Brighton although site in close proximity to higher density 3, 4 & 5 storey flatted development.	
<b>Current Use / Former Use &amp; Condition of Site</b>	Designated open space of the children's and young people playspace typology.
<b>Site In Use Or Vacant</b>	Vacant – no play equipment remaining on site.
<b>Relevant Planning History</b>	None

Proximity of services	
<b>Vehicular access</b>	Site adjacent to Swanborough Drive although has no road access onto the site.
<b>Distance to Strategic Road Network</b>	c 6,500m
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stops 0m from site (buses every 6 minutes) No nearby train station
<b>Primary School</b>	City Academy Whitehawk 885m (capacity on allocation day 17/18)
<b>Secondary School</b>	Varndean (nearest but not catchment) 4000m Catchment secondary – Longhill 5030m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Wellsbourne Health Centre 950m (accepting new patients 11/17)

<b>Local centre or convenience shops</b>	Convenience Store 130m
<b>Park / Play area</b>	Whitehawk Way playground 200m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1,700m (good access) Unlikely to be other utilities on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	Within flood zone 1. No risk of surface water flooding on site. Groundwater levels more than 5m below surface.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,500m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI & NNR 4,500m Brighton to Newhaven Cliffs SSSI 1,100m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Adjacent to Whitehawk Hill LNR. Wilson Avenue LWS 170; Sheepcote Valley LWS 250m.
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None in current state although formerly an equipped playspace. Noted that a new children's playground has been re-provided in close proximity to the site.
<b>Landscape Issues / SDNP</b>	In fairly close proximity to SDNP however located within an existing urban context.
<b>Heritage Assets</b>	None on site or in close proximity.
<b>Archaeological Value (ANA)</b>	Whitehawk ANA on part of site.
<b>Contamination/remediation or geological issues</b>	Unlikely based on former uses.
<b>Topography and gradients</b>	Site slopes downwards in a north to south direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No however existing taller building adjacent to site.
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
CP16 HE12	Loss of designated open space – children's playspace Impacts on archaeology
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	39
<b>Implied Site Density</b>	195dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	A former playground within the residential area of Whitehawk, situated between two blocks of high density housing, adjacent to an allotments.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC
<b>Willingness of land owner to develop site</b>	BHCC owned site, likely to come forward as part of New Homes for Neighbourhoods programme, which brings back into used under-

	used council owned sites.
<b>Achievability</b>	Medium term: 6-10 year supply
<b>Overall Summary</b>	
<p>The site is owned by BHCC and is a designated open space of the children’s playspace typology. It currently has no play equipment on site and appears to have been cleared.</p> <p>The site has good, close access to opportunities for recreation, regular bus services and a convenience store and reasonable access to a primary school and health facilities. The catchment secondary school is located some distance away, as is the nearest junction of the SRN. Schools and health facilities within the area appear to have capacity. There are unlikely to be any utilities on site and although the site is adjacent to a road there is no existing road access onto the site.</p> <p>The site is unlikely to have any issues with geological designations, groundwater, air quality, road noise, surface water flood risk or contamination. Groundwater levels more than 5m below surface. The site is in fairly close proximity to the SDNP, however is situated within an existing urban context. The UFFA 2015 concluded that any development in this location that broke the ridge-line would be likely to have landscape impacts. The site could have issues with archaeology. In addition, although there are no biodiversity designations on site, the site is adjacent to a LNR and could result in increased recreational pressure.</p> <p>The site is not within a tall building corridor however is situated adjacent to existing taller buildings.</p> <p>The site is not located within a Heat Network Opportunity Area.</p> <p>The site has policy constraints relating to loss of loss of archaeology and open space, although it is noted there is no over-riding deficiency in open space within the ward or sub-area and a children’s playground has been re-provided in close proximity to the site on Whitehawk Way. The site may have policy constraints relating to landscape.</p> <p>The site is a council owned site and the council is looking to develop the site as part of the New Homes for Neighbourhoods scheme, which makes better use of council owned sites. Site therefore considered to have potential for residential uses.</p>	

## Site Profile Former Hollingbury Library, Carden Hill, Brighton

Site Details		
	<b>Site Name / Address</b>	Hollingbury Library, Carden Hill, Brighton BN1 8DA
	<b>Ward</b>	Hollingbury & Stanmer
	<b>Site Area (ha)</b>	0.063ha
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Predominantly residential. Adjacent to a pub. Opposite an area of open space (school grounds).
	<b>Surrounding Area Density</b>	21dph
<b>Current Use / Former Use &amp; Condition of Site</b>		Former library. Part of site (c.50%) also has an open space designation (amenity greenspace)
<b>Site In Use Or Vacant</b>		Vacant (since October 2017)
<b>Relevant Planning History</b>		Bh2011/01276 – external signage - approved

Proximity of services	
<b>Vehicular access</b>	Site has existing access via County Oak Avenue or could be gained via Carden Hill.
<b>Distance to Strategic Road Network</b>	1,250m to nearest junction of A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 0m from site with 4 services an hour. More regular services (every 10 minutes) c.350m from site.
<b>Primary School</b>	Carden Primary School 260m (capacity on allocation day 17/18)
<b>Secondary School</b>	Patcham High School 1420m (no capacity on allocation day 17/18)
<b>GP Surgery</b>	County Oak Medical Centre 120m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Local convenience store c. 320m
<b>Park / Play area</b>	Carden Park Recreation Ground c.500m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange Withdean – 2089m Access to existing utilities on site
Constraints	
<b>Asset of Community Value</b>	No

<b>AQMA</b>	Not within
<b>Noise</b>	Less than 55dcbLs
<b>Flood risk</b>	Within flood zone 1; no risk of surface water flooding on site. Groundwater more than 5m below surface.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 3.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 4,800m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI 4,800m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Wild Park Local Nature Reserve 380m Hollingbury Industrial Estate LWS 770m
<b>Geological designations</b>	None
<b>Recreational Value</b>	None – library has been relocated.
<b>Landscape Issues / SDNP</b>	SDNP extends into the city, covering the Hollingbury Park/Wild Park area which is c. 380m from the site. However the site sits within the existing Hollingbury neighbourhood, and is not visible from the SDNP due to topography.
<b>Heritage Assets</b>	Hollingbury Hillfort SM c.600m to the southeast of the site. No listed buildings or conservation areas in the vicinity of the site.
<b>Archaeological Value (ANA)</b>	Not within
<b>Contamination/remediation or geological issues</b>	Unlikely based on former use.
<b>Topography and gradients</b>	Site slopes fairly steeply downwards in a west to east direction and also a south to north direction
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
HO20	Retention of community facilities
CP16	Loss of amenity greenspace.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	10
<b>Implied Site Density</b>	158dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated on a sloping site within an established low-density residential neighbourhood.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC owned
<b>Willingness of land owner to develop site</b>	BHCC owned site, likely to come forward as part of New Homes for Neighbourhoods programme, which brings back into used under-used council owned sites.
<b>Achievability</b>	1-5 year supply (short-term)
<b>Overall Summary</b>	
The site comprises the former Hollingbury library and has been vacant since October 2017. It is situated on a corner position within an established low density neighbourhood and has existing road access. The site slopes in both a west to east and south to north direction and has undergone some	

previous levelling.

The site has good, close access to some local facilities including local convenience store, primary schools, public transport, GP surgery and recreation. Secondary school is located further away. Primary school and GP facilities have capacity, however the nearest secondary school was oversubscribed in 2017/2018. The site should have good access to broadband and should have existing utilities on site.

The site is unlikely to have any issues with biodiversity, geological or archaeological designations, air quality, road noise, surface water flooding, groundwater levels more than 5m below surface, recreation, landscape or heritage.

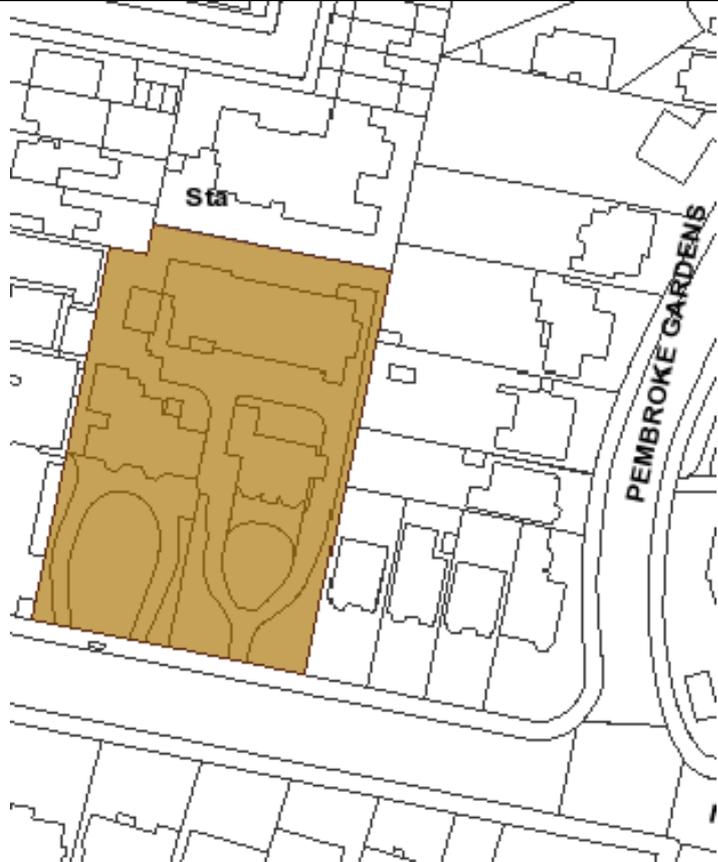
The site is within a groundwater protection zone.

The site is not within a tall building corridor or a heat network opportunity area. Although this site is unlikely to have issues regarding biodiversity, the site is within 500m of an LNR and could result in increased recreational pressure.

The site has policy constraints relating to loss of community facilities, although it is recognised that the library provision has been re-provided elsewhere within the neighbourhood and loss of open space, although it is noted there is no over-riding deficiency in open space within the ward or sub-area.

The site is a council owned site and the council is looking to develop the site as part of the New Homes for Neighbourhoods scheme, which makes better use of council owned sites. Site therefore considered to have potential for residential uses.

## Site Profile 29-31 New Church Road, Hove

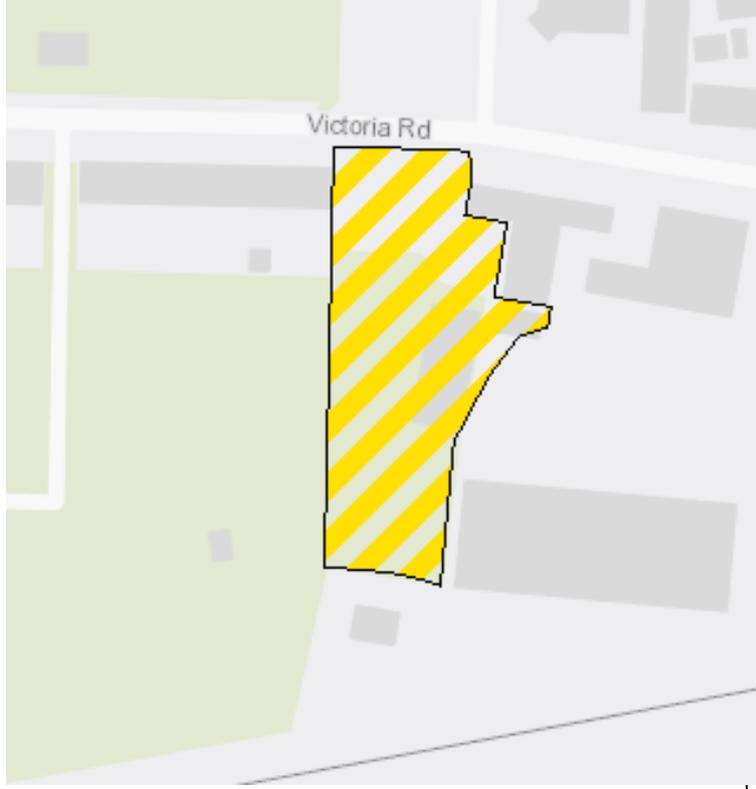
Site Details																			
	<table border="1"> <tr> <td><b>Site Name / Address</b></td> <td>29-31 New Church Road, Hove, BN3 4AD</td> </tr> <tr> <td><b>Ward</b></td> <td>Westbourne</td> </tr> <tr> <td><b>Site Area (ha)</b></td> <td>0.41</td> </tr> <tr> <td><b>Land Type (PDL or GF)</b></td> <td>PDL</td> </tr> <tr> <td><b>Within a City Plan DA</b></td> <td>No</td> </tr> <tr> <td><b>Within JAAP</b></td> <td>No</td> </tr> <tr> <td><b>Within Neighbourhood Area</b></td> <td>No</td> </tr> <tr> <td><b>Surrounding Land Uses</b></td> <td>Predominantly residential, additionally close to health &amp; community uses (Mental Health Hospital, School, Museum)</td> </tr> <tr> <td><b>Surrounding Area Density</b></td> <td>27pdh</td> </tr> </table>	<b>Site Name / Address</b>	29-31 New Church Road, Hove, BN3 4AD	<b>Ward</b>	Westbourne	<b>Site Area (ha)</b>	0.41	<b>Land Type (PDL or GF)</b>	PDL	<b>Within a City Plan DA</b>	No	<b>Within JAAP</b>	No	<b>Within Neighbourhood Area</b>	No	<b>Surrounding Land Uses</b>	Predominantly residential, additionally close to health & community uses (Mental Health Hospital, School, Museum)	<b>Surrounding Area Density</b>	27pdh
	<b>Site Name / Address</b>	29-31 New Church Road, Hove, BN3 4AD																	
	<b>Ward</b>	Westbourne																	
	<b>Site Area (ha)</b>	0.41																	
	<b>Land Type (PDL or GF)</b>	PDL																	
	<b>Within a City Plan DA</b>	No																	
	<b>Within JAAP</b>	No																	
	<b>Within Neighbourhood Area</b>	No																	
<b>Surrounding Land Uses</b>	Predominantly residential, additionally close to health & community uses (Mental Health Hospital, School, Museum)																		
<b>Surrounding Area Density</b>	27pdh																		
<b>Current Use / Former Use &amp; Condition of Site</b>	In use as nursery and Place of Worship (Synagogue/Torah Montessori Nursery/Brighton & Hove Hebrew Congregation/Mark Luck Hall)																		
<b>Site In Use Or Vacant</b>	In use																		
<b>Relevant Planning History</b>	BH2018/02126 Demolition of existing synagogue and detached buildings. Erection of mixed use development comprising 1,4,5 and 6 storey buildings to provide nursery, education, office, car park and 45 C3 units. Approved. BH\2016\ENQ\00461 – Pre application-Brighton & Hove Hebrew Congregation BH\2013\ENQ\00106 – Pre application																		

Proximity of services	
<b>Vehicular access</b>	Existing access to site via New Church Road
<b>Distance to Strategic Road Network</b>	3,800m to nearest junction of A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	0m to regular bus services on New Church Road. Hove train station 1,500m; Aldrington Station 1000m
<b>Primary School</b>	West Hove Infants (Connaught Road) 550m (spare capacity on

	allocation day 17/18) St Andrew's CE Primary (capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park 1670m (some capacity on allocation day 17/18) Blatchington Mill 2100m (no capacity allocation day 17/18)
<b>GP Surgery</b>	Wish Surgery, Portland Road, 430m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Hove Town Centre 290m
<b>Park / Play area</b>	Stoneham Park 700m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange 1,400m (good access) Unlikely to be issues with utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Less than 55dcbL
<b>Flood risk</b>	Within Floodzone 1. No risk of surface water flooding or groundwater flooding on site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 9,600m from site
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 9,600m from site Black Rock to Newhaven Cliffs SSSI 5,400m from site
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Benfield Valley SNCI nearest 2000m TPOS across part of site
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	Privately owned site, which does contain designated open space of the school grounds typology.
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site. Immediately adjacent to Pembroke & Princes Crescent Conservation Area. Jaipur Gate listed structure (within Hove Museum Gardens) 100m from site. Adjacent to St Christopher's School which is locally listed.
<b>Archaeological Value (ANA)</b>	None on site. New Church Road ANA c.50m from site.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely.
<b>Topography and gradients</b>	Situated on level ground.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
HO20 HE3 HE6 HE12 CP16	Retention of community facilities Development affecting the setting of a listed building Development within or affecting the setting of a conservation area Scheduled Monuments and other important archaeological sites Open Space
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	45 (approved scheme)

<b>Implied Site Density</b>	100dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	In a prominent position of New Church Road, in a predominantly residential area, close to various facilities.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Brighton & Hove Hebrew Congregation
<b>Willingness of land owner to develop site</b>	Current planning application under consideration demonstrates willingness to develop site.
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site is on a fairly prominent position on New Church Road, although the current buildings are partially screened by tree cover. The site is currently in use as a nursery and place of workshop (synagogue) used by the Brighton &amp; Hove Hebrew Congregation. It is situated on level ground, with good close access to local facilities including primary schools, health, public transport, a retail centre (Hove) and reasonable access to recreation facilities and a train station. Some local primary schools appear to have capacity, as do health facilities. Secondary schools in the catchment have some future capacity due to an increase in the amount of pupils that can be taken from September 2018. The site has good road links, although is located some distance from the SRN.</p> <p>The site is not within a Tall Building Corridor and is not within a Heat Network Opportunity Area. The site is unlikely to have any issues relating to biodiversity or geological designations, air quality, road noise, surface water or groundwater flood risk, groundwater pollution, landscape, and contamination.</p> <p>Part of the site is covered by a TPO. The site is immediately adjacent to a Conservation Area, and a locally listed building, and fairly close proximity to listed buildings and an ANA. The site also contains some designated open space (school grounds typology), although these do not have any public access. The site has policy constraints relating to heritage, open space and loss of community facilities. Recent application demonstrates the owners are willing to develop the site. The site is considered to have potential for residential/with some community uses subject to mitigation.</p>	

**Site Profile: Victoria Road Former Housing Office (adjacent Portslade Town Hall), Victoria Road, Portslade**

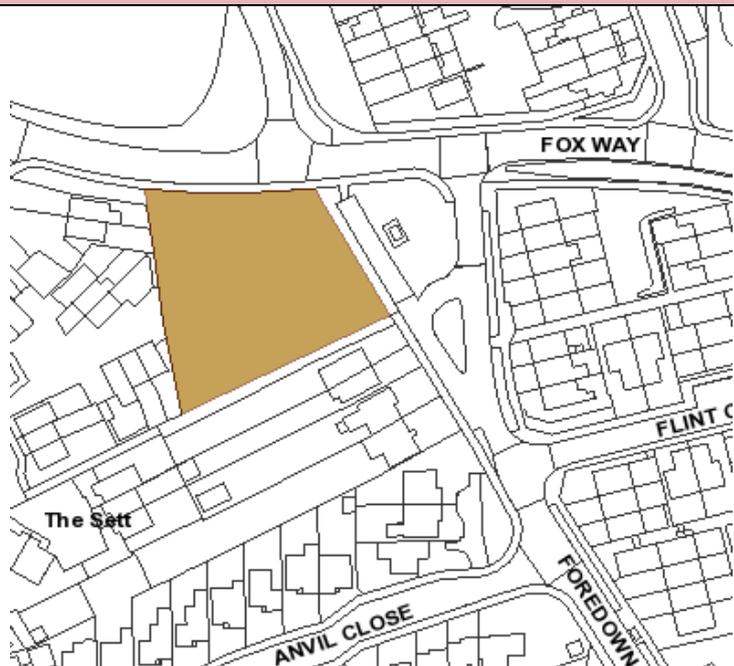
Site Details		
	<b>Site Name / Address</b>	Housing Office, Victoria Road, Portslade, BN41 1YF
	<b>Ward</b>	South Portslade
	<b>Site Area (ha)</b>	0.49ha
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Open space (cemeteries and outdoor sports: bowling), residential, Victoria Road Industrial Estate, office - Portslade Town Hall.
	<b>Surrounding Area Density</b>	30dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Sites includes BHCC Former Housing office (B1a) and bowling green (outdoor sports open space).	
<b>Site In Use Or Vacant</b>	Vacant.	
<b>Relevant Planning History</b>	Bh2019/00123 Demolition of Housing Office – Approved – prior approval not required.	

Proximity of services	
<b>Vehicular access</b>	Existing access to site via Victoria Road
<b>Distance to Strategic Road Network</b>	2,500m to nearest junction of SRN
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 310m with various regular services (every 10 mins) Portslade train station 430m
<b>Primary School</b>	Benfield Primary 290m (spare capacity on allocation day 17/18) Brackenbury Primary 670m (spare capacity on allocation day 17/18)
<b>Secondary School</b>	Kings School (nearest)1260m (no capacity allocation day 17/18) PACA (catchment secondary) (capacity on allocation day 17/18)
<b>GP Surgery</b>	Portslade County Clinic, Old Shoreham Road 300m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Portslade District Centre 400m

<b>Park / Play area</b>	Victoria Park 50m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 800m (good access) Utilities already on site serving existing building.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within. C.250m from the Portslade AQMA on Trafalgar Road and 400m from Boundary Road AQMA.
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	In flood zone 1. Historical flooding event recorded on site. Medium risk of surface water flooding on 34% of site; low risk on 64% of site. Groundwater levels between 0.5m and 5m below surface therefore not within the highest risk categories. SFRA recommended site should be subject to sequential and exceptions tests due to proportion of site within the surface water accumulation zone.
<b>Groundwater Source Protection Zone</b>	Not within
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Benfield Valley LWS 600m
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	Some of the site has recreational value as it is in use as a bowling green. There is an over-riding deficiency in open space within the South Portslade ward.
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Adjacent to Portslade Town Hall, which is locally listed. No other heritage assets on site or in close proximity. (Nearest listed building is Portslade Railway Station c. 430m)
<b>Archaeological Value (ANA)</b>	Not within however Southern Cross ANA c.25m from site.
<b>Contamination/remediation or geological issues</b>	Unlikely based on current use.
<b>Topography and gradients</b>	On level ground.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	Yes in Shoreham Harbour Heat Network Cluster Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
CP3 Employment Land CP16 Open Space CP10	CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing. Loss of open space – outdoor sports Within NIA
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	37
<b>Implied Site Density</b>	92dph

<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site situated to the rear of the former Portslade Town Hall (now a housing office and Police Community hub). Site is in a mixed use area consisting of industrial units, car showrooms, residential and open spaces.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC ownership
<b>Willingness of land owner to develop site</b>	Site being considered as a redevelopment opportunity under New Homes for Neighbourhoods scheme, including potential to re-provide the bowling green within the nearby Victoria Park. Application to demolish former housing office now approved.
<b>Achievability</b>	Achievable in short term (1-5years)
<b>Overall Summary</b>	
<p>The site is set-back from the roadside, located to the rear of Portslade Town Hall. Last use was as a Housing Office as well as incorporates a public bowling green (outdoor sports open space). It is situated on level ground, has existing road access and good, close access to various services including public transport (bus and rail), primary schools, health, shops, recreation and utilities. The nearest secondary school is located at a reasonable distance however the catchment secondary is located further away. Health facilities, primary and the catchment secondary all appear to have capacity. The site has good access to main A roads and reasonable access to the SRN. The site is not within a tall building corridor. The site is within the Shoreham Harbour Heat Network Cluster opportunity area. The site is unlikely to have any issues regarding air quality, road noise, biodiversity designations, groundwater pollution, geological designations, landscape, contamination and heritage, although it is noted the site is adjacent to a locally listed building.</p> <p>A previous flooding incident on the site has been recorded, 98% of site has either a low to medium risk of surface water flooding and risk of groundwater flooding. SFRA recommended sequential and exceptions tests be undertaken for the site due to the proportion of the site being within the surface water accumulation zone. Part of the site currently has recreational value, as is in use as a bowling green, and it is noted there is an overall deficiency in open space across the ward. Although not within an ANA the site is in very close proximity.</p> <p>The site has policy constraints relating to land in employment uses and open space.</p> <p>The site is owned by BHCC and is considered as a redevelopment opportunity under the New Homes for Neighbourhoods scheme including re-provision of the bowling green on an alternative site.</p> <p>Application to demolish former buildings now approved.</p> <p>The site could have potential for residential uses subject to mitigation.</p>	

## Site Profile: Land at corner of Fox Way and Foredown Road, Mile Oak

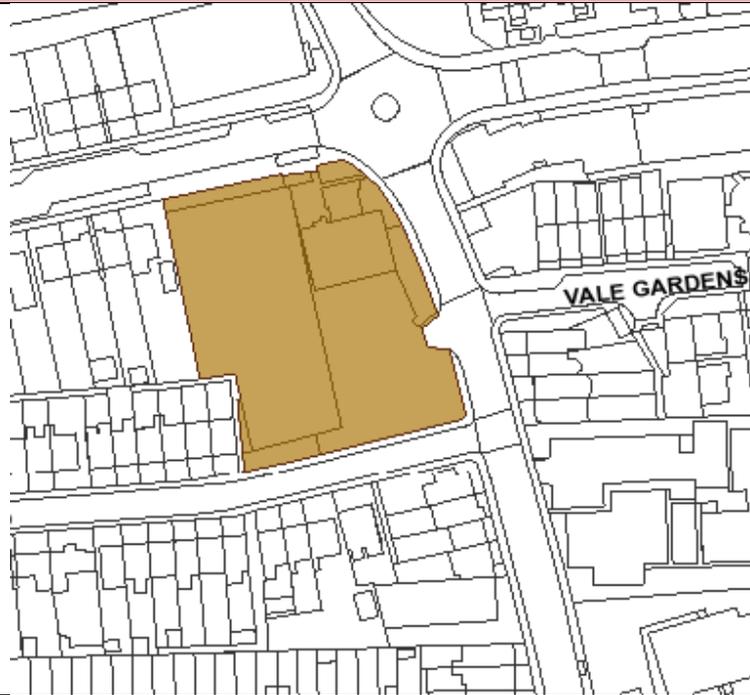
Site Details		
	<b>Site Name / Address</b>	Land at the corner of Fox Way and Foredown Road, Mile Oak
	<b>Ward</b>	North Portslade
	<b>Site Area (ha)</b>	0.2ha
	<b>Land Type (PDL or GF)</b>	GF
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Residential, SDNP
	<b>Surrounding Area Density</b>	23dph (Mile Oak & Portslade)
<b>Current Use / Former Use &amp; Condition of Site</b>	Privately owned open space – amenity green-space. Currently overgrown with scrub with some small trees/hedge on the northern edge adjacent to Fox Way.	
<b>Site In Use Or Vacant</b>	N/A	
<b>Relevant Planning History</b>	3/89/1008, 3/94/014, 3/96/0508, BH2001/02551/OA for residential uses. Refused. Appeal. Appeal dismissed.	

Proximity of services	
<b>Vehicular access</b>	No current vehicular access to the site, however access to the site could be provided via Foredown Road.
<b>Distance to Strategic Road Network</b>	c. 500m to Hangleton Link Road (A27)
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	c.120m to nearest bus stop with regular service east into Hove/Brighton and west to Mile Oak/North Portslade. Portslade train station >1,500m
<b>Primary School</b>	Peter Gladwin Primary School 560m (spare capacity on allocation day 2017/2018)
<b>Secondary School</b>	Portslade Aldridge Community Association 970m (spare capacity on allocation day 2017/2018)
<b>GP Surgery</b>	1.18km away (Mile Oak Medical Centre, Chalky Road) 1.68km away (Links Road) (Both currently accepting new patients 09/17)
<b>Local centre or convenience shops</b>	Mill Lane Local Centre 600m away
<b>Park / Play area</b>	Warrior Close Play Area c.150m
<b>Access to Utilities including broadband exchange</b>	C.1,100m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
Constraints	

<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within AQMA
<b>Noise</b>	Road noise lower than 55dbl
<b>Flood risk</b>	No recorded flooding incidents IN flood zone 1. 5% of site at low risk of surface water flooding Groundwater levels >5m below surface. SFRA considered site to be at low risk overall.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC >11,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill >11,000m Black Rock Cliffs >8,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Ecological value of site unknown. No designations on or adjacent to site. C.170m to Foredown Allotments LWS; c.300m to Emmaus Gardens LWS; c.470m to Benfield Valley Golf Course LWS. c.750m to Benfield Hill LNR
<b>Geological designations</b>	None on or adjacent to site. Hove Park LGS c.3,000m
<b>Recreational Value</b>	Potential for some recreational value. The site is privately owned open space, however access does not appear to be restricted. The North Portslade ward has an overall deficiency in open space, including the amenity greenspace typology.
<b>Landscape Issues / SDNP</b>	Site in close proximity to SDNP; separated from the SDNP by Fox Way road. Site therefore in a prominent position in relation to the SDNP however is within an existing established residential setting.
<b>Heritage Assets</b>	No heritage designations within close proximity. Nearest Conservation Area is Portslade Conservation Area (300m). Site not considered to be within the setting of the Conservation Area due to existing residential area
<b>Archaeological Value (ANA)</b>	None on or adjacent to site. Hangleton Villa ANA <100m from site
<b>Contamination/remediation or geological issues</b>	Unknown but considered unlikely due to current open space uses.
<b>Topography and gradients</b>	Site is in a fairly exposed position on a hill-top location. Fox Way slopes down in an easterly direction. Foredown Road slopes down in a southerly direction. Site appears to be have a fairly gentle gradient.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
CPP1: CP16 CPP1: CP10	Privately owned open space with no access. Designated as open space: amenity greenspace. Within NIA
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	10

<b>Implied Site Density</b>	50dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Greenfield site within the residential area of Mile Oak, on the edge of the built up area with close proximity to the SDNP. Site has good links to the SRN and has some local services within fairly close proximity.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	One owner.
<b>Willingness of land owner to develop site</b>	Site put forward by owner during Call for Sites exercise 2016 as being suitable for residential development.
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site is privately owned open space of the amenity -greenspace typology. It is situated on the edge of the built up area boundary, adjacent to the SDNP, within an existing residential area of fairly low density. It has good access to the SRN and has good access to a regular bus service, schools, local shopping parade and recreation. Health facilities and local schools appear to have capacity. More extensive retail and health facilities can be found further away within Mile Oak or within the South Portslade District Centre.</p> <p>The site is in a fairly exposed and elevated position and has a gently sloping gradient. The site is not located within a tall building corridor and is in a prominent position adjacent to the SDNP, potentially having landscape sensitivities, although is located within an established residential setting. The site is not located within a Heat Network Opportunity Area.</p> <p>The site is unlikely to have any issues relating to air quality, road noise, groundwater pollution, ecological designations, geological designations, contamination, heritage or archaeological designations, although there is an ANA in fairly close proximity to the site. Small area at low risk of surface water flooding and groundwater levels more than 5m below surface; SFRA considered site to be of low flood risk overall. Although the site is designated open space, it is privately owned and unknown whether access is permitted and therefore whether it has recreational value. Site has low risk of groundwater flooding.</p> <p>The site has policy constraints relating to biodiversity and open space, with it noted that the North Portslade ward has an overall deficiency in open space, including the -amenity greenspace typology. Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site was put forward most recently during the 2016 Call for Sites exercise which suggests the owner is willing to develop the site. The site could have potential for some residential uses subject to mitigation.</p>	

**Site Profile (Smokey Industrial Estate) Corner of Church Road, Lincoln Road & Gladstone Road  
Portslade**

Site Details		
	<b>Site Name / Address</b>	Corner of Church Road, Lincoln Road & Gladstone Road Portslade, BN41 1LJ
	<b>Ward</b>	South Portslade
	<b>Site Area (ha)</b>	0.32ha
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Residential, school, some industrial warehousing.
	<b>Surrounding Area Density</b>	30dph
	<b>Current Use / Former Use &amp; Condition of Site</b>	Site occupied by plastics buildings supplier.
<b>Site In Use Or Vacant</b>	In use.	
<b>Relevant Planning History</b>	BH1997/01456/FP –removal of timber boarding around site and replace with vertical metal cladding in Heritage Green	

Proximity of services	
<b>Vehicular access</b>	Site has existing access via Church Road
<b>Distance to Strategic Road Network</b>	2,300m to A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 0m from site with services every 6 minutes. Portslade train station 650m
<b>Primary School</b>	St Mary's RC 130m (capacity on allocation day 17/18) St Peter's 530m (capacity on allocation day 17/18)
<b>Secondary School</b>	King's School 1200m (no capacity 17/18) PACA 2320m (capacity 17/18)
<b>GP Surgery</b>	Portslade Health Centre 100m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Boundary Road District Centre 580m
<b>Park / Play area</b>	Vale Park 150m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 800m (good access) Unlikely to be issues with other utilities.
Constraints	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Yes

<b>Noise</b>	Road noise varies from 55-74decbls across site. Site also in fairly close proximity to railway line.
<b>Flood risk</b>	In flood zone 1. 4% of site has low risk of surface water flooding. No risk of groundwater flooding. SFRA considered site to be at low risk overall and did not recommend consideration by sequential/exception tests.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Benfield Valley LWS 650m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in close proximity.
<b>Archaeological Value (ANA)</b>	None on site. Church Road ANA located c.25m from southern extent of site.
<b>Contamination/remediation or geological issues</b>	Possibly due to current uses.
<b>Topography and gradients</b>	Situated on level ground.
<b>Site within Article 4 Direction</b>	No.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
<b>CP3 Employment Land</b>	Current secondary employment site CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	32
<b>Implied Site Density</b>	100dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	In a prominent road-side position, situated on a key route linking the A259 with the A270 and A27. The surrounding area is predominantly residential, with some nearby community uses, including a school and health centre.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Avery Holdings Ltd (1997 applicant)
<b>Willingness of land owner to develop site</b>	Unknown.
<b>Achievability</b>	Achievable in long term (10-15 years)
<b>Overall Summary</b>	

The site is in a prominent road-side position and is in current use as storage and suppliers of plastic building products. The site has existing access via Church Road, and has good, close access to local facilities and services including bus and train services, primary schools, health, shops, recreation and utilities. Secondary schools are located further away. Both primary and secondary catchment schools and health facilities appear to have capacity. The site has good access to main A roads and reasonable access to the SRN. The site is not within a tall building corridor. The site is within the Shoreham Harbour Heat Network Cluster Opportunity Area.

The site is unlikely to have any issues regarding biodiversity designations, groundwater flood risk, groundwater pollution, geological designations, recreation, landscape, and heritage.

The site is situated within the AQMA and is subject to high levels of road noise. The site is fairly close proximity to an ANA. The site may have potential for contamination due to current uses. The site is an unallocated secondary employment site and therefore policy CP3.5 would apply. Small part of site has low risk of surface water flooding. SFRA considered site to be at low risk overall and did not recommend consideration by sequential/exception tests.

There has not been any recent planning applications for the site and it is unknown whether the owners are willing to develop the site.

The site could have potential for a mix of uses subject to mitigation.

## Site Profile Land south of Lincoln Cottages, (Lincoln Cottage Works)

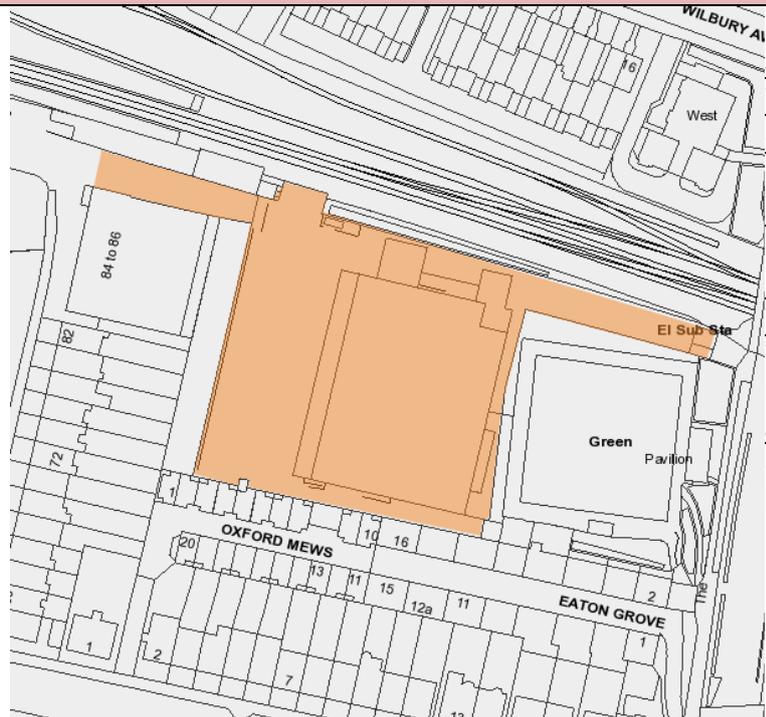
Site Details	
	<b>Site Name / Address</b> Land south of Lincoln Street Cottages, 15-26 Lincoln Street, Brighton BN2 9UJ
	<b>Ward</b> Hanover & Elm Grove
	<b>Site Area (ha)</b> 0.12
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Predominantly residential with some community uses.
<b>Surrounding Area Density</b> 68dph across Hanover & Elm Grove, although higher in the surrounding Hanover area c. 200dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	Unclear, but possibly Hanover Garage car servicing (B2); garages
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	N/A

Proximity of services	
<b>Vehicular access</b>	Existing access via site Lincoln Cottages.
<b>Distance to Strategic Road Network</b>	4,500m to nearest junction of A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 100m from site, with hourly service. Frequent bus services located on A270 c.350m
<b>Primary School</b>	Elm Grove Primary 610m (no capacity 17/18 allocation day) Carlton Hill Primary 620m (no capacity 17/18 allocation day)
<b>Secondary School</b>	Varndean 2760m (catchment secondary (no capacity 17/18 allocation day))
<b>GP Surgery</b>	Islingword Road Surgery 520m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Local convenience store 250m; Lewes Road District Centre 410m; London Road Town Centre 550m
<b>Park / Play area</b>	The Level 380m
<b>Access to Utilities including</b>	Nearest broadband exchange 800m (good access)

broadband exchange	Other utilities existing or close to site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Road noise less than 55dcbls.
<b>Flood risk</b>	Within flood zone 1. No flooding incidents on site. No risk of surface water flooding on site. Groundwater levels more than 5m below surface. SFRA considered overall risk to be low and did not require further consideration by the sequential/exception tests.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 5,400m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill NNR and SSSI 5,400m Black Rock to Newhaven Cliffs SSSI 2,200m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Nearest LWS 860m (Woodvale Cemetery), Whitehawk Hill LNR 950m.
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site. Nearest Listed Building (church) c.70m on Washington Street, however cannot be seen from the site. Valley Gardens Conservation Area c.100m and Queens Park Conservation Area c. 270m. Site unlikely to be within the setting of these heritage assets due to nature of the existing development within the area.
<b>Archaeological Value (ANA)</b>	Not within
<b>Contamination/remediation or geological issues</b>	Potential due to current uses.
<b>Topography and gradients</b>	Site slopes upwards in a west to east direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
CP3.5 Employment Land	May apply depending on current use of the site (possibly B2 – car servicing garage) – would need to demonstrate redundancy and incapability of meeting needs of alternative employment uses.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	18
<b>Implied Site Density</b>	150dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	The site is enclosed behind terraces of houses, between Lincoln Street, Ewart Street and Southover Street in the low-rise, high-density residential area of Hanover, with good access to various services.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned.
<b>Willingness of land owner to</b>	No planning applications have been received for the site.

<b>develop site</b>	
<b>Achievability</b>	Achievable in long term (11-15years)
<b>Overall Summary</b>	
<p>The site appears to be in use as a car-servicing garage, as well as garages. It is enclosed behind terraces of houses in the low-rise, high density residential area of Hanover. The site is situated on sloping ground and has existing road access as well as good, close access to various services including bus services, convenience store as well as a retail centre, recreation, health and utilities reasonable access to primary schools. The catchment secondary school is located some distance away. Primary and secondary schools within the area appear to be at capacity or over-subscribed. Health facilities have capacity. The site has good access to a main A road, although is some distance from the SRN. The site is not within a tall-building node or a heat network opportunity area.</p> <p>The site is unlikely to have any issues relating to biodiversity, geological or archaeological designation, air quality, road noise, groundwater, landscape, recreation, or heritage. There is no risk of surface water flooding on site and groundwater levels are more than 5m below surface. SFRA considers overall risk to be low.</p> <p>The site may have some issues relating to land contamination.</p> <p>The site may have policy constraints relating to loss of employment uses, depending on the current use of the site.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>There have been no relevant planning applications submitted for the site and it is unknown whether the owners are willing to develop the site.</p> <p>The site could have potential for some residential uses subject to mitigation.</p>	

## Site Profile Royal Mail Delivery Office, 88 Denmark Villas, Hove

Site Details	
	<b>Site Name / Address</b> 88 Denmark Villas, Hove, BN3 3UG
	<b>Ward</b> Goldsmid ward
	<b>Site Area (ha)</b> 0.6ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA6 Hove Station
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> Yes Hove Station NP
<b>Surrounding Land Uses</b> Predominantly residential. Railway to the north, open space (outdoor sports- bowling green) east, and some other uses in vicinity: gym, community space, retail and petrol station.	
<b>Surrounding Area Density</b> Wilbury neighbourhood c.42dph although residential development adjacent to site likely to be higher density (c.60dph).	
<b>Current Use / Former Use &amp; Condition of Site</b>	Currently in use as post office sorting/delivery office. Includes area of hard-standing/parking. (sui generis?)
<b>Site In Use Or Vacant</b>	In use.
<b>Relevant Planning History</b>	BH2007/01097 replacement underground fuel -tank – approved.

Proximity of services	
<b>Vehicular access</b>	Existing access road onto site via Denmark Villas.
<b>Distance to Strategic Road Network</b>	C3.5km from SRN
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	150m from Hove railway station. 150m from nearest bus stop with regular services (every 6 minutes)
<b>Primary School</b>	Cottesmore RC Primary 760m (no spare capacity on allocation day 18/19)

	St Andrew's CE 1180m (no spare capacity on allocation day 18/19)
<b>Secondary School</b>	Cardinal Newman 850m (no spare capacity on allocation day 19/20) Hove Park (upper) 1290m (spare capacity on allocation day 19/20)
<b>GP Surgery</b>	Trinity Medical Centre 510m (accepting new patients 03/19)
<b>Local centre or convenience shops</b>	Goldstone Villas ILP 170m plus garage and convenient store near site entrance.
<b>Park / Play area</b>	Hove Park 760m
<b>Access to Utilities including broadband exchange</b>	<1,000 to nearest exchange (good access). Unlikely to be any other issues with access to utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent to AQMA
<b>Noise</b>	No road noise. Site subject to varying levels of railway noise: 55-69dcbcls increasing with proximity to rail-line.
<b>Flood risk</b>	In flood zone 1. 4% of site has medium risk (1:100yr) of surface water flooding; 53% has low risk (1:100yr). No flooding incidents recorded on site. Groundwater between 0.5-5m below surface.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 2 and 3.
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity. SAC >7,300m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Black Rock to Friars Bay SSSI c.5,000m Castle Hill SSSI >7,300m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site or within close proximity. Nearest LWS Cardinal Newman c. 580m. No TPOs on site.
<b>Geological designations</b>	None on site. The Goldstone, LGS Hove Park c.800m Black Rock to Friars Bay RIGS c.5,000m
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site. Willett Estate Conservation immediately to the south. Hove Station Conservation Area immediately to the west. Denmark Villas Conservation Area in close proximity. Nearest listed building is Ralli Hall and railings, Denmark Villas, Grade II listed c.80m west of site. Hove Station and footbridge, Goldstone Villas, Grade II listed c.100m west of site. 2-36 Cromwell Road, Hove Grade II listed c.45m south of site.
<b>Archaeological Value (ANA)</b>	Not in an ANA
<b>Contamination/remediation or geological issues</b>	Unknown. The site was previously used as an ice-rink prior to royal mail. Underground fuel tanks could cause contamination issues.
<b>Topography and gradients</b>	Site slopes downwards in a north to south direction, although has been levelled.

<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes, within Hove Station node – extends either side of the railway and westwards to include the existing tall buildings.
<b>Within District Heat Network Opportunity Area</b>	Adjacent to Hove Station Heat Network Opportunity Area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
City Plan Part 1 – CP3 may apply if not sui generis DA6 Local Plan Emerging Neighbourhood Plan	Depending on use class. If sui generis then CP3 would not apply. If B1, then CP3.5 would apply: loss of unallocated premises in employment use only permitted where premises redundant and incapable of meeting needs of alternative employment use. Within DA6: supports employment focussed development although does support residential development. HE3 Within setting of listed building HE6 Within or within setting of Conservation Area Emerging NP supports coordinated and integrated comprehensive redevelopment of the DA6 area including mixed uses such as residential, commercial, small retail and cultural uses.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	67 dwellings
<b>Implied Site Density</b>	100dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Within a mixed use area with excellent sustainable transport links. Site is fairly hidden from view from the roadside due to its location behind existing buildings and access via access road. Visible from the railway, and from properties north of the railway and those adjacent.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Royal Mail
<b>Willingness of land owner to develop site</b>	Site put forward for a housing allocation during consultation on CPP2. Suggests willingness to develop site, subject to relocation to suitable site. Landowners consider site to have capacity for 128 units (c.190dph).
<b>Achievability</b>	SHLAA indicates achievability in the medium term (6-10 year supply) (Subject to a suitable site being found for Royal Mail to relocate to.)
<b>Overall Summary</b>	
<p>The site is located within a predominantly residential area although has a range of other uses within close proximity. There is existing vehicular access onto the site, is fairly hidden from its main access point on Denmark Villas, although is prominent from other locations, including from the railway. It is currently occupied by Royal Mail and provides the Hove area sorting and delivery office (sui generis use) within a 1-2 storey industrial-type building.</p> <p>It is situated on sloping ground. The site has excellent access to public transport and good, close access to local facilities and services including health, recreation, schools, shops, and utilities. Health facilities have capacity, however local primary schools are over-subscribed. The catchment secondary school has capacity, although the nearest secondary is over-subscribed.</p> <p>The site has reasonable access to main A-roads, however is some distance from the SRN.</p> <p>The site has no recreational value and is unlikely to have any issues regarding biodiversity designations, geological designations, archaeological designations and landscape. The site is not within the AQMA.</p> <p>The site may have potential for contamination due to underground fuel storage tanks.</p> <p>The site is located within GPSZ 2 and GSPZ3. There is a risk of surface water flooding on site; 4% has</p>	

medium risk (1:100yr) and 53% has low risk (1:100yr). The site has a risk of groundwater flooding with levels between 0.5m and 5m below surface, although is not within the two highest risk categories. The SFRA considered the site to be at overall low risk of flooding.

The proximate location to the railway means the site is subject to high levels of railway noise, although does not suffer from road noise.

The site is situated adjacent to three Conservation Areas and is in close proximity to some Grade II listed buildings.

The site is situated within a tall building corridor and adjacent to a heat network opportunity area.

The site has policy constraints relating to heritage. The site is considered to be sui generis, however if clarification of the site's use determines the site to be in B1, then the site would have policy constraints relating to loss of employment.

The owners put the site forward for a housing allocation during the consultation on draft CPP2 which demonstrates willingness to develop the site. The owners state this would be dependent on finding suitable premises for relocation.

The location of the site and surrounding uses indicates that residential uses would be suitable, subject to policy constraints and mitigation of issues. The location within DA6 could mean that some B uses could be considered acceptable, however the lack of site visibility from the road/main access point could detract from this.

**Site Profile: Former Belgrave Centre, Clarendon Place, Portslade**

Site Details	
	<b>Site Name / Address</b> Former Belgrave Centre, Clarendon Place, Portslade BN41 1DJ
	<b>Ward</b> Portslade
	<b>Site Area (ha)</b> 0.25 (inc car park)
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> Yes DA8 Shoreham Harbour
	<b>Within JAAP</b> Yes. "SP2" within Character Area 3 North Quayside and South Portslade – for proposed residential
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Within South Portslade Industrial Area which contains a mix including B and D uses
<b>Surrounding Area Density</b> Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	Formerly D2 use as a daycare centre for adults with learning disabilities. Site also includes car park.
<b>Site In Use Or Vacant</b>	Vacant.
<b>Relevant Planning History</b>	BH2018/03629 demolition of existing and erection of 1xpart 4,5,6 storey building and 1xpart 5 and 7 storey building comprising 104 C3 units. Approved subject to S106. 2013/03485 demolition of existing link roof and erection of single story extension. Approved.

Proximity of services	
<b>Vehicular access</b>	Existing access via Clarendon Place.
<b>Distance to Strategic Road Network</b>	2,800m to A27

<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services from A259 (300m) Portslade train station 700m
<b>Primary School</b>	St Peter's Primary 550m (capacity on allocation day 17/18) St Mary's RC Primary 800m (capacity on allocation day 17/18) Benfield Primary 1150m (capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park Lower 1800m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Portslade Health Centre 650m (accepting new patients)
<b>Local centre or convenience shops</b>	Boundary Road District Centre 130m
<b>Park / Play area</b>	Vale Park 550m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site within AQMA
<b>Noise</b>	Road noise varies from 55-75 dcbL across site. Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
<b>Flood risk</b>	In Floodzone 1. No risk of SW flooding. High risk of surface water flooding adjacent to site. No risk groundwater flooding.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Basin Road South LWS 400m (across harbour)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in vicinity
<b>Archaeological Value (ANA)</b>	None on site. Shoreham Harbour ANA in fairly close proximity.
<b>Contamination/remediation or geological issues</b>	Unknown but considered unlikely due to current uses.
<b>Topography and gradients</b>	Level site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes – Shoreham Harbour tall building node
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Shoreham Harbour JAAP (Proposed Submission 2017) Site Allocation "SP2)	Site allocated for residential in proposed submission JAAP and the land to the south of the existing building is designated Green Corridor.

CPP1 DA8 – site within South Portslade Industrial Estate HO20 – Retention of Community Facilities	Site within South Portslade Industrial Estate which is designated as a Strategic Employment/Mixed-use Area, including some residential. Loss of D uses.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	104
<b>Implied Site Density</b>	416dpn
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	The site is located within the Portslade Industrial Area which comprises a mix of uses. Access to the site is via Clarendon Road which suffers from poor public realm and poor quality buildings.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC. Recent agreement to sell the site to the Joint Venture for housing. Site formerly used as day care centre.
<b>Willingness of land owner to develop site</b>	Site identified through the joint venture initiative as being suitable for affordable housing. Application currently under consideration. Representation submitted on draft CPP2 suggests site has potential for higher amount of development than that proposed at draft stage (120 units put forward).
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>Although not currently particularly visible from the A259, the site is situated on a fairly prominent position on the A259 Wellington Road, opposite the harbour. The site has existing access via Clarendon Road and has good, close access to many local facilities including bus and train services, primary schools, health, shops, recreation and utilities. Secondary schools are located further away. Both primary and the catchment area secondary school appear to have capacity, as do local health facilities. The site has good access to main A roads, and reasonable access to the SRN. The site is within the Shoreham Harbour tall building nodes, and also within the Shoreham Harbour Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, surface water or groundwater flood risk, geology, recreation, landscape, heritage, groundwater pollution, archaeology or contamination.</p> <p>The site is situated within the AQMA and is subject to high levels of road noise. It is also situated in close proximity to the working harbour, and within an industrial estate which may be a potential source of noise nuisance. The site was formerly used as a day care centre and therefore change of use on site should have regard to policy HO20 of the Brighton &amp; Hove Local Plan prior to the adoption of the JAAP.</p> <p>The site is situated within the South Portslade Industrial Area, which is designated as a Strategic Employment/Mixed-use Area, including for some residential within CPP1 DA8. It is also site allocation SP2 within the Proposed Submission JAAP 2017; this allocates the site for residential development up to six storeys in height. Upon adoption of the JAAP it will update and supersede the key employment site designation currently in place by virtue of policy DA8 of CPP1.</p> <p>The JAAP describes the environment of Wellington Road as stark, and although benefiting from views of the harbour, the A259 suffers from weak frontages and buildings on the north side, poor quality public realm and lack of frontage on the south. The townscape environment in this location is described as being unsightly and run-down. Redevelopment could therefore help to regenerate the</p>	

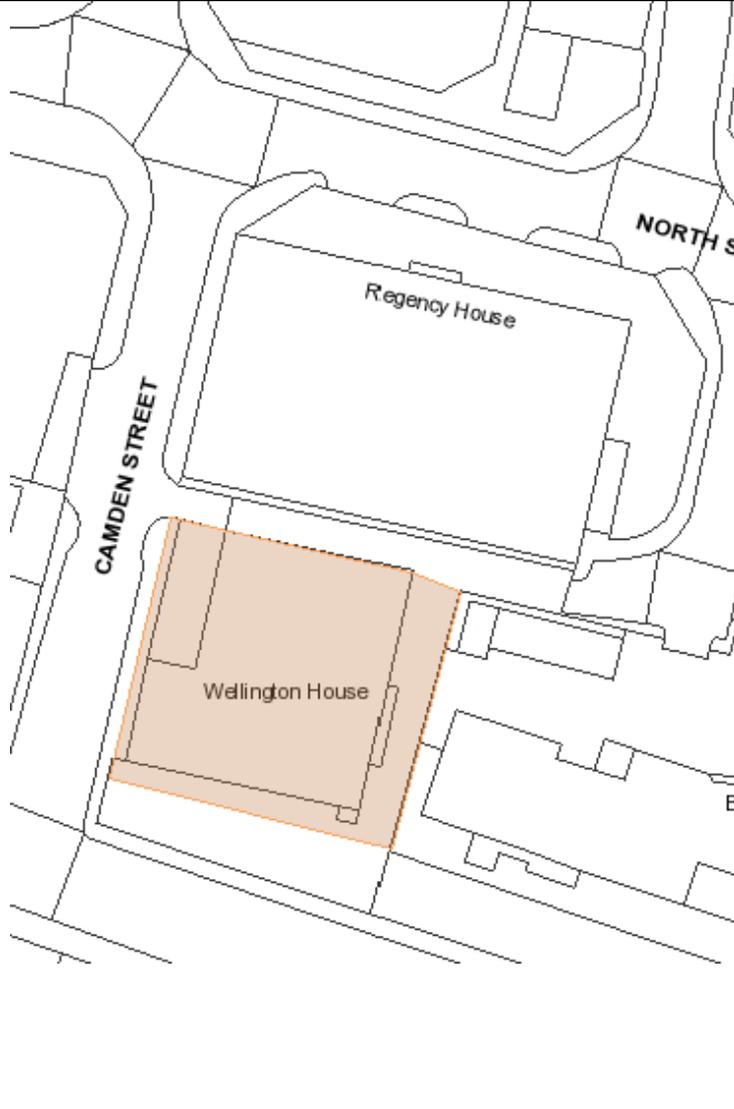
Wellington Road street-front in this area and improve the designated Green Corridor between the road and the site.

Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.

The site is owned by BHCC and has been identified as a one of the priority sites within a Joint Venture Initiative (BHCC working with Hyde New Homes) to deliver 1,000 affordable homes across the city. Representation received by developer suggests the developer consider the site suitable for a higher amount of development than that proposed in draft CPP2. Planning application recently approved which shows willingness to develop the site.

Site is considered to have potential for residential uses subject to mitigation.

**Site Profile: Wellington House, 1 Camden Street, Portslade**

Site Details		
	<b>Site Name / Address</b>	Wellington House, 1 Camden Street, Portslade, BN41 1DU
	<b>Ward</b>	Portslade
	<b>Site Area (ha)</b>	0.09
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	Yes DA8 Shoreham Harbour
	<b>Within JAAP</b>	Yes. Site Allocated as "SP1" within Character Area 3 North Quayside and South Portslade – for proposed residential
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Site situated within South Portslade Industrial Area which contains a mix of uses including B and D uses.
<b>Surrounding Area Density</b>	Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	Commercial premises comprising 8 units with various tenants including small batch coffee roasters (incorporating element of A3), a catering suppliers, lampshade designers, on-line supplier of toy action figures and a building contractors (mix of B1/B8)	
<b>Site In Use Or Vacant</b>	In use.	
<b>Relevant Planning History</b>	BH2018/01437 – flue – approved. BH2016/05012 – installation of flue to elevation – approved. BH2002/01103/FP – pitched roof over existing flat roof and external cladding. Approved.	

<b>Proximity of services</b>	
<b>Vehicular access</b>	Existing access via Camden Street. Building fronts Wellington Rd.
<b>Distance to Strategic Road Network</b>	2,800m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services from A259 (300m) Portslade train station 700m
<b>Primary School</b>	St Peter's Primary 550m (capacity on allocation day 17/18) St Mary's RC Primary 800m (capacity on allocation day 17/18) Benfield Primary 1150m (capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park Lower 1800m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Portslade Health Centre 650m (accepting new patients)
<b>Local centre or convenience shops</b>	Boundary Road District Centre 130m
<b>Park / Play area</b>	Vale Park 550m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site within AQMA
<b>Noise</b>	Road noise varies from 55-75 dcbl across site. Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
<b>Flood risk</b>	In Floodzone 1. No flooding incidents on site although some in fairly close proximity. No risk of surface water flooding. No risk of groundwater flooding.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Basin Road South LWS 400m (across harbour)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in vicinity
<b>Archaeological Value (ANA)</b>	None on site. Shoreham Harbour ANA in fairly close proximity.
<b>Contamination/remediation or geological issues</b>	Unknown.
<b>Topography and gradients</b>	Level site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes – Shoreham Harbour tall building node
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area

<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Shoreham Harbour JAAP (Proposed Submission 2017) Site Allocation "SP3) CPP1 DA8 – site within South Portslade Industrial Estate CP3 – Employment Land	Site allocated for residential in proposed submission JAAP and the land to the south of the existing building is designated Green Corridor. Site within South Portslade Industrial Estate which is designated as a Strategic Employment/Mixed-use Area in DA8, including some residential. CP3- Current unallocated employment site: would need to demonstrate redundancy (CP3.5)
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	20
<b>Implied Site Density</b>	222dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	The site is located within the Portslade Industrial Area which comprises a mix of uses. Access to the site is via Camden Road. Site in a prominent roadside location and visible from Wellington Road.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Silvi Trimming Ltd (planning application 2002) Wellington House consists of 8 units, presumed to be leased to individual tenants. Unknown terms of lease.
<b>Willingness of land owner to develop site</b>	Site not put forward during call for sites. No recent planning applications submitted to redevelop the site.
<b>Achievability</b>	Achievable in medium term (6-10yr supply)
<b>Overall Summary</b>	
<p>The site is situated on a prominent position fronting the A259 Wellington Road, opposite the harbour. The site consists of 8 individual units presumably let to individual tenants with predominant B1/B8 use. The ground floor units fronting Wellington Road have recently been acquired by Small Batch Coffee to roast coffee and also offer on-site sales of drinks and food (presume A3 use). The site has existing access via Camden Road and has good, close access to many local facilities including bus and train services, primary schools, health, shops, recreation and utilities. Secondary schools are located further away. Both primary and the catchment area secondary school appear to have capacity, as do local health facilities. The site has good access to main A roads, and reasonable access to the SRN. The site is within the Shoreham Harbour tall building nodes, and also within the Shoreham Harbour Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, flood risk, geology, recreation, landscape, heritage, groundwater pollution, or archaeology.</p> <p>The site is situated within the AQMA and is subject to high levels of road noise. It is also situated in close proximity to the working harbour, and within an industrial estate which may be a potential source of noise nuisance.</p> <p>The site is situated within the South Portslade Industrial Area, which is designated as a Strategic Employment/Mixed-use Area, including for some residential within CPP1 DA8. It is also site allocation SP3 within the Proposed Submission JAAP 2017; which allocates the site for residential development up to six storeys in height. Upon adoption of the JAAP it will update and supersede the key employment site designation currently in place by virtue of policy DA8 of CPP1.</p> <p>The JAAP describes the environment of Wellington Road as stark, and although benefiting from views of the harbour, the A259 suffers from weak frontages and buildings on the north side, poor quality public realm and lack of frontage on the south. The townscape environment in this location is described as being unsightly and run-down. Redevelopment could therefore help to regenerate the Wellington Road street-front in this area and improve the designated Green Corridor between the road and the site.</p> <p>The site has policy constraints relating to loss of land in employment uses and would need to demonstrate redundancy in order to meet the requirements of CPP1 CP3.5.</p>	

It is unknown whether the owner is willing to redevelop the site. Site is considered to have potential for residential uses subject to mitigation.

## Site Profile: Land off Preston Road/Campbell Road, Brighton

Site Details	
 <p>NB: boundary taken from representation received during Proposed Submission CPP2 consultation</p>	<b>Site Name / Address</b> Land off Preston Road/Campbell Road, Brighton
	<b>Ward</b> Preston Park
	<b>Site Area (ha)</b> c. 0.34ha (entire site)
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA4
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Situating off Preston Road within a mixed use area comprised of commercial and residential uses. Land is adjacent and underneath Railway Viaduct. An area of natural/semi-natural open space is situated at the south-eastern boundary.
<b>Surrounding Area Density</b> NEQ c.45dph London Rd c.33dph; Adjacent 87 Preston Road development c.178dph.	
<b>Current Use / Former Use &amp; Condition of Site</b>	Businesses on site: Custom Conversions – vehicle repair shop'; Argyle Transport Services – garage related services (B2). Last description on planning register "builders yard, Campbell Road".
<b>Site In Use Or Vacant</b>	Appears in use.
<b>Relevant Planning History</b>	BH2004/02480 Signage Installation on builders yard

Proximity of services	
<b>Vehicular access</b>	Existing vehicular access to site from Campbell Road.
<b>Distance to Strategic Road Network</b>	Located in close proximity to main A road (Preston Road) 4.3km to nearest junction of A23/A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Numerous regular bus services available from London Road c.150m London Road train station 550m

<b>Primary School</b>	St Bartholemews Primary 702m (spare capacity on allocation day 20/21) Downs Infant 844m (no spare capacity allocation day 20/21)
<b>Secondary School</b>	Cardinal Newman 1618m (no capacity allocation day 20/21) Dorothy Stringer 1733m (no capacity allocation day 20/21)
<b>GP Surgery</b>	Preston Park Surgery 310m (accepting new patients 11/20) 450m
<b>Local centre or convenience shops</b>	London Road Town Centre 310m; Beaconsfield Road Local Parade 400m
<b>Park / Play area</b>	Preston Park 300m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange 1,700m Unlikely to be issues with other utilities due to existing uses on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent
<b>Noise</b>	Part of site has road noise between 55-59dcbcls; majority of site has road noise lower than 55dcbcls. Adjacent/underneath railway viaduct: part of site has rail noise between 55-59dcbcls. Majority of site has rail noise lower than 55dcbcls.
<b>Flood risk</b>	In flood zone 1. 11% of site at medium risk of flooding (1 in 100year event) and 27% of site at low risk (1 in 1000 year event). 20% of site in surface water accumulation zone; 60% of site in surface water conveyance zone. No flooding incidents recorded on site. Groundwater level 0.5m-5m below surface therefore some risk but not in highest risk categories. SFRA did not require Level 2 assessment for this site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 3,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	London Road LWS adjacent to south-west site boundary.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Site situated adjacent to and underneath Grade II* listed London Road Railway Viaduct. 87 Preston Road (adjacent) is locally listed. Site situated to the rear of existing buildings varying in height from 2-3 storeys on Preston Road, to 2-5 storeys on Dyke Road Drive. Although not within a Conservation Area, Preston Park and Preston Village conservation areas are both c.80m to the north of the site and there is a degree of inter-visibility between the site and the conservation areas. Any building that was taller than the existing buildings is likely to be visible building from the Conservation Area.
<b>Archaeological Value (ANA)</b>	Not within.

<b>Contamination/remediation or geological issues</b>	Unknown; potential for contamination due to former/current uses as builder's yard and car-garage servicing.
<b>Topography and gradients</b>	Situated on level ground.
<b>Site within Article 4 Direction</b>	Yes: within Office to Residential Article 4 Direction Area.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Not within. London Road tall building corridor lies to the north of the site but is mainly situated alongside the Preston Park area.
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
DA4 NEQ and London Road Within Article 4 Direction Area HE3 Within the Setting of Listed Building HE6 – Within setting of Conservation Areas CP15 Heritage CP3 – land in employment uses	Within DA4: delivery of employment floorspace, residential development and PBSA supported within the area. The strategy for the area is to create a major new business quarter and revitalise the London Rd shopping area Site is adjacent and underneath Grade II* listed railway viaduct; within setting of Conservation Areas; conservation and enhancement of heritage assets required. Loss of B2 uses – only permitted where site/premises demonstrated as redundant and incapable of meeting alternative employment use needs.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	<i>Nb: no SHLAA capacity analysis has taken place for this site.</i>  Site put forward as an omission site during consultation on City Plan Part 2 for either provision of 70 residential dwellings or 185-bedroom Purpose Built Student Accommodation. Indicative drawings submitted with the representation comprise a scheme to provide 53 dwellings, of 1 and 2 bedroomed units in a 6-storey building; based on this, 70 dwellings would potentially be within an 8-9 storey building. No indicative drawings for how a 185 bedroomed PBSA development would be delivered have been submitted.  The indicative drawings show the main building footprint, landscaping and parking on the area to the north of the railway viaduct (on an area c. 0.23ha). It is noted that the parts of the site south of the railways appear to include parts of residential gardens and existing buildings, and it is uncertain whether these can be developed. The developable area of the site is therefore considered to be 0.23ha.  Although delivery of 70 units as proposed may be an efficient use of the site, it is questionable whether 70 units could be achieved particularly given the site's heritage constraints, proximity to adjacent buildings, the need to provide an acceptable standard of accommodation for future occupiers and amenity for adjacent occupiers, as well as the need to meet various policy requirements such as those relating to housing mix.

	<p>In addition, the site is not located within a tall building corridor; a taller building is unlikely to be suitable due to the need to preserve the setting of the grade II* listed viaduct and adjacent locally listed former college building (87 Preston Road). It is considered unlikely that anything above 4 storeys could be accommodated without harming the settings of these heritage assets. Additionally, the southern part of the indicative footprint is in close proximity to the viaduct and the north-western part of the indicative footprint is in close proximity to the existing residential properties. The extent of the footprint may therefore need to be re-considered to ensure the setting of the viaduct is not harmed and to protect the amenity of neighbouring properties and future occupiers.</p> <p>If the site is taken forward as an H1 allocation, an indicative minimum quantum of 24 dwellings is suggested. If this were to be provided in a 4 storey building, this would provide an average of 6 units per storey, compared to the indicative drawings of 11 units per storey. This would allow for the footprint to be reduced and a greater dwelling mix to be provided, allowing for consideration of heritage matters, including height and footprint, amenity impacts, and other policy matters such as those relating to dwelling mix.</p> <p>If the site is put forward for an H3 allocation, and indicative minimum quantum of 60 bedspaces is suggested.</p>
<b>Implied Site Density</b>	<p>The developable area of the site is considered to be 0.23ha. A scheme comprised of 70 dwellings, as proposed by the site owner, would provide a dwelling density of c.304dph.</p> <p>If the site is allocated as an H1 site, the indicative minimum of 24 dwellings, as suggested, would provide a dwelling density of 104dph, based on the developable area of 0.23ha. This would therefore still exceed the minimum density requirements of 100dph required for Development Areas.</p>
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	<p>The site is located to the rear of existing buildings, underneath and adjacent to the railway viaduct and railway embankment which rises steeply to the west. The site is in close proximity to existing residential properties to the north and east, and existing commercial uses. The site is relatively back-land in nature. It is located in a mixed-use area with good transport links and good proximity to a range of services.</p>
<b>Land ownership and control – no constraints or complex multiple ownership</b>	<p>The Arch Company have a land-interest in the site. The terms of the lease for the current site occupiers are unknown.</p>
<b>Willingness of land-owner to develop site</b>	<p>Site put forward for either a housing/PBSA allocation during consultation on CPP2. Suggests willingness to develop site.</p>
<b>Achievability</b>	<p>Achievable in short to medium term (1-10 years)</p>
<b>Overall Summary</b>	
<p>The site is situated within DA4 within a mixed-use area comprised of various commercial and residential uses. The site appears to be in active B2 use. The Grade II* listed railway viaduct crosses through the site and is situated to the rear of proposed H1 allocation 87 Preston Road (a locally listed</p>	

site) and the London Gate building which provides office accommodation. It is adjacent to an area of designated open space, also designated as a Local Wildlife Site. The site is relatively back-land in nature, is enclosed on all sides by either existing buildings in residential or commercial uses, the railway embankment or viaduct and has limited outlook. The site boundary submitted with the representation includes land underneath the railway arches as well as various buildings on Campbell Street/Preston Road, although it is noted that the indicative drawings submitted only propose development on the north side of the railway arches.

The site is situated on relatively level ground with good close access to local facilities and services including health, recreation, primary schools, shops, public transport and utilities. Health facilities and some primary schools appear to have capacity however secondary schools within the catchment area are over-subscribed. The site has good access to main A roads although is some distance from the SRN; main access from the site is via Campbell Street. The site is not within a tall building corridor. It is not within a Heat Network Opportunity Area.

The site is unlikely to have issues relating to archaeological, geological or landscape designations, groundwater pollution and has no recreational value. The site is unlikely to have issues relating to statutory biodiversity designations, although it is noted it is adjacent to a LWS. Although situated in close proximity to a relatively major road and railway viaduct, the majority of the site does not appear to suffer from high levels of road or rail noise. The site is not within or adjacent to the AQMA.

38% of site has a medium-high risk of surface water flooding and parts of site are within the surface water accumulation and conveyance zones. The site also has a risk of groundwater flooding although is not within the highest risk category. However, SFRA did not require consideration of the site through a Level 2 assessment. There could be potential for contamination due to current and former uses.

The site is adjacent to and partly underneath the Grade II\* listed London Road Railway Viaduct. The site is adjacent to the locally listed 87 Preston Road building and is in relatively close proximity to the Preston Villa and Preston Park Conservations Areas. Although this site is to the rear of existing buildings, a tall building has potential for significant harm to the viaduct and may be visible from the Conservation Areas. The site therefore has policy constraints relating heritage, particularly relating to the grade II\* listed viaduct and development would need attach significant weight to preserving this heritage asset. There are also policy constraints relating to the potential loss of B2 uses. The standard of amenity for future occupiers and adjacent existing will also be key consideration. All these issues are likely to affect the height and footprint of any future development on site.

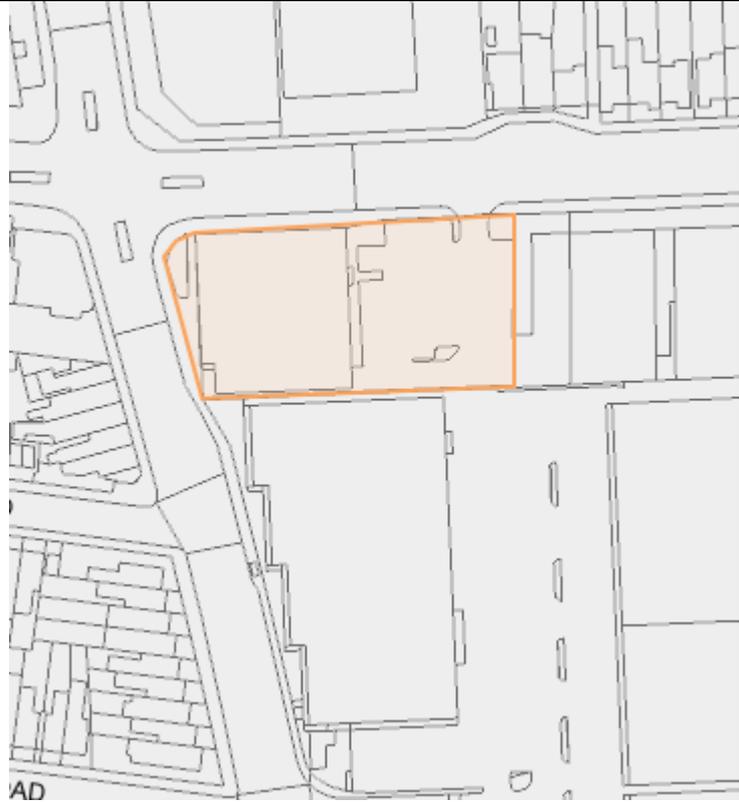
The site has been put forward by those with a land-interest in the site for either a H1 or H3 allocation during the consultation on proposed submission CPP2, suggesting a willingness to develop the site. Although the site is available, it is considered unlikely that the proposed amounts of development could be accommodated without harming the settings of the Grade II\* listed viaduct and adjacent locally listed building, whilst also providing an acceptable standard of accommodation and amenity for future occupiers, as well as protecting the amenity of existing adjacent occupiers.

However, these issues could be overcome through a lower amount of development; the site is therefore considered to have potential for either a mixed-use H1 or H3 allocation.

If an H1 allocation is taken forward, an indicative minimum amount of 24 units is suggested, providing a dwelling density of 104dph, based on the developable area of the site. An H1 allocation that supports a mix of uses, retaining some land in employment uses on site, would help address CP3 policy constraints.

If an H3 allocation is taken forward, an indicative minimum amount of 60 bed-spaces is suggested.

## Site Profile 154 Old Shoreham Road, Hove

Site Details		
	<b>Site Name / Address</b>	154 Old Shoreham Road, Hove, BN3 7BD
	<b>Ward</b>	Hove Park ward
	<b>Site Area (ha)</b>	0.3ha
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	DA6 Hove Station
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	Yes Hove Station NP
	<b>Surrounding Land Uses</b>	Within a mixed-use area. Existing residential to the west; adjacent to a Strategic Site Allocation (Sackville Trading Estate) allocated for residential, employment and ancillary retail with planning consent; commercial uses including office, large retail sheds, small local shops and light industry also in proximity.
<b>Surrounding Area Density</b>	72dph (residential area to the west). Sackville consented scheme to the south c. 228dph.	
<b>Current Use / Former Use &amp; Condition of Site</b>	Currently in use as retail (E). Includes an area of hard-standing/parking. In use as retail since consent granted in 1998. Previously, site was used as a petrol station (JET Garage).	
<b>Site In Use Or Vacant</b>	In use.	
<b>Relevant Planning History</b>	BH1997/00039/OA erection of building for A1 purposes (allowed on appeal). Various other applications for matters such as external alterations, car-parking layout and signage.	

Proximity of services	
<b>Vehicular access</b>	<p>There is existing access by road onto the site via Old Shoreham Road. Vehicular access onto the site is in close proximity to traffic-light controlled junction at Sackville Road and Neville Road.</p> <p>It is noted that a prior approval application to convert the adjacent 136-140 Old Shoreham Road from office to residential to provide 48 dwellings (BH2019/00701) was refused due to significant concerns regarding the impact of the scheme on the transport network. This was upheld at appeal where the planning inspector was <i>“unable to conclude that the traffic movements associated with the proposed development would not be prejudicial to the effective and safe operation of Old Shoreham Road”</i> and found <i>“that the transport and highways impacts of the development would be unacceptable”</i>.</p> <p>Transport comments submitted on the adjacent Sackville Trading Estate scheme noted that the capacity at the traffic-controlled junction of Neville Rd/Sackville Rd/Old Shoreham Rd was already exceeded; highway improvements were recommended for this scheme.</p>
<b>Distance to Strategic Road Network</b>	The site is located on the A270 Old Shoreham Road in close proximity to a traffic-controlled junction. This is a classified A road. The site is situated circa C.2,500m to A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	<p>c.1000m from Hove Station; c.500m from Aldrington railway station.</p> <p>c.130m from nearest bus stop with regular services (every 5 minutes)</p>
<b>Primary School</b>	<p>Aldrington CE 876m (no spare capacity on allocation day 20/21)</p> <p>Bilingual School 997m (no spare capacity on allocation day 20/21)</p> <p>West Hove (Connaught Road) 1,271m (spare capacity 20/21)</p>
<b>Secondary School</b>	<p>Hove Park (upper) 335m (spare capacity on allocation day 20/21)</p> <p>Blatchington Mill 791m (no spare capacity on allocation day 20/21)</p>
<b>GP Surgery</b>	Trinity Medical Centre c1,100m (accepting new patients 11/20)
<b>Local centre or convenience shops</b>	<p>Old Shoreham Road ILP c.50m.</p> <p>Larger range of shops and services at Hove Town Centre c.800m</p>
<b>Park / Play area</b>	Hove Park 250m
<b>Access to Utilities including broadband exchange</b>	<p>Broadband exchange 1,400m (good access).</p> <p>Unlikely to be any other issues with access to utilities.</p>
Constraints	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Entire site within AQMA. BHCC Detailed Air Quality Assessment 2020 recommended further air quality monitoring for the Sackville Road/Old Shoreham Road junction and suggested that it would be important that planning decisions and developments adjacent to the junction do not further enclose the space.
<b>Noise</b>	Road noise on site varies from 60-75 dbcls with road noise generated from both Sackville Road and Old Shoreham Road.
<b>Flood risk</b>	In flood zone 1. Small area (5%) at low risk of flooding (1 in 1,000 year event). No flooding events reported on site. 53% of site in

	<p>conveyance zone. Low risk of surface water flooding on adjacent Old Shoreham Road.</p> <p>Groundwater levels between 0.5 and 5m below surface. SFRA did not require Level 2 assessment for this site.</p>
<b>Groundwater Source Protection Zone</b>	Within GSPZ 1.
<b>International Ecological Designations (SAC)</b>	Not on site. Castle Hill SAC 8,200m
<b>National Ecological Designations (SSSI)</b>	Not on site. Castle Hill SSSI and NNR 8,200m Black Rock to Newhaven Cliffs SSSI 5,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Not on site. Three Cornered Copse LWS 900m.
<b>Geological designations</b>	None on site. The Goldstone, LGS Hove Park c.250m Black Rock to Friars Bay RIGS c.5,500m
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Not on site. Hove Station Conservation Area c.600m to the east with some listed buildings; however site is separated by existing industrial/retail uses and unlikely to be visible from Conservation Area due to existing buildings and those with planning consent on adjacent Sackville scheme.
<b>Archaeological Value (ANA)</b>	None on majority of site; small section of ANA cuts across north-west corner.
<b>Contamination/remediation or geological issues</b>	Unknown. The site was previously used as a petrol station therefore contamination could be present.
<b>Topography and gradients</b>	Slopes slightly to the east; adjacent ground slopes in a southerly direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	<p>The site is not located within a tall building area.</p> <p>The site is in relatively close proximity to the Hove Station tall building node.</p> <p>Noted that some tall buildings (10 storeys) have recently been granted planning consent on the adjacent Sackville Trading Estate site although these are located away from the roadside.</p> <p>The proposed scheme put forward by the site owners includes a part 1, 5, 6 and 9 storey buildings; building of 6 or more storeys are considered to be tall-buildings.</p>
<b>Within District Heat Network Opportunity Area</b>	Site situated within the Hove Park Heat Network Cluster Area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
<p>City Plan Part 1 - DA6, CP6 Local Plan – SR8 Proposed Submission City Plan Part 2 – DM17 Emerging Neighbourhood Plan</p>	<p>Within DA6: seeks to develop an attractive and sustainable mixed-use area focused on employment.</p> <p>The site is outside the SA2 Central Brighton area, within which hotel development is firstly directed, as identified in policy CP6. However, the site is within DA6; this has been identified as an area of search for new hotels within draft policy DM17. An impact assessment identifying how the proposal would add to and impact upon current supply would be required.</p>

	<p>Loss of individual shop premises permitted if certain criteria met. Loss of retail on this site unlikely to cause a policy issue; site is in an out-of-centre location and other large-format retail provision present in close proximity.</p> <p>Emerging Neighbourhood Plan supports coordinated and integrated comprehensive redevelopment of the DA6 area including mixed uses such as residential, commercial, small retail and cultural uses.</p>
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	<p><i>Nb: no SHLAA capacity analysis has taken place for this site.</i></p> <p>Site put forward by landowner as an omission site for a proposed H1 allocation to provide a mixed-use scheme comprised of 40 dwellings, a 100-room hotel, and commercial uses. Indicative drawings submitted show development within part 1, 5, 6 and 9 storeys with limited set-back on certain parts.</p> <p>As the site is not located in a tall-building area, there is uncertainty whether these heights and therefore the proposed quantum could be found acceptable and delivered on site. In addition, there is potential for transport/highways impacts based on the site history. Any hotel proposal at this location would also be required to undergo an impact assessment prior to this being found acceptable.</p> <p>If the site is taken forward for residential uses only, an indicative minimum of 30 dwellings is suggested. Ground floor E uses would help to activate the frontage.</p>
<b>Implied Site Density</b>	<p>A scheme comprised of 40 dwellings, as proposed by the site owner would provide a dwelling density of 133dph. However, this is based on the area of the entire site. Other uses are also proposed. 40 dwellings on the part of the site proposed for residential uses, which is approximately half the site area, would equate to c. 266dph.</p> <p>If the site is taken forward for residential uses only, with some ground floor E uses to help activate the frontage, the indicative minimum of 30 dwellings across the whole would provide a dwellings density of 100dph.</p>
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	<p>The site is situated in a prominent corner location within a mixed area comprising residential and commercial uses. It is situated on a classified A road, the A270 Old Shoreham Road, in close proximity to a traffic-controlled junction. It has good access to road, bus and train services, as well as various services and facilities.</p> <p>The proximity to the traffic-controlled junction and planning history on adjacent sites creates uncertainty regarding deliverability at the proposed scale.</p>
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Royal London Asset Management own site. Unknown on what terms the current occupiers lease the building.
<b>Willingness of landowner to develop site</b>	Site put forward as a mixed use housing allocation by the site owners during Proposed Submission consultation on CPP2. Suggests willingness to develop site.

<b>Achievability</b>	Achievable in short to medium term (1-10 years)
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**Overall Summary**

The site is situated within the DA6 Hove Station Development Area. The site is currently in use as a large-format retail store selling furniture. It is on relatively level ground, which slopes to the east, with existing close access to the road network, including fairly good access to the SRN. It has good, close access to local facilities including bus services, rail services, recreation, shops, secondary schools and utilities, and reasonable access to primary schools and health services. Some primary and secondary schools within the locality appear to have capacity; health services have capacity and the site is within the catchment of the nearest GP surgery. The site is within the Hove Park Heat Network Cluster Opportunity Area.

There are not considered to be any key policy issues that would prevent development of the site; the principle of redevelopment to provide a more efficient use of the site is likely to be acceptable. The site is within the Hove Station Development Area (DA6) which seeks to develop a mixed-use area focused on employment. Loss of large-format retail store in an out of centre location is unlikely to be resisted. However, new hotel development is firstly directed to the Central Brighton area, and therefore a full impact assessment would be required. However, provision of a hotel on site would accord with Proposed Submission policy DM17 which identifies the Hove Station Area as an opportunity area for a new hotel.

The site is unlikely to have any issues regarding biodiversity designations, geology, recreation, landscape, archaeology and surface water flood risk. SFRA did not require consideration of the site through a Level 2 assessment. Although the site is situated in relative proximity to the Hove Station Conservation Area, the site is unlikely to be significantly visible from the Conservation Area due to existing and planned developments.

However, the site is not situated within a tall-building node and tall-buildings in this location could have potential for townscape/visual impacts. The acceptability of tall buildings in this location would need full consideration through detailed design and visual analysis. The site is located within the AQMA. The BHCC Detailed Air Quality Assessment 2020 suggested it would be important that planning decisions and developments adjacent to the junction do not further enclose the space.

A key issue for the site will be the potential for transport and highways impacts. The Old Shoreham Road is a classified A-road and the effective and safe operation of this road is a key consideration for any development located on this road. It is noted that a recent prior approval application to provide 48 dwellings on an adjacent site was refused planning consent on highways and transport grounds, which was further upheld at appeal. This raises uncertainty regarding whether the transport and highways impacts relating to the proposed quantum of development put forward by the site owner could be found acceptable.

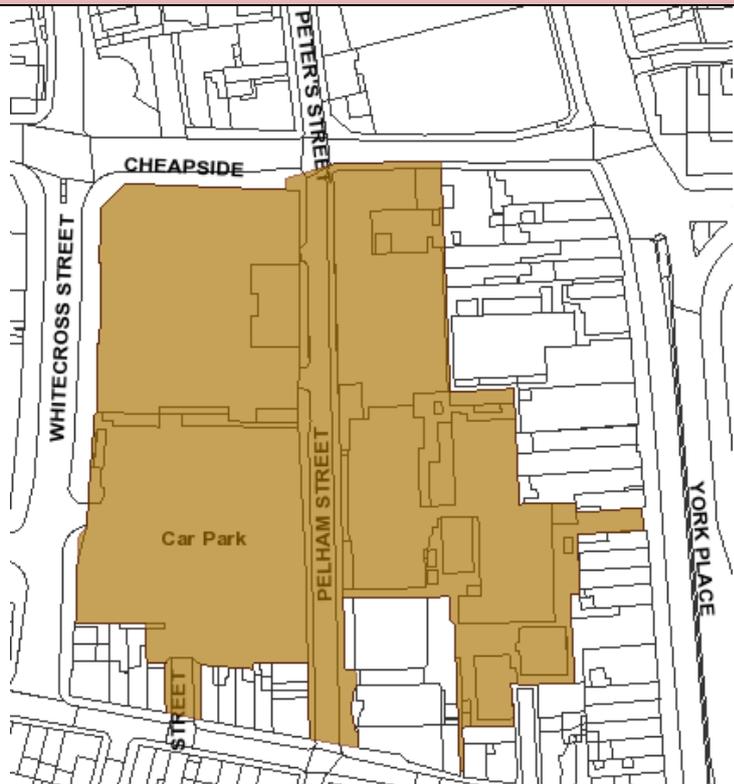
Other potential issues include the site's potential for contamination due to former uses. The site has a risk of groundwater flooding with levels between 0.5m and 5m below surface, although is not within the two highest risk categories. The site is subject to high levels of road noise. The site is within Groundwater Source Protection Zone 1.

Although the site has been put forward for a mixed-use H1 allocation, and is therefore considered to be available, the site's potential as an allocation at the scale and quantum proposed is considered uncertain. This is based on the uncertainty regarding the potential for transport and highways impacts on the classified A-road and traffic-controlled junction, the uncertainty regarding whether the quantum proposed could be achieved on a site that is not within a tall building corridor, and the

uncertainty relating to the findings of any future hotel impact assessment that would need to be undertaken.

It is likely that some of these issues could be overcome through a lower amount of development; the site is therefore considered to have potential for a H1 allocation to provide an indicative minimum of 30 units, providing a dwelling density of 100dph. Ground floor E uses may be suitable to help activate the frontage.

## Site Profile City College Pelham Street Brighton

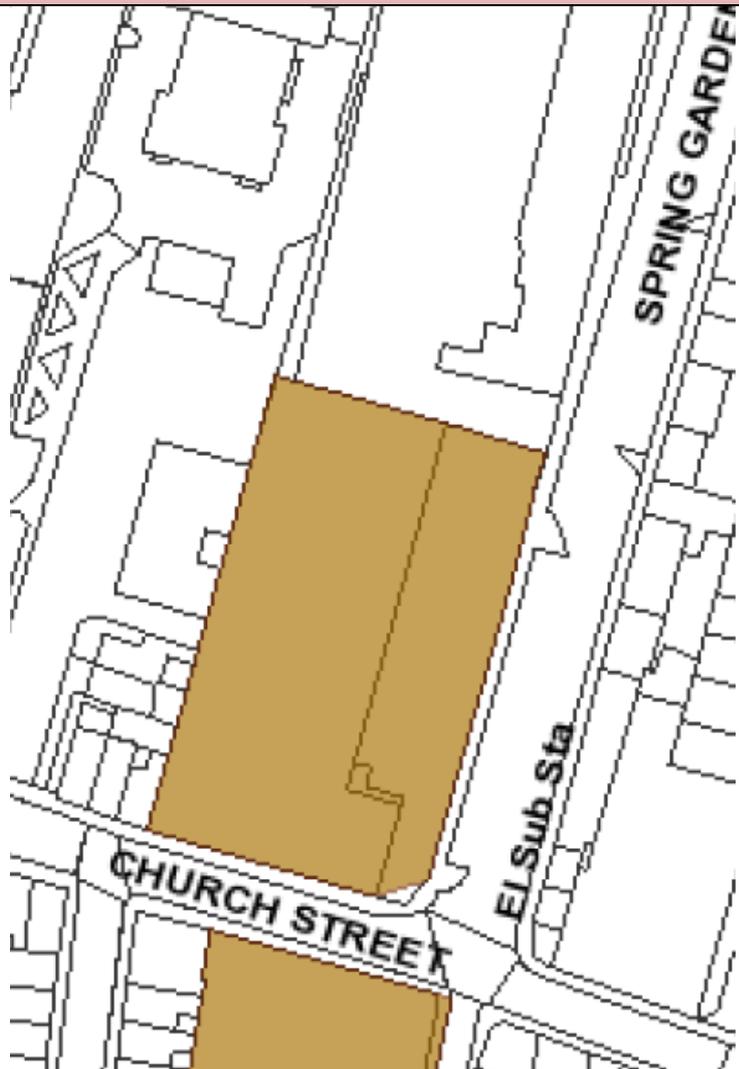
Site Details	
	<b>Site Name / Address</b> City College, Pelham Tower (and car-park), Pelham Street, BN1 4FA
	<b>Ward</b> St Peter's and North Laine
	<b>Site Area (ha)</b> 0.63
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA4
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Mixed uses including residential, commercial, retail and education.
	<b>Surrounding Area Density</b> NEQ c.45dph London Rd c33dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Pelham Tower is in educational uses. The car-park is used by the college.
<b>Site In Use Or Vacant</b>	In use.
<b>Relevant Planning History</b>	BH2018/02607: Hybrid application for mixed use development comprising 3 storey extensions to existing college to provide D1 uses, and demolition of York, Trafalgar and Cheapside buildings and erection of 6 storey building to provide up to 135 C3 units. Approved. BH2013/01600: Outline application for mixed use development comprising > 24, 000sqm D1 floorspace, 442 student bedspaces, and up to 125 residential units. Approved April 2014. Now lapsed.

Proximity of services	
<b>Vehicular access</b>	Good existing access via Pelham St, Whitecross St and Cheapside (A270). Close proximity to London Road.
<b>Distance to Strategic Road Network</b>	C. 4,800m to A23/A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	C. 400m to Brighton Station. Site situated in close proximity to London Road bus corridor with multiple services. Bus Stops 200m with various services.

<b>Primary School</b>	St Bartholomew's CE Primary 230m (spare capacity on allocation day for 2017/2018) Carlton Hill Primary 785m (no spare capacity on allocation day 2017/18)
<b>Secondary School</b>	Dorothy Stringer 2300m (no spare capacity on allocation day 2017/18)
<b>GP Surgery</b>	North Laine Medical Centre 250m (accepting new patients 09/17)
<b>Local centre or convenience shops</b>	London Road Town Centre <100m Adjacent to North Laine shopping area and Regional Centre
<b>Park / Play area</b>	The Level 200m
<b>Access to Utilities including broadband exchange</b>	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within AQMA
<b>Noise</b>	Road traffic daytime noise between 55-75dcbL on/adjacent to site
<b>Flood risk</b>	In flood zone 1. No historical incidents of flooding on site. No surface water flood risk on site. Groundwater levels between 0.5m and 5m below ground surface on part of site therefore some risk but not in highest risk categories. SFRA considered site to be at low risk overall and did not recommend further consideration through the sequential and exception tests.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on or adjacent to site. Brighton Station LWS c.250m
<b>Geological designations</b>	None on or adjacent to site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Southern end of site immediately adjacent to North Laine Conservation Area. Eastern end of site adjacent to Valley Gardens Conservation Area. Prominent Listed Building St Bartholomew's Church c.150m to the north of the site. Site may be within the setting of this asset. Demolition of York and Trafalgar buildings accepted under previous planning consent.
<b>Archaeological Value (ANA)</b>	Trafalgar Street ANA across part of site.
<b>Contamination/remediation or geological issues</b>	Unknown.
<b>Topography and gradients</b>	Situated on level ground. Cheapside slopes upwards from east to west.
<b>Site within Article 4 Direction</b>	Within Central Brighton, NEQ and London Rd Office to Residential Article 4 Area.
<b>Opportunities</b>	

<b>Within Tall Building Area</b>	Within Brighton Station East Tall Building Node and adjacent to the London Road Tall Building Corridor.
<b>Within District Heat Network Opportunity Area</b>	Within London Road & New England Quarter HNOA
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Within DA4 H020 HE6 HE3	Loss of community facilities – potential loss of education floorspace Within Setting of Conservation Area Within Setting of Listed Building
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	135 units (based on 2018 Planning Consent)
<b>Implied Site Density</b>	214 (across whole site).
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Mixed use area adjacent to London Road and North Laine areas. Located within close proximity to main A road with various good transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	City College
<b>Willingness of land owner to develop site</b>	Site put forward for redevelop during CPP2 Scoping Consultation. Recent approved scheme indicates willingness to develop site.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The site is situated within DA4. It is located within a mixed-use area, on level ground with good, close access to local facilities and services including health, recreation, shops, public transport, primary schools and utilities. Secondary schools are located further away. Health facilities and some primary schools appear to have capacity, however secondary schools in the catchment area are over-subscribed. The site is situated within a Tall Building Node and adjacent to a Tall Building Corridor. It is within the New England Quarter Heat Network Opportunity Area and has good access to main A roads, although is some distance from the SRN. The site is unlikely to have any issues relating to biodiversity designations, geology, recreation, surface water flood risk, groundwater or landscape. It is unknown whether there are any contamination issues.</p> <p>The site is adjacent to the North Laine Conservation Area, and could be within the setting of the St Bartholomew’s Church Listed Building. It is also within an Archaeological Notification Area. The site is within the AQMA and adjacent to a road with high levels of traffic noise. The site may be at risk of groundwater flooding although SFRA considered site to be at low risk overall and did not recommend further consideration through the sequential and exception tests.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site is currently in educational uses. Various policies would apply to any redevelopment of the site including those relating to loss of community facilities and heritage. The owners appear willing to redevelop the site and have a recent planning approval for a mixed use scheme comprising educational and residential uses.</p> <p>The site is considered to have could have potential for a mix of uses subject to mitigation, in accordance with its planning consent.</p>	

**Site Profile 71-76 Church Street, Brighton (Patrick Moorhead Antiques)**

Site Details																			
	<table border="1"> <tr> <td><b>Site Name / Address</b></td> <td>71-76 Church Street, Brighton, BN1 1RL</td> </tr> <tr> <td><b>Ward</b></td> <td>St Peter's &amp; North Laine</td> </tr> <tr> <td><b>Site Area (ha)</b></td> <td>0.22ha</td> </tr> <tr> <td><b>Land Type (PDL or GF)</b></td> <td>PDL</td> </tr> <tr> <td><b>Within a City Plan DA</b></td> <td>No</td> </tr> <tr> <td><b>Within JAAP</b></td> <td>No</td> </tr> <tr> <td><b>Within Neighbourhood Area</b></td> <td>No</td> </tr> <tr> <td><b>Surrounding Land Uses</b></td> <td>Within North Laine mixed use area. Adjacent to open space (parks &amp; gardens), residential, retail, public house, tower point (car-park, office, gym).</td> </tr> <tr> <td><b>Surrounding Area Density</b></td> <td>NEQ c.45dph; adjacent residential within North Laine likely to be much higher.</td> </tr> </table>	<b>Site Name / Address</b>	71-76 Church Street, Brighton, BN1 1RL	<b>Ward</b>	St Peter's & North Laine	<b>Site Area (ha)</b>	0.22ha	<b>Land Type (PDL or GF)</b>	PDL	<b>Within a City Plan DA</b>	No	<b>Within JAAP</b>	No	<b>Within Neighbourhood Area</b>	No	<b>Surrounding Land Uses</b>	Within North Laine mixed use area. Adjacent to open space (parks & gardens), residential, retail, public house, tower point (car-park, office, gym).	<b>Surrounding Area Density</b>	NEQ c.45dph; adjacent residential within North Laine likely to be much higher.
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	<b>Within JAAP</b>	No																	
	<b>Within Neighbourhood Area</b>	No																	
<b>Surrounding Land Uses</b>	Within North Laine mixed use area. Adjacent to open space (parks & gardens), residential, retail, public house, tower point (car-park, office, gym).																		
<b>Surrounding Area Density</b>	NEQ c.45dph; adjacent residential within North Laine likely to be much higher.																		
<b>Current Use / Former Use &amp; Condition of Site</b>	Patrick Moorhead Antiques (trade only –not retail) (formerly post office sorting office/drill hall)																		
<b>Site In Use Or Vacant</b>	In use																		
<b>Relevant Planning History</b>	BH2019/00912 Planning applications relating to emergency access – refused due to detrimental impact on appearance of the listed building and conservation area.																		

Proximity of services	
<b>Vehicular access</b>	Existing access to site via Church Street or Spring Gardens
<b>Distance to Strategic Road Network</b>	5,500m to A27/A23 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Numerous regular services within 100m from site. Brighton Station 470m
<b>Primary School</b>	Middle Street Primary 450m (no capacity on allocation day)

	17/18) St Paul's CE Primary 580m (no capacity on allocation day) St Mary Magdalen's RC Primary 760m (capacity on allocation day)
<b>Secondary School</b>	Cardinal Newman 2500m (no capacity on allocation day 17/18) Dorothy Stringer 3030m (catchment) (no capacity on allocation day 17/18)
<b>GP Surgery</b>	North Laine Medical Centre 580m (accepting new patients)
<b>Local centre or convenience shops</b>	Convenience store 100m; 60m to Brighton Regional Centre
<b>Park / Play area</b>	St Nicolas Playground 350m
<b>Access to Utilities including broadband exchange</b>	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within.
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	In flood zone 1. No risk of surface water flooding on site. Groundwater level >5m below surface.
<b>Groundwater Source Protection Zone</b>	Not within
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on or adjacent to site. Brighton Station LWS c.470m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	A Grade II Listed Building. Within North Laine Conservation Area.
<b>Archaeological Value (ANA)</b>	Adjacent to Brighton historic core ANA
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely.
<b>Topography and gradients</b>	Church street slopes upwards in west to east direction.
<b>Site within Article 4 Direction</b>	Yes: relating to Conservation Area; COU from office to residential.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	Yes within Brighton Centre heat network opportunity area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA2 HE1 HE6 HE12	Central Brighton - to reinforce Brighton's role as a regional centre for shopping, leisure, tourism, culture office and commercial uses. Supports residential development. Listed Buildings. Development within or affecting the setting of a conservation area. Scheduled Monuments and other important archaeological sites.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	50
<b>Implied Site Density</b>	227dph
<b>Availability/Deliverability Issues</b>	

<b>Overall Site Location and Surroundings</b>	On a prominent corner position situated within the diverse North Laine area, adjacent to a mix of uses, including residential, open spaces, retail, public houses, office and car-parking.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned.
<b>Willingness of land owner to develop site</b>	No planning applications have been submitted to redevelop the site. Site owner may be looking to downsize business/redevelop site in the future.
<b>Achievability</b>	Achievable in longer term (11-15years)
<b>Overall Summary</b>	
<p>The site is located on a prominent corner position within the North Laine, with the front of the building situated on Church Road. It is currently in use as an antiques trade centre. It is situated on sloping ground, with good, close access to local facilities including public transport, health, primary schools, local park, shops and utilities. Secondary schools are located some distance away. Health facilities and some primary schools appear to have capacity, however the catchment secondary school is over-subscribed. The site has good access to main A roads, although is some distance from the SRN.</p> <p>The site is not within a Tall Building Corridor. It is within the Brighton Centre heat cluster opportunity area. The site is unlikely to have issues relating to road noise, surface water flood risk, groundwater, biodiversity or geological designations, recreation, landscape or contamination. Groundwater levels more than 5m below surface.</p> <p>The site is situated within the AQMA. The site comprises a Grade II listed building, and is situated within the North Laine Conservation Area. The site is immediately adjacent to an ANA.</p> <p>The site is situated within SA2 Central Brighton which supports a broad range of development types. The site has policy constraints relating to heritage and archaeology.</p> <p>There have been no recent planning applications to redevelop the site. The site owner may be looking at downsizing/redeveloping site in the future. The site could be suitable for a mix of uses (such as residential/workspace/retail/office) subject to mitigation.</p>	

## Site Profile Post Office site, 62 North Road, Brighton

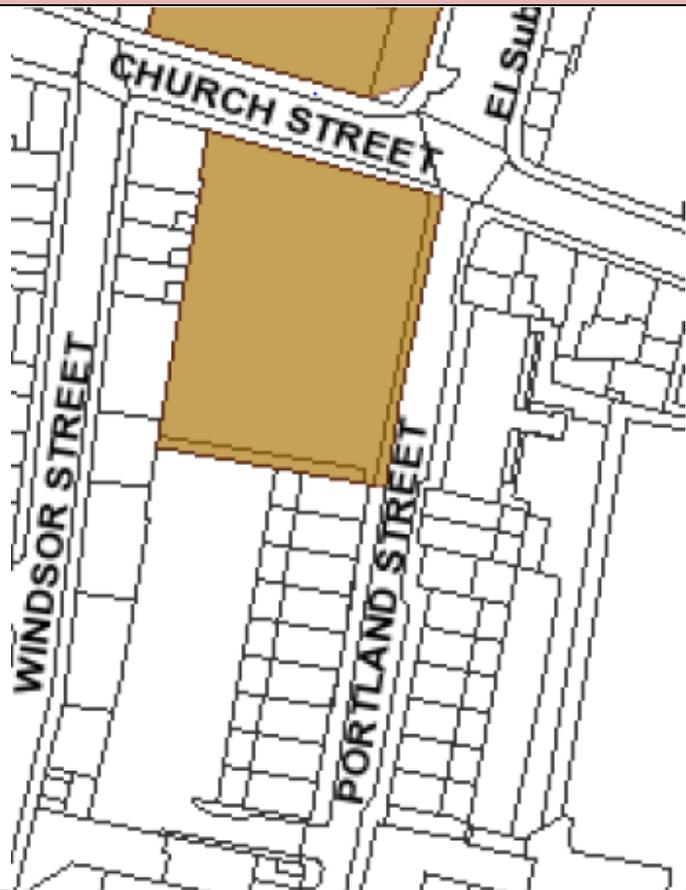
Site Details	
	<b>Site Name / Address</b> Post Office site, 62 North Road, Brighton, BN1 1AA
	<b>Ward</b> St Peters & North Laine
	<b>Site Area (ha)</b> 0.5ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Within North Laine mixed use area with residential, retail and commercial uses adjacent.
<b>Surrounding Area Density</b> NEQ c. 45dph. North Laine density likely to be higher due to type of housing (c.200dph)	
<b>Current Use / Former Use &amp; Condition of Site</b>	In use as post office delivery sorting office (sui generis)
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	BH2013/00610 – telecoms installation. BH2007/01063 – storage tank. BH2001/01849 – COU from sui generis to B1 – withdrawn.

Proximity of services	
<b>Vehicular access</b>	Existing access to site via North Road and at rear of site from Gloucester Road.
<b>Distance to Strategic Road Network</b>	5,500m to A27/A23 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Numerous regular services within 100m from site. Brighton Station 360m
<b>Primary School</b>	St Paul's CE Primary 450m (no capacity on allocation day) Middle Street Primary 610m (no capacity on allocation day 17/18) St Bartholemew's CE Primary 700m (capacity on allocation day)

<b>Secondary School</b>	Cardinal Newman 2300m (no capacity on allocation day 17/18) Dorothy Stringer 2800m (no capacity on allocation day 17/18)
<b>GP Surgery</b>	North Laine Medical Centre 430m (accepting new patients)
<b>Local centre or convenience shops</b>	Convenience store <100m; <100m to Brighton Regional Centre
<b>Park / Play area</b>	St Nicolas Playground 430m
<b>Access to Utilities including broadband exchange</b>	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Adjacent to AQMA
<b>Noise</b>	Road noise less than 55dcbLs.
<b>Flood risk</b>	Flood zone 1. Historical flooding incident on site. 2% of site has low risk of SW flooding. Groundwater levels between 0.5m and 5m below ground surface therefore some risk of GW emergence but not in highest risk categories..
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on or adjacent to site. Brighton Station LWS c.370m
<b>Geological designations</b>	None on or adjacent to site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Within North Laine Conservation Area. Listed buildings within close proximity to rear of site on Gloucester Road.
<b>Archaeological Value (ANA)</b>	Not within ANA
<b>Contamination/remediation or geological issues</b>	Unknown
<b>Topography and gradients</b>	Site slopes downwards in a west to east direction.
<b>Site within Article 4 Direction</b>	Yes. A4 office to residential.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	Yes within Brighton Centre heat network opportunity area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA2 HE3 HE6 HE8	Central Brighton - to reinforce Brighton's role as a regional centre for shopping, leisure, tourism, culture office and commercial uses. Supports residential development. Development affecting the setting of a Listed Building. Development within or affecting the setting of a conservation area. Demolition in conservation areas.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	110
<b>Implied Site Density</b>	220dph

<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	The site is situated within the North Laine mixed use area, comprising residential, retail and commercial services, with good access to various services.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Royal Mail
<b>Willingness of land owner to develop site</b>	No applications to develop the site have been submitted. Representation submitted as part of draft CPP2 consultation indicates willingness to develop site, dependant on relocation to suitable premises.
<b>Achievability</b>	Achievable in medium to long term (6-15 year supply).
<b>Overall Summary</b>	
<p>The site covers a fairly large area within the North Laine, with the front of the building situated on North Road and the back of the building situated on Gloucester Road. The front of the building is a fairly prominent building on the streetscape; the rear of the building is described as detracting from the conservation area within the North Laine Conservation Area study. It is currently in use as the post office sorting office.</p> <p>The site is situated on sloping ground, with good, close access to some local facilities including public transport, health, primary schools, shops, local park and utilities. Secondary schools are located some distance away. Some primary schools have capacity, as do health facilities. Secondary schools are over-subscribed. The site has good access to main A roads, although is some distance from the SRN.</p> <p>The site is not within a Tall Building corridor. The site is unlikely to have issues relating to road noise, recreation, landscape, groundwater, biodiversity, geological or archaeological designations.</p> <p>The site is adjacent to the AQMA. There has been a surface water flooding incident on site, small part of site has low risk of surface water flooding and site has a risk of groundwater emergence. SFRA considered site to be at low risk overall and did not recommend further consideration through the sequential and exception tests.</p> <p>The site is situated within the North Laine Conservation Area and within close proximity to some listed buildings.</p> <p>The site is situated within SA2 Central Brighton area which supports a broad range of development types. The site has policy constraints relating to heritage.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>There have been no recent planning applications to redevelop the site. Representation submitted as part of draft CPP2 consultation indicates willingness to develop site, dependant on relocation to suitable premises, and suggests indicative quantum should be higher.</p> <p>The site could be suitable for a mix of uses subject to mitigation.</p>	

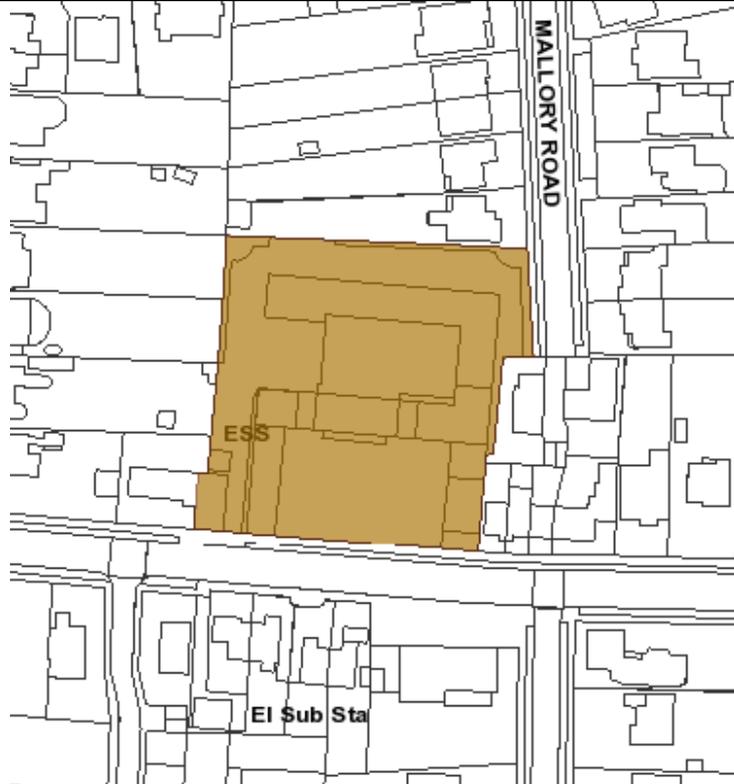
Site Profile: Land at 27-31 Church Street, Brighton

Site Details		
	<b>Site Name / Address</b>	27-31 Church Street, Brighton
	<b>Ward</b>	St Peter's & North Laine
	<b>Site Area (ha)</b>	0.12ha
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Within North Laine mixed use area. Adjacent to residential, retail, public house and offices.
<b>Surrounding Area Density</b>	NEQ c.45dph; adjacent residential within North Laine likely to be much higher.	
<b>Current Use / Former Use &amp; Condition of Site</b>		Cleared site. Formerly consisted of a terrace of residential properties and some small industrial premises including a former metal works. Site cleared c. 1997.
<b>Site In Use Or Vacant</b>		Vacant.
<b>Relevant Planning History</b>		BH2011/02401 Mixed use development of 9 dwellings, retail, offices and basement parking. Allowed on appeal. BH2012/02555 Mixed use development of 9 dwellings, 341sqm retail, 631sqm office and basement parking. Approved (nb: re-submission of scheme approved under above scheme). Bh2014/01600, Bh2015/03397, Bh2016/02226 – various applications to approve conditions and vary drawings associated with BH2011/02401. Approved. Various other earlier approved applications to develop site including 93/1046/FP, BH2002/00211 BH2003/01193/FP some of which appear to be technically commenced.

<b>Proximity of services</b>	
<b>Vehicular access</b>	Access could be gained via Church Street or Portland Street.
<b>Distance to Strategic Road Network</b>	5,500m to A27/A23 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Numerous regular services within 100m from site. Brighton Station 470m
<b>Primary School</b>	Middle Street Primary 450m (no capacity on allocation day 17/18) St Paul's CE Primary 580m (no capacity on allocation day) St Mary Magdalen's RC Primary 760m (capacity on allocation day)
<b>Secondary School</b>	Cardinal Newman 2500m (no capacity on allocation day 17/18) Dorothy Stringer 3030m (catchment) (no capacity on allocation day 17/18)
<b>GP Surgery</b>	North Laine Medical Centre 580m (accepting new patients)
<b>Local centre or convenience shops</b>	Convenience store 100m; 60m to Brighton Regional Centre
<b>Park / Play area</b>	St Nicolas Playground 350m
<b>Access to Utilities including broadband exchange</b>	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within.
<b>Noise</b>	Less than 55dcbcls.
<b>Flood risk</b>	In flood zone 1. No risk of surface water flooding on site. GW levels more than 5m below surface.
<b>Groundwater Source Protection Zone</b>	Not within
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on or adjacent to site. Brighton Station SNCI c.470m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Within North Laine Conservation Area. Grade II Listed Building opposite (Former drill hall, 71-76 Church Street).
<b>Archaeological Value (ANA)</b>	Within to Brighton historic core ANA
<b>Contamination/remediation or geological issues</b>	Unknown but possible due to former industrial uses.
<b>Topography and gradients</b>	Church street slopes upwards in west to east direction.
<b>Site within Article 4 Direction</b>	Yes: relating to Conservation Area; COU from office to residential.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	Yes within Brighton Centre heat network opportunity area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	

SA2 HE3 HE6 HE12	Central Brighton - to reinforce Brighton's role as a regional centre for shopping , leisure, tourism, culture office and commercial uses. Supports residential development. Development affecting the setting of Listed Buildings. Development within or affecting the setting of a conservation area. Scheduled Monuments and other important archaeological sites.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	10 dwellings
<b>Implied Site Density</b>	75dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	On a prominent corner position situated within the diverse North Laine area, adjacent to a mix of uses, including residential, retail, public houses, and office.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned. Brockhampton Land Ltd.
<b>Willingness of land owner to develop site</b>	Approved planning consent, with some conditions discharged, however no actual ground works appear to have commenced on site.
<b>Achievability</b>	Achievable in short (1-5years)
<b>Overall Summary</b>	
<p>The site is located on a prominent corner position within the North Laine. It is a cleared, vacant site with an approved planning consent for a mixed use development.</p> <p>It is situated on sloping ground, with good, close access to local facilities including public transport, health, primary schools, local park, shops and utilities. Secondary schools are located some distance away. Health facilities and some primary schools appear to have capacity, however the catchment secondary school is over-subscribed. The site has good access to main A roads, although is some distance from the SRN.</p> <p>The site is not within a Tall Building Corridor. It is within the Brighton Centre heat cluster opportunity area. The site is unlikely to have issues relating to road noise, surface water flood risk, groundwater, biodiversity or geological designations, recreation, landscape or contamination. Groundwater levels more than 5m below surface.</p> <p>The site is situated within the AQMA. The site may be contaminated based on former uses. The site is opposite a Grade II listed building, and is situated within the North Laine Conservation Area. The site is within ANA.</p> <p>The site is situated within SA2 Central Brighton which supports a broad range of development types. The site has policy constraints relating to heritage and archaeology.</p> <p>Southern Water has indicated that occupation of development will need to be phased to align with delivery of sewerage network reinforcement.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site has an approved consent to deliver a mixed use scheme including 9 dwellings, retail and office and several applications to approve conditions have been decided, although no ground works appear to have commenced on site. It is considered that the size of the site could have potential a higher amount of housing than the planning consent. The site is considered to be suitable for a mix of uses.</p>	

## Site Profile: Former Dairy Crest Site, 35-39 The Droveaway, Hove

Site Details	
	<b>Site Name / Address</b> Former Dairy Crest Site, 35-39 The Droveaway, Hove, BN3 6LF
	<b>Ward</b> Hove Park
	<b>Site Area (ha)</b> 0.44ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Housing and retail convenience store, tennis club
	<b>Surrounding Area Density</b> 10-30dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Formerly Dairy Crest depot (B8 Use) Site vacant since 2015
<b>Site In Use Or Vacant</b>	Vacant
<b>Relevant Planning History</b>	BH2018/03798 COU from B8 to mixed use development to include 1435 sqm flexible use scheme (B1a, A1, A2, A3, D1) and erection of new wing to deliver 14 C3 units. Approved subject to S106. BH2017/04050 COU from B8 to mixed use development to include 1383sqm flexible use scheme (B1a, A1, A2, A3, D1) and erection of new wing to deliver 14 C3 units. Refused. Appeal lodged.

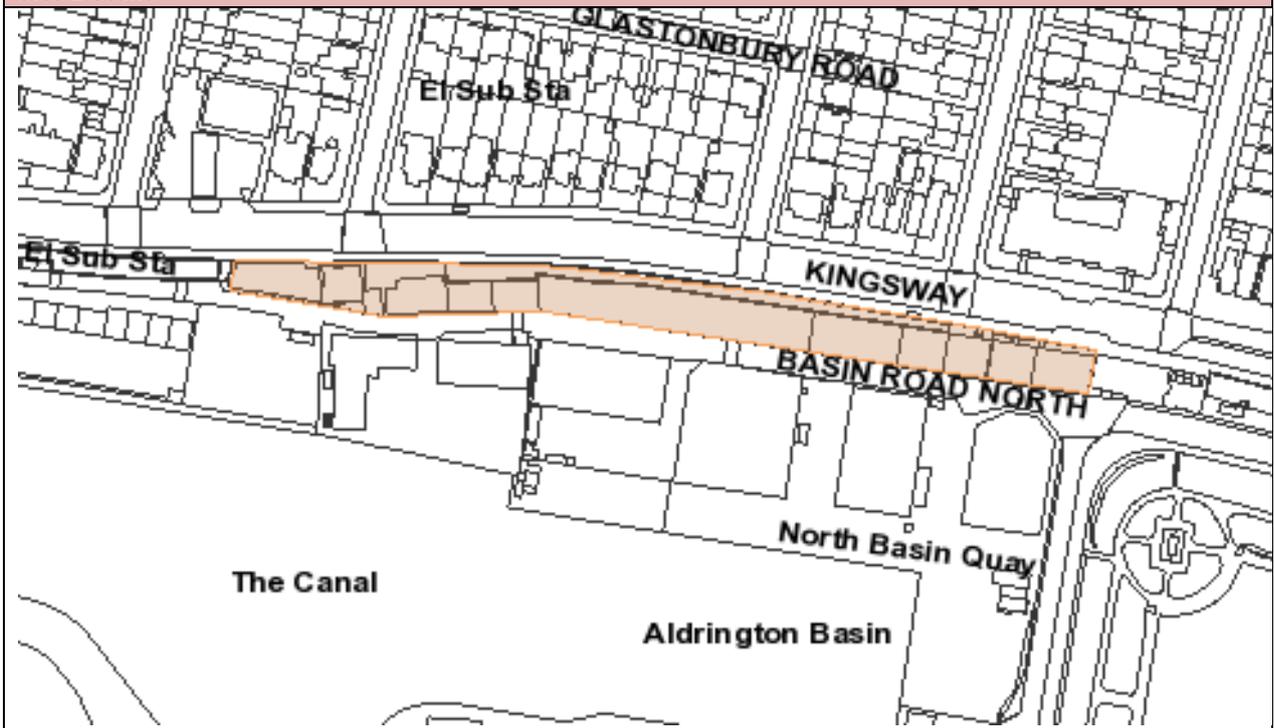
Proximity of services	
<b>Vehicular access</b>	Current access from site directly onto The Droveaway
<b>Distance to Strategic Road Network</b>	2.3km to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	350m to bus stops on Dyke Road (regular bus services into Brighton)
<b>Primary School</b>	Cottismore RC 1100m; (some capacity 17/18 allocation day) Stanford Infants 1120m; (no capacity 17/18 allocation day)
<b>Secondary School</b>	Cardinal Newman RC 1150m; (no capacity 17/18 allocation day)

	Hove Park (upper) 1600m; (some capacity 17/18 allocation day)
<b>GP Surgery</b>	Hove Park Villas Surgery, 900m (accepting new patients)
<b>Local centre or convenience shops</b>	Tesco express opposite.
<b>Park / Play area</b>	Hove Park 400m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1000m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within AQMA
<b>Noise</b>	Less than 55dcbcls.
<b>Flood risk</b>	Flood Zone 1 Surface Water flooding incident within 50m of the site (2003). Low risk of surface water on 14% of site; medium risk on 3% of site. Groundwater levels more than 5m below surface. SFRA considered site to be at low risk overall and did not recommend further consideration through the sequential and exception tests.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 2 and 3.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 8000m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI and NNR 8000m Black Rock to Newhaven Cliffs SSSI 5000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Tivoli Copse and Railway Woodland SNCI 650m
<b>Geological designations</b>	None on site Hove Park LGS 800m
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Not within a Conservation Area. On the Local List as a good example of early 19 <sup>th</sup> century farm buildings. The oldest building in the locality and aesthetically pleasing.
<b>Archaeological Value (ANA)</b>	None on site
<b>Contamination/remediation or geological issues</b>	Unlikely.
<b>Topography and gradients</b>	No issues.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
	Potential loss of B8 space On the local list.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	14 dwellings
<b>Implied Site Density</b>	31dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site located in a predominantly low density residential area. Good links to main arterial routes to Brighton/SRN.
<b>Land ownership and control –</b>	Recent application submitted by Redbull Properties.

<b>no constraints or complex multiple ownership</b>	
<b>Willingness of land owner to develop site</b>	Site put forward during call for sites exercise 2015 suggests willingness to develop site. Recent planning applications submitted demonstrate willingness to develop site.
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site comprises the vacant former dairy-crest depot. It is situated in a low density residential area, on level ground with existing road access and fairly good access to the SRN. The site has good access to some local facilities including convenience shop, public transport and recreation facilities. Local primary schools, secondary schools and health services are located within reasonable access. Health services appear to have capacity, however primary schools capacity varies. Secondary schools in the catchment have some future capacity due to an increase in the amount of pupils that can be taken from September 2018. The site has good access to broadband exchange and is considered unlikely to have any issues regarding utilities.</p> <p>The site is not within a Tall Buildings Corridor and is not within a Heat Network Opportunity Area. The site is unlikely to have any issues relating to air quality, road noise, biodiversity designations, geology, archaeology, recreation value, landscape, groundwater flooding or contamination.</p> <p>The site may have heritage constraints, as the site is on the Local List as a good example of early 19<sup>th</sup> century farm buildings. Parts of site have a risk of surface water flooding, and there has been a surface water flooding incident recorded in close proximity to the site. SFRA considered site to be at low risk overall and did not recommend further consideration through the sequential and exception tests. The site is situated within a groundwater source protection zone (2). Site has low risk of groundwater flooding.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site has some policy constraints relating to loss of B8 units and heritage constraints (Local List). The site is currently vacant. It was put forward during a call for sites exercise and a recent planning application is under consideration for a mixed use scheme, in addition to an application that was minded to grant that is currently subject to appeal, suggesting willingness to develop the site. The site could have potential for a mix of uses, with predominantly residential uses, subject to mitigation.</p>	

## Site Profile Kingsway/Basin Road North, Hove/Portslade

### Site Details



<b>Site Name / Address</b>	Site consists of 332, 336, 360, 364, 366, 368 Kingsway, Hove, and 17, 18 and Magnet Ltd and 9-16 Aldrington Basin, Basin Road North, Portslade
<b>Ward</b>	Wish
<b>Site Area (ha)</b>	0.56
<b>Land Type (PDL or GF)</b>	PDL
<b>Within a City Plan DA</b>	DA8 Shoreham Harbour
<b>Within JAAP</b>	Yes. Site allocated as AB4 within Character Area 2 Aldrington Basin for proposed mixed use.
<b>Within Neighbourhood Area</b>	N
<b>Surrounding Land Uses</b>	Residential to the north. Industrial and employments uses to the south and within the harbour.
<b>Surrounding Area Density</b>	Within West Hove neighbourhood with average dwelling density of c. 27dph.
<b>Current Use / Former Use &amp; Condition of Site</b>	Occupied by various businesses and retail units including Magnet, Pets at Home, Ocean Sports, Britannia House (architects).
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	Various: 9-16 Aldrington Basin – BH2012/04044 – demolition of existing and erection of new 3-5 storey building to deliver 52 dwellings and various commercial premises. Approved. 332 Kingsway: BH2015/04408 creation of 9 dwellings over existing office building. Approved. 336 Kingsway: BH2016/00784 COU from B1 to C3 to provide 6 dwellings. Approved. 364 Kingsway: Various regarding external signs. 17 Basin Rd North: various regarding alterations

<b>Proximity of services</b>	
<b>Vehicular access</b>	Site can be accessed either from Kingsway or from Basin Road North.
<b>Distance to Strategic Road Network</b>	3.4km
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular services on A259 (0m) Portslade train station 1,000m
<b>Primary School</b>	St Peter's Primary 1200m (capacity on allocation day 17/18) Hove Juniors 1380m (no capacity allocation day 17/18)
<b>Secondary School</b>	Hove Park Lower 2230m (within catchment) –(capacity on allocation day 17/18)
<b>GP Surgery</b>	Portslade Health Centre 1,210
<b>Local centre or convenience shops</b>	Convenience Store (M&S Garage) 100m Boundary Road District Centre 800m
<b>Park / Play area</b>	Hove Lagoon 300m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1200m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent
<b>Noise</b>	Road noise varies from between 55-75dcbls.
<b>Flood risk</b>	Part of site (c.67%) in flood zone 2 and 3a. Sequential and Exceptions tests undertaken as part of JAAP preparation. Less vulnerable uses located at ground floor level where risk of higher. Low risk of surface water flooding on small part of site (2%). Parts of site include groundwater at levels of between 0.5m and 5m below surface therefore could be at risk groundwater emergence. SFRA recommended sequential/exceptions tests should be undertaken due to risk of tidal flooding.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 10,700m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 10,700m Black Rock to Newhaven cliffs SSSI 7,100m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Basin Road South LWS 270m (across harbour)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in vicinity
<b>Archaeological Value (ANA)</b>	Adjacent to Shoreham Harbour ANA but not within.
<b>Contamination/remediation or geological issues</b>	Unknown. Potential due to industrial uses or location within Harbour.
<b>Topography and gradients</b>	The site includes ground at Kingsway Level, and then ground at Basin Road level with a difference in levels of approximately 5 metres between Kingsway and Basin Road North.
<b>Site within Article 4 Direction</b>	No

<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes – Shoreham Harbour tall building node
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Shoreham Harbour JAAP (Proposed Submission 2017) Site Allocation “AB4”) CP3 Employment Land	Site allocated for mixed use, residential, employment and retail uses, in proposed submission JAAP. CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	90 dwellings and A1, B1 and B3 uses.
<b>Implied Site Density</b>	160dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated within the harbour area at lower level on Basin Road North and along Kingsway on the upper level of the site, adjacent to a residential area. Site comprised of a range of buildings which are in use.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	In various ownership.
<b>Willingness of land owner to develop site</b>	Some applications for development on parts of the site have been approved suggesting willingness to develop parts of the site.
<b>Achievability</b>	Within short term (1-5year supply)
<b>Overall Summary</b>	
<p>The site has existing access via Basin Road North and Kingsway. It has good access to bus services, a convenience store and opportunities for recreation. Other services including schools and health are located further away. Both primary and the catchment area secondary school appear to have capacity, as do local health facilities. The site has good access to main A roads, and reasonable access to the SRN. The site is within the Shoreham Harbour tall building nodes, and also within the Shoreham Harbour Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, geological designations, recreation, landscape, heritage, groundwater pollution, or archaeology. The site is not within the AQMA.</p> <p>The site has high levels of road noise and is adjacent to the working harbour, which may be a potential source of noise nuisance. Parts of the site could have potential for contamination based on the surrounding industrial area. Parts of the site (on Basin Road North) are in flood zone 2 and 3a – risk of tidal flooding and the site has been subject to sequential and exception testing through the JAAP. Also, risk of groundwater emergence on site. SFRA recommended further consideration through the sequential and exception tests due to risk of tidal flooding.</p> <p>The site comprises numerous buildings which are currently in use and occupied by a range of business including a clothes shop, pet shop, kitchen showroom and architects. Any change of use on site should have regard to CPP2 CP3.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site is allocated as AB4 within the Proposed Submission JAAP 2017 policy CA2; this allocates the site for mixed use development of residential, employment and retail uses with employment uses on the lower floors, retail on the ground floor and residential uses on the upper floors.</p> <p>The site is privately owned in various ownership. There have been various applications to develop parts of the site including “portzed” to deliver 52 dwellings as well as commercial floorspace which currently</p>	

has planning consent, suggesting that the owners of this part if willing to develop the site. Some other parts of the site also have planning consent where building works have commenced.  
Site is considered to have potential for residential and employment uses subject to mitigation

**Site Profile: Prestwich House, North Street, Portslade**

Site Details	
	<b>Site Name / Address</b> Prestwich House, 79 North Street, Portslade, Bn41 1DH
	<b>Ward</b> Portslade
	<b>Site Area (ha)</b> 0.05
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> Yes DA8 Shoreham Harbour
	<b>Within JAAP</b> Yes. Site Allocated as "SP1" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	<b>Within Neighbourhood Area</b> No
<b>Surrounding Land Uses</b> Site situated within South Portslade Industrial Area which contains a mix of uses including B and D uses.	
<b>Surrounding Area Density</b> Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	In use as dance studios (D2) on 1 <sup>st</sup> floor and car-service centre (B2) on ground floor. Site takes in adjoining electricity sub-station.
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	(On southern part of site) BH2017/04027 – Erection of 2 and 3 storey office building (B1) and 4 C3 houses. Approved 12.02.19. BH2002/02028- certificate of lawfulness for D2 use – approved BH199/02602- alterations to facade – approved Bh1999/02601- certificate of lawfulness for B2 use - approved

<b>Proximity of services</b>	
<b>Vehicular access</b>	Existing access via North Street
<b>Distance to Strategic Road Network</b>	2,800m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services from A259 (300m) Portslade train station 700m
<b>Primary School</b>	St Peter's Primary 550m (capacity on allocation day 17/18) St Mary's RC Primary 800m (capacity on allocation day 17/18) Benfield Primary 1150m (capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park Lower 1800m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Portslade Health Centre 650m (accepting new patients)
<b>Local centre or convenience shops</b>	Boundary Road District Centre 130m
<b>Park / Play area</b>	Vale Park 550m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site within AQMA
<b>Noise</b>	No road noise issues on site Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
<b>Flood risk</b>	In Floodzone 1. 4% of site has high risk of surface water flooding; 6% has medium risk; 7% has low risk. No groundwater flood risk on site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Basin Road South LWS 400m (across harbour)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in vicinity
<b>Archaeological Value (ANA)</b>	None on site.
<b>Contamination/remediation or geological issues</b>	Possible due to use as car-service centre.
<b>Topography and gradients</b>	Level site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes – Shoreham Harbour tall building node
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	

Shoreham Harbour JAAP (Proposed Submission 2017) Site Allocation "SP1") CPP1 DA8 – site within South Portslade Industrial Estate HO20 – Retention of Community Facilities CP3 Employment Land	Site allocated for mixed use, residential and employment, in proposed submission JAAP. Site within South Portslade Industrial Estate which is designated as a Strategic Employment/Mixed-use Area, including some residential. Loss of D uses. CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	15 dwellings and B1 uses on lower floor
<b>Implied Site Density</b>	300dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site comprises a 2 storey building located within the Portslade Industrial Area and adjacent electricity sub-station. Access to the site is via North Street which suffers from poor public realm and poor quality buildings.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned.
<b>Willingness of land owner to develop site</b>	Recent planning consent approved on southern part of site to deliver B1 and C3.
<b>Achievability</b>	Medium term (6-10 year supply).
<b>Overall Summary</b>	
<p>The site has existing access via North Street and Clarendon Road and has good, close access to many local facilities including bus and train services, primary schools, health, shops, recreation and utilities. Secondary schools are located further away. Both primary and the catchment area secondary school appear to have capacity, as do local health facilities. The site has good access to main A roads, and reasonable access to the SRN. The site is within the Shoreham Harbour tall building nodes, and also within the Shoreham Harbour Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, groundwater flood risk, geology, recreation, landscape, heritage, groundwater pollution, road noise or archaeology.</p> <p>The site is situated within the AQMA. It is also situated in close proximity to the working harbour, and within an industrial estate which may be a potential source of noise nuisance. The site has potential for contamination based on current use as car-service garage. Parts of the site have a risk of surface water flooding. SFRA considered site to be at low risk overall and did not recommend further consideration through the sequential and exception tests.</p> <p>The site is currently used as a dance studios and car-service garage. Change of use on site should have regard to policy HO20 of the Brighton &amp; Hove Local Plan prior to the adoption of the JAAP and also CPP2 CP3.</p> <p>The site is situated within the South Portslade Industrial Area, which is designated as a Strategic Employment/Mixed-use Area, including for some residential within CPP1 DA8. It is also site allocation SP1 within the Proposed Submission JAAP 2017 policy CA3; this allocates the site for mixed use development of residential and employment uses. CA3 states that building heights up to 6 storeys are considered to be acceptable.</p> <p>The JAAP describes the townscape in this location as being unsightly and run-down. Redevelopment could therefore help to regenerate the area.</p>	

The site is privately owned. The southern part of the site has a recently approved planning consent. Site is considered to have potential for residential and employment uses subject to mitigation.

## Site Profile: Regency House, North Street, Portslade

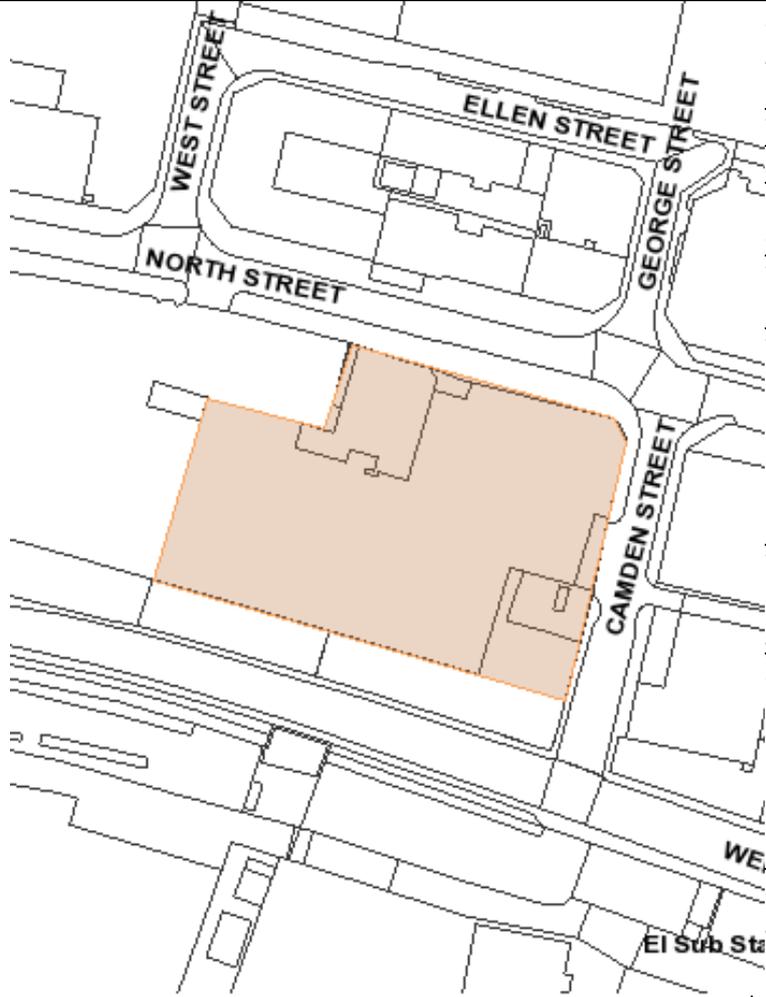
Site Details	
	<b>Site Name / Address</b> Regency House, North Street, Portslade, Bn41 1ES
	<b>Ward</b> Portslade
	<b>Site Area (ha)</b> 0.17
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> Yes DA8 Shoreham Harbour
	<b>Within JAAP</b> Yes. Site Allocated as "SP4" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	<b>Within Neighbourhood Area</b> No
<b>Surrounding Land Uses</b> Site situated within South Portslade Industrial Area which contains a mix of uses including B and D uses.	
<b>Surrounding Area Density</b> Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	In use and occupied by "Price and Co" soft furnishings wholesale and distributors (B8)
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	Bh2015/04555 installation of solar PV on roof. Approved.

Proximity of services	
<b>Vehicular access</b>	Existing access via North Street
<b>Distance to Strategic Road Network</b>	2,800m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services from A259 (300m) Portslade train station 700m
<b>Primary School</b>	St Peter's Primary 550m (capacity on allocation day 17/18) St Mary's RC Primary 800m (capacity on allocation day 17/18)

	Benfield Primary 1150m (capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park Lower 1800m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Portslade Health Centre 650m (accepting new patients)
<b>Local centre or convenience shops</b>	Boundary Road District Centre 130m
<b>Park / Play area</b>	Vale Park 550m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site within AQMA
<b>Noise</b>	No road noise issues on site Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
<b>Flood risk</b>	In Floodzone 1. No risk of surface water flooding or groundwater flooding on site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Basin Road South LWS 400m (across harbour)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in vicinity
<b>Archaeological Value (ANA)</b>	None on site.
<b>Contamination/remediation or geological issues</b>	Unknown. Potential due to industrial uses.
<b>Topography and gradients</b>	Level site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes – Shoreham Harbour tall building node
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Shoreham Harbour JAAP (Proposed Submission 2017) Site Allocation “SP4” CPP1 DA8 – site within South Portslade Industrial Estate CP3 Employment Land	Site allocated for mixed use, residential and employment, in proposed submission JAAP. Site within South Portslade Industrial Estate which is designated as a Strategic Employment/Mixed-use Area, including some residential. CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	45 dwellings with B1 on lower floor

<b>Implied Site Density</b>	265dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site comprises a 2 storey building located within the Portslade Industrial Area. Access to the site is via North Street which suffers from poor public realm and poor quality buildings.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned.
<b>Willingness of land owner to develop site</b>	Unknown. No recent planning applications to develop site.
<b>Achievability</b>	Medium term (6-10year supply)
<b>Overall Summary</b>	
<p>The site has existing access via North Street and Clarendon Road and has good, close access to many local facilities including bus and train services, primary schools, health, shops, recreation and utilities. Secondary schools are located further away. Both primary and the catchment area secondary school appear to have capacity, as do local health facilities. The site has good access to main A roads, and reasonable access to the SRN. The site is within the Shoreham Harbour tall building nodes, and also within the Shoreham Harbour Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, flood risk, geology, recreation, landscape, heritage, groundwater pollution, road noise or archaeology.</p> <p>The site is situated within the AQMA. It is also situated in close proximity to the working harbour, and within an industrial estate which may be a potential source of noise nuisance. The site could have potential for contamination based on the surrounding industrial area.</p> <p>The site is currently used as a soft furnishings wholesale and distributors. Change of use on site should have regard to CPP2 CP3.</p> <p>The site is situated within the South Portslade Industrial Area, which is designated as a Strategic Employment/Mixed-use Area, including for some residential within CPP1 DA8. It is also site allocation SP4 within the Proposed Submission JAAP 2017 policy CA3; this allocates the site for mixed use development of residential and employment uses with employment uses on the ground floor and residential uses on the upper floors. CA3 states that building heights up to 6 storeys are considered to be acceptable.</p> <p>The JAAP describes the townscape in this location as being unsightly and run-down. Redevelopment could therefore help to regenerate the area.</p> <p>The site is privately owned. There have been no applications to develop the site.</p> <p>Site is considered to have potential for residential and employment uses subject to mitigation.</p>	

**Site Profile: Former Flexer Sacks, Wellington Road, Portslade**

Site Details	
	<b>Site Name / Address</b> Former Flexer Sacks, Wellington Rd, Portslade, Bn41
	<b>Ward</b> Portslade
	<b>Site Area (ha)</b> 0.6
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> Yes DA8 Shoreham Harbour
	<b>Within JAAP</b> Yes. Site Allocated as "SP5" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Site situated within South Portslade Industrial Area which contains a mix of uses including B and D uses.
<b>Surrounding Area Density</b> Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
<b>Current Use / Former Use &amp; Condition of Site</b> In use as car-wash (ground floor) and gym/fitness studios (D2).	
<b>Site In Use Or Vacant</b> In use	
<b>Relevant Planning History</b> Various: Most recent include: Bh2016/05634 – 1 <sup>st</sup> floor alterations to provide C2/D1 facilities – approved; Bh2010/03450 – COU to provide ice-rink (D2) and office (B1) approved. BH2008/02479 – COU to all floors to provide leisure and music studios (D2) and offices B1 – approved.	

Proximity of services	
<b>Vehicular access</b>	Existing access via North Street
<b>Distance to Strategic Road Network</b>	2,800m to A27

<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services from A259 (300m) Portslade train station 700m
<b>Primary School</b>	St Peter's Primary 500m (capacity on allocation day 17/18) St Mary's RC Primary 750m (capacity on allocation day 17/18) Benfield Primary 1150m (capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park Lower 1800m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Portslade Health Centre 600m (accepting new patients)
<b>Local centre or convenience shops</b>	Boundary Road District Centre 170m
<b>Park / Play area</b>	Vale Park 550m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site within AQMA
<b>Noise</b>	Road noise varies between 55-75dcb. Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
<b>Flood risk</b>	In Floodzone 1. Low risk of surface water flooding on 5% of site; medium risk on 3% of site. No risk of groundwater flooding. SFRA considered site to be at low risk overall and did not recommend further consideration through the sequential and exception tests.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Basin Road South LWS 400m (across harbour)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in vicinity
<b>Archaeological Value (ANA)</b>	None on site.
<b>Contamination/remediation or geological issues</b>	Unknown. Potential due to previous industrial uses.
<b>Topography and gradients</b>	Level site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes – Shoreham Harbour tall building node
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Shoreham Harbour JAAP (Proposed Submission 2017)	Site allocated for mixed use, residential and employment, in proposed submission JAAP.

Site Allocation “SP4”) CPP1 DA8 – site within South Portslade Industrial Estate HO20 Community facilities CP3 Employment Land	Site within South Portslade Industrial Estate which is designated as a Strategic Employment/Mixed-use Area, including some residential. Retention of community facilities. CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	45 dwellings with B1 uses on lower floors
<b>Implied Site Density</b>	75dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site comprises a 2 storey building located within the Portslade Industrial Area. Access to the site is via North Street which suffers from poor public realm and poor quality buildings.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned. City Gateway Developments.
<b>Willingness of land owner to develop site</b>	Various recent applications to develop the site, although none for wholesale redevelopment to incorporate housing.
<b>Achievability</b>	Within 6-10 year period (medium term).
<b>Overall Summary</b>	
<p>The site has existing access via North Street and Clarendon Road and has good, close access to many local facilities including bus and train services, primary schools, health, shops, recreation and utilities. Secondary schools are located further away. Both primary and the catchment area secondary school appear to have capacity, as do local health facilities. The site has good access to main A roads, and reasonable access to the SRN. The site is within the Shoreham Harbour tall building nodes, and also within the Shoreham Harbour Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, groundwater flood risk, geology, recreation, landscape, heritage, groundwater pollution, road noise or archaeology.</p> <p>The site is situated within the AQMA. It is also situated in close proximity to the working harbour, and within an industrial estate which may be a potential source of noise nuisance. The site could have potential for contamination based on the former industrial area. There is a risk of low and medium risk of surface water flooding on small parts of the site. SFRA considered site to be at low risk overall and did not recommend further consideration through the sequential and exception tests.</p> <p>The site is currently used as a car-wash and occupied by two gyms. Change of use on site should have regard to policy HO20 regarding loss of D uses and CPP2 CP3 regarding change in B uses.</p> <p>The site is situated within the South Portslade Industrial Area, which is designated as a Strategic Employment/Mixed-use Area, including for some residential within CPP1 DA8. It is also site allocation SP5 within the Proposed Submission JAAP 2017 policy CA3; this allocates the site for mixed use development of residential and employment uses with employment uses on the ground floor and residential uses on the upper floors. Some D uses also permitted provide compatible with other B and C uses. CA3 states that building heights up to 6 storeys are considered to be acceptable.</p> <p>The JAAP describes the townscape in this location as being unsightly and run-down. Redevelopment could therefore help to regenerate the area.</p> <p>The site is privately owned. There have been recent applications to develop the site, however not any</p>	

residential uses.

Site is considered to have potential for residential and employment uses subject to mitigation.

**Site Profile: Church Road/Wellington Road/St Peters Road, Portslade**

Site Details	
	<b>Site Name / Address</b> Site consists of 8 Church Rd, 105 and 137 Wellington Road, Builders Merchant and 2A St Peters Road, Portslade. (BN41 1DN)
	<b>Ward</b> Portslade
	<b>Site Area (ha)</b> 0.7ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> Yes DA8 Shoreham Harbour
	<b>Within JAAP</b> Yes. Site Allocated as "SP6" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	<b>Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Site situated adjacent to South Portslade Industrial Area which contains a mix of uses including B and D uses. Adjacent to primary school.
<b>Surrounding Area Density</b> Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	Buildings have various occupants including Hove Car Spares, builders merchants, iron designs (metal building products designers), capital coin machine (amusement arcade suppliers).
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	Various including for alterations e.g. BH2010/00432

<b>Proximity of services</b>	
<b>Vehicular access</b>	Existing access via Wellington Road, Church Road or St Peter's Road
<b>Distance to Strategic Road Network</b>	2,800m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services (150m) Portslade train station 1,100m
<b>Primary School</b>	St Peter's Primary 200m (capacity on allocation day 17/18) St Mary's RC Primary 580m (capacity on allocation day 17/18)
<b>Secondary School</b>	Kings School 1670m (no capacity on allocation day) Hove Park Lower 2100m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 2800m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Portslade Health Centre 200m (accepting new patients)
<b>Local centre or convenience shops</b>	Boundary Road District Centre 600m
<b>Park / Play area</b>	Vale Park 200m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site within AQMA
<b>Noise</b>	Road noise varies between 55-75dcbls. Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
<b>Flood risk</b>	In Floodzone 1. Some small areas with high surface water flood risk on site. No risk of groundwater flooding.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Basin Road South LWS1000m (across harbour)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in vicinity
<b>Archaeological Value (ANA)</b>	Shoreham Harbour ANA on small part of site.
<b>Contamination/remediation or geological issues</b>	Unknown. Potential due to current/previous industrial uses.
<b>Topography and gradients</b>	Level site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes – Shoreham Harbour tall building node
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area

<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Shoreham Harbour JAAP (Proposed Submission 2017) Site Allocation "S64") CP3 Employment Land	Site allocated for mixed use, residential and employment, in proposed submission JAAP. CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	25 dwellings at rear of site (St Peters Road). Employment uses at front of site on Wellington Road.
<b>Implied Site Density</b>	250dph (on 0.1ha of site)
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site comprises numerous buildings of poor quality, including various one storey buildings and one 4 storey building located opposite Shoreham Harbour and close to the Portslade Industrial Area.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned.
<b>Willingness of land owner to develop site</b>	Unknown. No applications to redevelop the sites.
<b>Achievability</b>	Within medium term (6-10 year supply)
<b>Overall Summary</b>	
<p>The site has existing access via Wellington Road, Church Street and St Peter's Road. The site has close access to many local facilities including bus services, primary schools, health, recreation and utilities. Shops are within reasonable distance. Secondary schools are located further away. Both primary and the catchment area secondary school appear to have capacity, as do local health facilities. The site has good access to main A roads, and reasonable access to the SRN. The site is within the Shoreham Harbour tall building nodes, and also within the Shoreham Harbour Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, geological designations, recreation, landscape, heritage, groundwater flooding or pollution.</p> <p>The site is situated within the AQMA. The site suffers from road noise and is also situated in close proximity to the working harbour, which may be a potential source of noise nuisance. The site could have potential for contamination based on the industrial area. Some small parts of the site have a high risk of surface water flooding. A small part of the site is within an ANA.</p> <p>The site comprises various poor quality buildings and is currently occupied by Hove Car Spares, a builder's merchants, a metal-works designers and amusement arcade distributors. Change of use on site should have regard to CPP1 CP3 regarding change in B uses. The JAAP describes the townscape in this location as being unsightly and run-down. Redevelopment could therefore help to regenerate the area.</p> <p>The site is also site allocation SP6 within the Proposed Submission JAAP 2017 policy CA3; this allocates the site for mixed use development of residential at the rear and employment uses fronting Wellington Road. CA3 states that building heights up to 6 stories are considered to be acceptable at the front of the site.</p> <p>The site is privately owned. There have been now recent applications to develop the site. Site is considered to have potential for residential and employment uses subject to mitigation.</p>	

**Site Profile: 62-66 Station Road site, Portslade (Kwik Fit)**

Site Details		
	<b>Site Name / Address</b>	62-66 Station Road, Portslade, BN41 1DF
	<b>Ward</b>	Portslade
	<b>Site Area (ha)</b>	0.17
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	Yes DA8 Shoreham Harbour
	<b>Within JAAP</b>	Yes. Site Allocated as "SP7" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Site situated on Boundary Road/Station Road which contains a mix of uses.
<b>Surrounding Area Density</b>	Some residential to the north. Residential in South Portslade c. 30dph	
<b>Current Use / Former Use &amp; Condition of Site</b>		In use as car service centre (kwik fit) (B2)
<b>Site In Use Or Vacant</b>		In use
<b>Relevant Planning History</b>		Various relating to alterations. BH2008/02133; Bh2008/01904; Bh1999/01889

Proximity of services	
<b>Vehicular access</b>	Existing access via North Street
<b>Distance to Strategic Road Network</b>	2,500m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services from Station Road/Boundary Road (0m) and also A259 (300m) Portslade train station 500m
<b>Primary School</b>	St Peter's Primary 650m (capacity on allocation day 17/18) St Mary's RC Primary 770m (capacity on allocation day 17/18) Benfield Primary 97m (capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park Lower 1580m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)

<b>GP Surgery</b>	Portslade Health Centre 550m (accepting new patients)
<b>Local centre or convenience shops</b>	Within Boundary Road District Centre (0m)
<b>Park / Play area</b>	Vale Park 450m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent to AQMA
<b>Noise</b>	Road noise less than 55dcbLs. Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
<b>Flood risk</b>	In Floodzone 1. No surface water or groundwater flood risk on site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Basin Road South LWS 600m (across harbour)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site or in vicinity
<b>Archaeological Value (ANA)</b>	None on site.
<b>Contamination/remediation or geological issues</b>	Unknown. Potential due to current uses.
<b>Topography and gradients</b>	Level site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Within Station Road/Boundary Road tall building corridor
<b>Within District Heat Network Opportunity Area</b>	Yes – Shoreham Harbour Heat Cluster Opportunity Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Shoreham Harbour JAAP (Proposed Submission 2017) Site Allocation “SP7” CPP1 DA8 – site within South Portslade Industrial Estate CP3 Employment Land	Site allocated for mixed use, residential and employment, in proposed submission JAAP. Site within South Portslade Industrial Estate which is designated as a Strategic Employment/Mixed-use Area, including some residential. CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	15 dwellings with potential for retail and B uses
<b>Implied Site Density</b>	88dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site located within the Boundary Road district centre comprising a mix of uses.
<b>Land ownership and control –</b>	Privately owned. Stiles Harold Williams – leased to Harbour Motors.

<b>no constraints or complex multiple ownership</b>	
<b>Willingness of land owner to develop site</b>	Unknown
<b>Achievability</b>	Within medium term (6-10 year supply)
<b>Overall Summary</b>	
<p>The site is located on Station Road/Boundary Road and has good, close access to many local facilities including bus and train services, primary schools, health, shops, recreation and utilities. Secondary schools are located further away. Both primary and the catchment area secondary school appear to have capacity, as do local health facilities. The site has good access to main A roads, and reasonable access to the SRN. The site is within the Station Road/Boundary Road tall building area, and also within the Shoreham Harbour Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, flood risk, geology, recreation, landscape, heritage, groundwater pollution, road noise or archaeology. The site is not situated within the AQMA.</p> <p>The site could have potential for contamination based on the current uses.</p> <p>The site is currently used as a car-service centre. Change of use on site should have regard CPP2 CP3 regarding change in B uses.</p> <p>The site is adjacent to the South Portslade Industrial Area which is located at the rear of the site. It is a site allocation SP7 within the Proposed Submission JAAP 2017 policy CA3; this allocates the site for mixed use development of residential, retail and employment uses. CA3 states that building heights up to 3 storeys are considered to be acceptable.</p> <p>The site is privately owned. There have been no recent applications to re-develop the site.</p> <p>Site is considered to have potential for residential and employment uses subject to mitigation.</p>	

## Appendix 4 – Urban Fringe Site Proformas

**Site Profile: Land west of Mile Oak Road, Portslade (UF sites 1 and 2)**

Site Details	
	<b>Site Name / Address</b> Land west of Mile Oak Road, Portslade (BN41 2QG)
	<b>Ward</b> North Portslade
	<b>Site Area (ha)</b> 1.18ha (area of potential)
	<b>Land Type (PDL or GF)</b> GF (urban fringe)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
<b>Surrounding Land Uses</b> Site surrounded by SDNP, residential uses, and natural/semi-natural open space. Part of the surrounding open space is an SNCI.	
<b>Surrounding Area Density</b> 23dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	Open fields/woodland; grazing paddocks; part designated open space (natural/semi-natural); part designated LWS.
<b>Site In Use Or Vacant</b>	In open space uses; northern part of site grazed by ponies.
<b>Relevant Planning History</b>	None.

Proximity of services	
<b>Vehicular access</b>	No existing road access to the site, however access to the site could be gained an extension at the top of Hillcroft, and possibly via the top of Monarch's View.
<b>Distance to Strategic Road Network</b>	2,600m to junction of A27 (Holmbush)
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	1,850m to Fishersgate train station. 1A bus services available from Mile Oak Road (every 20 minutes) approx 250m from site (from address on Monarch's View). More frequent services (every 6 minutes) c.650m from site.
<b>Primary School</b>	Mile Oak Primary 900m (spare capacity on allocation day 17/18) Peter Gladwin Primary 1,200m (spare capacity on allocation day 17/18)
<b>Secondary School</b>	PACA 965m (spare capacity on allocation day 17/18) King's School 1,000m (no spare capacity on allocation day 17/18)

<b>GP Surgery</b>	Mile Oak Medical Centre 670m (currently accepting new patients 10/17)
<b>Local centre or convenience shops</b>	Co-op convenience store, Mile Oak Road, approx. 650m. More extensive shops and services can be found on Boundary Road District Centre (c.2,500m) or Southwick Square (c.2,000m)
<b>Park / Play area</b>	Mile Oak Recreation Ground 900m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1,800m (good access) Unlikely to be other issues with utilities due to proximity to existing residential uses.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent to.
<b>Noise</b>	Adjacent to Mile Oak Road, however unlikely to be road noise issues. Site not recorded as being subject to road noise issues from the A27.
<b>Flood risk</b>	In flood zone 1. No risk of surface water flooding. No recorded flooding incidents. Groundwater levels more than 5m below surface. The SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 12km
<b>National Ecological Designations (SSSI)</b>	None on site Castle Hill SSSI and NNR 12km Black Rock to Newhaven Cliffs SSSI 9km
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Oakdene Southwick Hill LWS on part of site identified as having potential for housing in UFA. Site designated due to presence of Red Star Thistle. Biological records indicate that lowland calcareous grassland is found to the east part of site 2. Entire site NIA. No TPOS on site. UFA 2015 concluded that impacts, including any loss of the SNCI/LWS would require mitigation e.g. enhancement of retained habitats, restoration of calcareous grassland areas and retention of red star thistle.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	Site has some recreational value and is used by the local community. Designated open space, pony grazing and dog walking/informal recreation takes places on site. North Portslade ward has an overall deficiency in open space, including natural/semi-natural.
<b>Landscape Issues / SDNP</b>	Site adjacent to SDNP on western edge. UFA 2015 suggested that the presence of an uncharacteristic hedgerow along the western edges of the sites, as well as the presence of a double line of pylons cutting across the spur detracts from the relationship between the sites and the wider SDNP. The sites are visible as open space from certain areas within the SDNP, although obscured by vegetation from other viewpoints. UFA 2015 concluded that development could be delivered across parts of the site 2 without having significant adverse effect. Development within site 1 would be more likely to have significant

	effects and require adequate mitigation.
<b>Heritage Assets</b>	None on site or in close proximity.
<b>Archaeological Value (ANA)</b>	None on site or in close proximity.
<b>Contamination/remediation or geological issues</b>	Unknown but considered unlikely.
<b>Topography and gradients</b>	The ground slopes down in a southerly direction on a spur from Southwick Hill. The western side of site 1 rises steeply, whereas the southern end of site 1 slopes more gently.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 SDNP CP10 Biodiversity CP16 Open Space NC4 – SNCI	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Adjacent to SDNP Site within Nature Improvement Area. Part of site SNCI. Loss of open space.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	30
<b>Implied Area Density</b>	25dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated outside the built up area boundary, adjacent to the SDNP, a main road and a low-density residential area. The site consists of designated and non-designated open space, and is part SNCI.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Site owned by BHCC –Education. No school usage of site for >15 years.
<b>Willingness of land owner to develop site</b>	No recent planning applications.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The site is owned by BHCC (Education) and consists of areas of designated open space (natural/semi-natural) and areas of undesignated open space. Part of the site is used as pony grazing paddocks and part of the site is an SNCI. It is an urban fringe site situated outside the built up area boundary, with the SDNP to the west, a road serving the Mile Oak area to the east, and a low density residential area to the south and south-east of the site. A further urban fringe site (site 3) is situated to the north of the site. The site was identified as having potential for residential development in the Urban Fringe Assessments 2014 (37 dwellings). UFA15 recommended a different area as having potential for development than the UFA14 in order to reduce landscape effects, and the yield was reduced to 30 to reflect this.</p> <p>Although the site has no existing road access, road access could be gained via an extension to Hillcroft. The site has reasonable access to the SRN. The site is in close proximity to local bus services, although the service is fairly infrequent, running every 20 minutes. The site has close access to a local convenience store and doctors surgery, and reasonable access to recreation facilities, and primary and secondary schools, both of which appear to have some capacity. The adjacent SDNP also offers opportunities for recreation. Other services, including a train station and a wider selection of shops and services are not located in close proximity to the site. The site should have good access to broadband</p>	

access and although there are unlikely to be existing utilities on site, it is likely that these will be in close proximity serving the adjacent residential areas.

The site is unlikely to have any issues relating to air quality, noise, surface water flood risk, contamination, heritage assets, GSPZ, archaeological or geological designations. Groundwater levels are more than 5m below the surface. The SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.

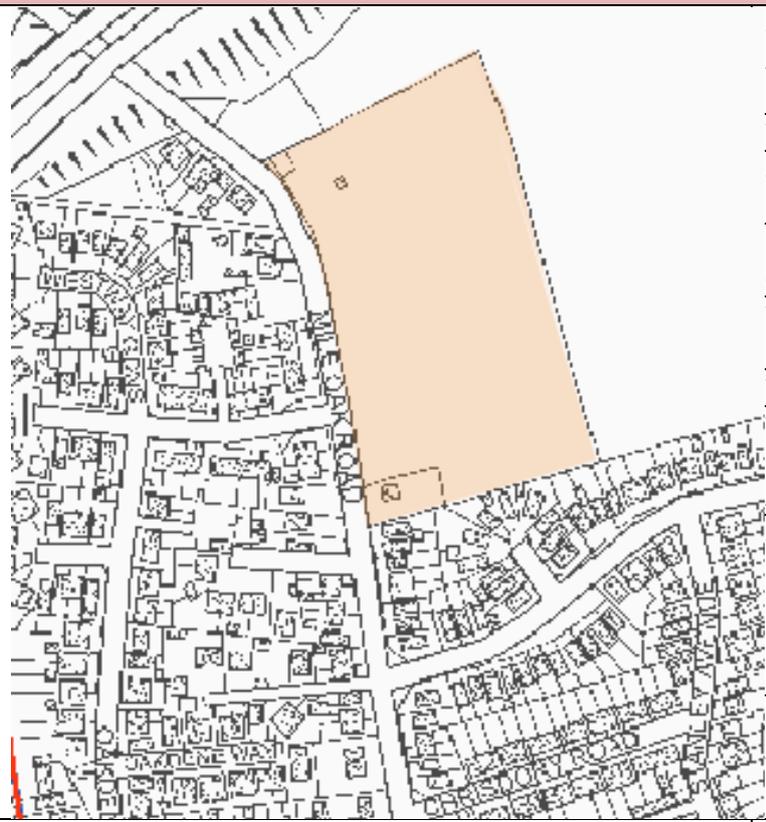
The site is unlikely to have any impact on European or national ecological designations, however, the majority of the site is a LWS and therefore development could impact upon this designation and any ecology on site. The site has high recreational value in its current form as is designated open space with public access with it noted that the North Portslade ward has an overall deficiency in open space, including natural/semi-natural. Development could have landscape sensitivities due to proximity to the SDNP.

The site is not within a tall building corridor and is not located within a Heat Network Opportunity Area.

The site has policy constraints relating to landscape, ecology/biodiversity, open space and may raise issues relating ground water flooding.

The site is considered to have potential for residential uses subject to appropriate mitigation.

## Site Profile Land at Mile Oak Road (UF sites 4 and 4a)

Site Details	
	<b>Site Name / Address</b> Land at Mile Oak Road, Portslade, (BN41 2RA)
	<b>Ward</b> North Portslade
	<b>Site Area (ha)</b> 2.31ha (area of potential)
	<b>Land Type (PDL or GF)</b> GF (UF sites 4, 4a)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Residential to the south and west; A27 to the north and east. SDNP beyond A27. Open space.
<b>Surrounding Area Density</b> 23dph (Mile Oak & Portslade)	
<b>Current Use / Former Use &amp; Condition of Site</b>	Currently in open space (designated countryside).
<b>Site In Use Or Vacant</b>	In use as private open space, however with some public access.
<b>Relevant Planning History</b>	None.

Proximity of services	
<b>Vehicular access</b>	No existing road access to the site.
<b>Distance to Strategic Road Network</b>	From 3,150m to nearest junction of A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 120m (regular bus service every 7 minutes) >2,000m to Fishersgate train station
<b>Primary School</b>	Mile Oak Primary 790m (capacity on allocation day 17/18)
<b>Secondary School</b>	Portslade Aldridge Community Academy 1025m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Mile Oak Medical Centre 730m (currently accepting new patients 04/18)
<b>Local centre or convenience shops</b>	Mc-Colls convenience store, Graham Avenue, approx.200m. Also, convenience stores on Valley Road and Mile Oak Road. More extensive shops and services can be found on Boundary Road District Centre (c.2,500m) or Mill Lane Local Centre and Southwick Square (c.2,000m).
<b>Park / Play area</b>	Mile Oak Recreation Ground 1,000m
<b>Access to Utilities including</b>	Broadband exchange 1,800m (good access)

<b>broadband exchange</b>	No utilities on site, however in close proximity to existing residential uses.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Road noise levels vary across site ranging from less than 55 to 59 dcbls from adjacent A27.
<b>Flood risk</b>	Strip of land adjacent to Mile Oak Road (c.10% of site area) has varying degrees of surface water flood risk, including an area at high risk. Groundwater levels between 0.5m to 5m adjacent to the road and then more than 5 metres below ground on higher land. No flooding incidents on site. SFRA considered wider site to be of low risk overall.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 1, 2 and 3.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 12km
<b>National Ecological Designations (SSSI)</b>	None on site Castle Hill SSSI and NNR 12km Black Rock to Newhaven Cliffs SSSI 9km
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None of site. Adjacent to Mile Oak Fields LWS. Biological records indicate presence of some birds of site. Entire site NIA. UFA 2014 concluded the sites were not subject to any ecological designations and had potential for ecological enhancement. UFA2015 (of the urban fringe site 4-6) concluded that mitigation would be needed to increase robustness of the SNCI (LWS) to any increase in recreational pressure arising from development. UFA 2015 recommended that potential development area and yield suggested by UFA 2014 (for sites 4-6) should be reduced in order to reduce likelihood of significant ecological impacts.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	The sites are privately owned, however some informal recreation takes place across the sites, e.g. dog-walking, and therefore the sites have some recreational value. North Portslade has an overall deficiency in open space.
<b>Landscape Issues / SDNP</b>	Site separated from SDNP by A27. UFA 2015 (Landscape & Ecology of sites 4-6) found that development would have some degree of landscape impact, with lowest impact arising from development on 4a and the lower slopes of sites 4. UFA 2015 concluded development can be delivered without significant adverse impacts provided that development is minimised on the upper slopes of 4b and permeability is maintained to retain sight lines through to downland. Study suggested that the yield (for all sites 4-6) suggested by the UFA 2014 may need to be reduced to avoid significant landscape impacts.
<b>Heritage Assets</b>	None on site or in close proximity. Thundersbarrow Hill Scheduled Monument lies 1km to the west although the UFA 2015 (Archaeology) found that impacts on the setting would be unlikely due to the backdrop of existing residential development.

<b>Archaeological Value (ANA)</b>	Circa 1/3 of site within Mile Oak ANA. UFA 2015 (Archaeology) concluded that the sites have a very high potential for archaeological potential and development likely to have significant impacts on archaeological deposits. However these were considered unlikely to be of national significance that would necessitate preservation in situ.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely due to greenfield nature.
<b>Topography and gradients</b>	Sites lie on Mile Oak Hill. Sites 4 and 4a occupy the steeper west-facing slope.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Not within
<b>Within District Heat Network Opportunity Area</b>	Not within
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 SDNP CP10 Biodiversity CP16 Open Space HE12 – Archaeology	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Adjacent to SDNP. Site within Nature Improvement Area. Loss of open space. Impacts on archaeology.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	70
<b>Implied Site Density</b>	30dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated outside the built up area boundary, contained by the A27 to the north and the low-density residential area of Mile Oak to the south. The site consists of non-designated open space.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Sites are privately owned by one owner.
<b>Willingness of land owner to develop site</b>	Representation on draft CPP2 suggests willingness to develop site, although considers an increased amount of development could be delivered.
<b>Achievability</b>	Achievable short to medium term (1-10 years)
<b>Overall Summary</b>	
<p>The sites are in single ownership, and consist of areas of undesignated open space. It is an urban fringe site situated outside the built up area boundary with the A27 to the north, beyond which lies the SDNP, and a low density residential area to the south. The sites were identified as having potential for residential development in the Urban Fringe Assessment 2014 and 2015 with UFA 2015 confirming this potential although recommended a reduced yield in order to minimise significant adverse effects. The site has no existing road access although is adjacent to Mile Oak Road. The site has reasonable access to the SRN through Mile Oak. The site has good access to some services including primary school and secondary schools, bus services (with regular service) and a convenience store, and reasonable access to health facilities, and local park. Schools and health facilities appear to have some capacity. Other services, including a train station and a wider selection of shops and services within a local centre are not located in close proximity to the site. The site should have good access to broadband access and although there are unlikely to be existing utilities on site, it is likely that these</p>	

will be in close proximity serving the adjacent residential areas.

The site is unlikely to have issues relating to air quality, geological designations, heritage or contamination. The site is unlikely to have any impact on European or nationally designated ecological sites, however is immediately adjacent to LWS which may require mitigation to increase robustness.

The site has some informal recreational value and it is noted that there is an overall deficiency in open space within North Portslade. The site could have issues relating to road noise, , groundwater pollution as located within GSPZ 1, archaeology, and landscape due to proximity to the SDNP, although it is noted that the UFA2015 concluded that development on sites 4 and 4a would have the least landscape effect. Parts of the site have a risk of surface water flooding and the site has groundwater levels between 0.5-5m and >5m below surface, however the SFRA considered the site to be of low risk overall and did not recommend further consideration in the sequential/exception tests.

The site is not within a Tall Building Corridor and is not located within a Heat Network Opportunity Area.

The site has policy constraints relating to open space, archaeology and may raise issues relating to flood risk in certain areas of the site and the protection of the aquifer.

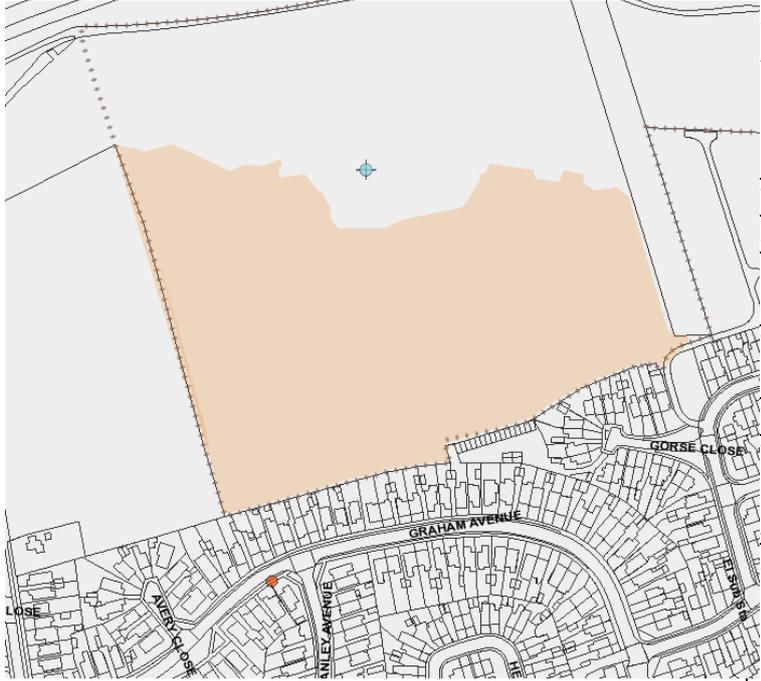
Southern Water has indicated that occupation of development will need to be phased to align with delivery of sewerage network reinforcement.

Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.

Although there have been no planning applications for the site, the site owner supports the site being allocated, although considers an increased amount of development could be delivered on site.

Site is considered to have potential for residential uses subject to appropriate mitigation.

## Site Profile Land off Overdown Rise, Portslade (UF sites 4b, 5, 5a)

Site Details	
	<b>Site Name / Address</b> Land at Mile Oak Road, Portslade (central postcode to sites(BN41 2YF))
	<b>Ward</b> North Portslade
	<b>Site Area (ha)</b> 3.98ha
	<b>Land Type (PDL or GF)</b> GF (UF sites 4b, 5, 5a)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
<b>Surrounding Land Uses</b> Residential to the south; A27 to the north. SDNP beyond A27. Open space surrounding.	
<b>Surrounding Area Density</b> 23dph (Mile Oak & Portslade)	
<b>Current Use / Former Use &amp; Condition of Site</b>	Non-designated open space and open space (countryside and natural/semi-natural).
<b>Site In Use Or Vacant</b>	In use as private open space, however with some public access.
<b>Relevant Planning History</b>	BH2017/02410 outline planning application for up to 125 dwellings across sites with access, landscaping and informal open space. Approved 10.10.17. Various applications to discharge conditions. Approved. BH2018/01441 reserve matters application appearance and landscaping. Under consideration.

Proximity of services	
<b>Vehicular access</b>	No existing road access to the sites. Single track access to allotments via Overdown Rise.
<b>Distance to Strategic Road Network</b>	From track access adjacent to 21 Overdown Rise, BN41 2YF) 2,500m to nearest junction of A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 120m (regular bus service every 7 minutes) >2,000m to Fishersgate train station
<b>Primary School</b>	Mile Oak Primary 480m (capacity on allocation day 17/18)

<b>Secondary School</b>	Portslade Aldridge Community Academy 740m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Mile Oak Medical Centre 720m (currently accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Mc-Colls convenience store, Graham Avenue, approx.200m. Also, convenience stores on Valley Road and Mile Oak Road. More extensive shops and services can be found on Boundary Road District Centre (c.2,500m) or Mill Lane Local Centre and Southwick Square (c.2,000m).
<b>Park / Play area</b>	Mile Oak Recreation Ground 400m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1,800m (good access) No utilities on site, however in close proximity to existing residential uses.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Road noise levels vary across site ranging from 55-74 dcbls from adjacent A27.
<b>Flood risk</b>	In flood zone 1. Very small area of surface water flood risk on site 6 (allotments and not proposed for development). Groundwater levels more than 5m below surface. SFRA found overall risk of flooding to be low.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 1, 2 and 3.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 12km
<b>National Ecological Designations (SSSI)</b>	None on site Castle Hill SSSI and NNR 12km Black Rock to Newhaven Cliffs SSSI 9km
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Entire site 5 and 5a within LWS (Mile Oak Fields). Site designated for number of notable species. Biological records indicate presence of some protected and notable species. Entire site NIA. UFA 2015 (Landscape & Ecology) concluded that development which resulted in any loss to the LWS would require appropriate mitigation, including e.g. enhancement of retained habitats within the LWS and other habitats and restoration of calcareous grasslands. Mitigation should also increase robustness to any increase in recreational pressure. UFA recommended that potential development area and yield suggested by UFA 2014 should be reduced in order to reduce likelihood of significant ecological impacts.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	The sites are privately owned, however some informal recreation takes place across the sites, e.g. dog-walking, and therefore the sites have some recreational value. North Portslade has an overall deficiency in open space.
<b>Landscape Issues / SDNP</b>	Site separated from SDNP by A27. UFA 2015 (Landscape & Ecology) found that development would have some degree of landscape impact, with more significant adverse impacts arising from development in other locations. UFA 2015 concluded development can be delivered without significant

	adverse impacts provided that development is minimised on the upper slopes of 4b and permeability is maintained to retain sight lines through to downland. Study suggested that the yield suggested by the UFA 2014 may need to be reduced to avoid significant landscape impacts.
<b>Heritage Assets</b>	None on site or in close proximity. Thundersbarrow Hill Scheduled Monument lies 1km to the west although the UFA 2015 (Archaeology) found that impacts on the setting would be unlikely due to the backdrop of existing residential development.
<b>Archaeological Value (ANA)</b>	Large part of site within Mile Oak ANA. UFA 2015 (Archaeology) concluded that the sites have a very high potential for archaeological potential and development likely to have significant impacts on archaeological deposits. However these were considered unlikely to be of national significance that would necessitate preservation in situ.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely due to greenfield nature.
<b>Topography and gradients</b>	Sites lie on Mile Oak Hill. Site 4b occupy the steeper west-facing slope; site 5 forms the crest sloping to the west, south and east; sites 5a and 6 slope to the north-east. Gradient varies across the sites.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Not within
<b>Within District Heat Network Opportunity Area</b>	Not within
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 SDNP CP10 Biodiversity CP16 Open Space NC4 SNCI HE12 – Archaeology	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Adjacent to SDNP. Site within Nature Improvement Area. Part of site LWS Loss of open space. Impacts on archaeology.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	125 (as per planning consent)
<b>Implied Site Density</b>	31dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated outside the built up area boundary, contained by the A27 to the north and the low-density residential area of Mile Oak to the south. The site consists of designated and non-designated open space, and is part LWS.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Remaining sites are privately owned in multiple ownership.
<b>Willingness of land owner to develop site</b>	Recent planning applications suggests willingness to develop the sites (4b, 5 and 5a).
<b>Achievability</b>	Achievable short to medium term (1-10 years)
<b>Overall Summary</b>	

The sites consist of areas of designated open space (natural/semi natural) and areas of undesignated open space. The majority of the site is a LWS. It is an urban fringe site situated outside the built up area boundary with the A27 to the north, beyond which lies the SDNP, and a low density residential area to the south. Parts of the sites were identified as having potential for residential development in the Urban Fringe Assessment 2014 with UFA 2015 confirming this potential although recommended a reduced yield in order to minimise significant adverse effects.

The site has no existing road access, although there is access from Overdown Rise. The site has reasonable access to the SRN through Mile Oak. The site has good access to some services including a bus stop (with regular service), schools, local park and a convenience store. The site has reasonable access to health facilities. Schools and health facilities appear to have some capacity. Other services, including a train station and a wider selection of shops and services within a local centre are not located in close proximity to the site. The site should have good access to broadband access and although there are unlikely to be existing utilities on site, it is likely that these will be in close proximity serving the adjacent residential areas.

The site is unlikely to have issues relating to air quality, geological designations, heritage or contamination. The site is unlikely to have any impact on European or nationally designated ecological sites, however the majority of the site is a LWS and therefore development could impact upon this designation and any ecology on site. The site has recreational value and is used informally and it is noted that there is an overall deficiency in open space within North Portslade.

The site could have issues relating to road noise, with parts of the site subject to high noise levels, the site is located within GSPZ 1, and could also have issues with archaeology and landscape due to proximity to the SDNP.

The site is not within a Tall Building Corridor and is not located within a Heat Network Opportunity Area.

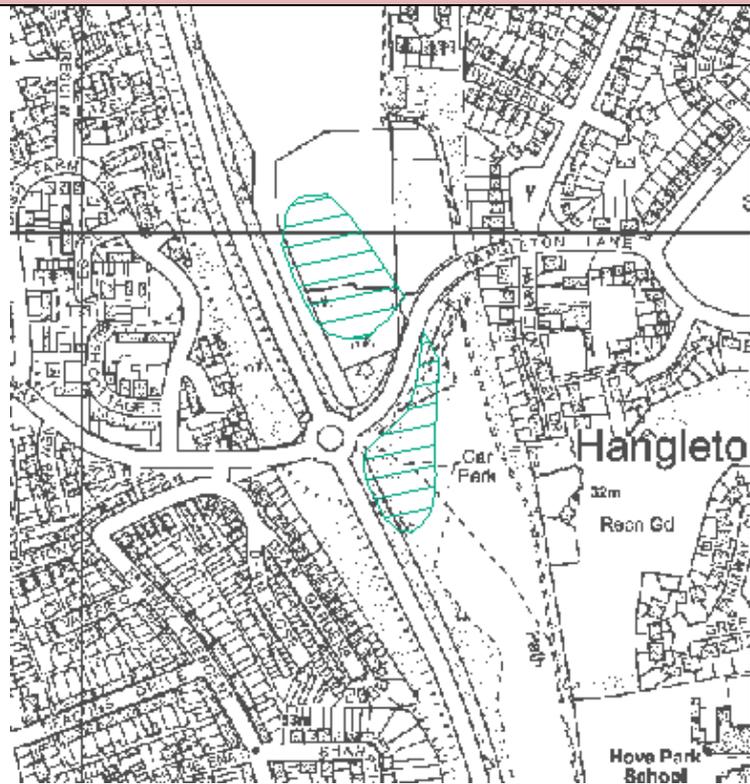
The site has policy constraints relating to ecology/biodiversity, landscape, open space, archaeology and the protection of the aquifer. Although there is a small area at risk of surface water flooding within the wider site, the SFRA considered the overall risk to be low.

Southern Water has indicated that occupation of development will need to be phased to align with delivery of sewerage network reinforcement.

Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.

There is an extant planning consent which confirms suitability for some development and willingness to develop these sites. Site is considered to have potential for residential uses subject to appropriate mitigation.

## Site Profile: Benfield Valley, Hangleton Way, Hove

Site Details	
	<b>Site Name / Address</b> Benfield Valley, Hangleton Way, Hove (BN3 8EB)
	<b>Ward</b> Hangleton & Knoll
	<b>Site Area (ha)</b> 1.6ha (area of potential)
	<b>Land Type (PDL or GF)</b> GF (UF sites 11 and 12)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
<b>Surrounding Land Uses</b> Residential, commercial, school and school grounds, open space SRN (A27 and Hangleton Link Road). Site intersected by Hangleton Lane.	
<b>Surrounding Area Density</b> 23dph	
<b>Current Use / Former Use &amp; Condition of Site</b> Designated open space (natural/semi-natural and foot-golf course)	
<b>Site In Use Or Vacant</b> Area north of Hangleton Lane in use as a foot-golf course.	
<b>Relevant Planning History</b> Some relating to golf course use including BH2005/01362-temporary building approved; BH2006/00988-timber structures and sports pitches refused; BH2006/000990 – reception building, changing rooms, bar and gym refused.	

Proximity of services	
<b>Vehicular access</b>	Adjacent to Hangleton Link Road. Hangleton Lane separates the northern and southern parts of the site.
<b>Distance to Strategic Road Network</b>	0m Adjacent to Hangleton Link Road.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services 800m (from central point of site) Portslade train station 1,500m
<b>Primary School</b>	Hangleton Primary 790m (appears to have capacity 17/18)
<b>Secondary School</b>	Hove Park Lower School (700m) appear to have capacity 17/18
<b>GP Surgery</b>	Hove Medical Centre, West Way, Hove 1000m (accepting new

	patients 09/17) Portslade County Clinic, Old Shoreham Road, Portslade 1200m
<b>Local centre or convenience shops</b>	Mill Cross Road Local Parade, Portslade, 800m Hangleton Road Local Parade (Grenadier) Hangleton, 1,100m Sainsburys, southern part of site.
<b>Park / Play area</b>	Greenleas Recreation Ground, Hangleton - adjacent to southern section of site
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1,200m (good access) Some utilities likely to be on site due to existing buildings, however not likely to be extensive.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within AQMA
<b>Noise</b>	Proximity to SRN means majority of site subject to road noise ranging from 60->75dcbLs
<b>Flood risk</b>	There are no flooding incidents on site. Site within flood zone 1. Northern part of site – 1% of site has low surface water flood risk. Southern part of site – 1% high risk; 2% medium risk; and 8% low risk of surface water flooding. Surface water flow path evident running adjacent to the eastern edge of the site covering Greenleas recreation ground, Hove Park school ground and the Sainsburys development, with varying levels of flood risk from low, medium to high. No SW flood risk on the actual allocated areas. The allocated parts of the site have groundwater levels between 0.5m and 5m below surface. Remainder of wider site has groundwater levels greater than 5m below surface. SFRA considered overall flood risk to be low.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 11,000m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven Cliffs SSSI 8,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	TPO on parts of site. Whole site (north and south) comprises Benfield Valley LWS. UFA 2015 carried out preliminary ecological appraisal and identified a wide range of habitats including amenity grassland, semi-improved neutral grassland, semi-natural broadleaved woodland and broadleaved plantation woodland, scrub, hedgerow and bare ground offering potential for a range of species. Some of the habitats are recognised as priority habitats in the LBAP and under s41 of the NERC Act. The UFA 2014 indicated that c.30 dwellings could be delivered across the two sites subject to mitigation. The UFA 2015 concluded that the areas with potential were appropriate given the relatively low ecological value and that impacts could be mitigated, e.g. through habitat enhancement, based on this yield. Further assessment carried out in 2017, as set out in the Benfield Valley Topic Paper considered that a higher density development on the

	<p>same footprint to provide a higher quantum (100 dwellings) could be supported as this would allow the retention of sufficient habitats to retain protected species on site with sufficient buffers. The updated UFA 2021 carried out ecological appraisal of the site and concluded that development at this proposed quantum can be achieved, subject to a high quality design which provides appropriate mitigation, including enhancement of retained habitats across the LWS, and biodiversity net gain.</p>
<b>Geological designations</b>	None
<b>Recreational Value</b>	<p>High recreational value. Publically accessible open space; some associated with foot-golf course use and natural/semi-natural open space typologies. Within an area with open space deficiencies. Site include public footpaths linking to a foot-bridge over the A27 to the Downs.</p>
<b>Landscape Issues / SDNP</b>	<p>The entire site forms a green corridor stretching 1.5km from the SDNP down to the A270 Old Shoreham Road. It is separated from the SDNP by the A27. The extensive tree cover along the boundaries gives the area an undeveloped and enclosed character. There is a degree of continuity between the landscape of the SDNP and the green corridor that extends south into the city. The wooded area of Benfield Valley is prominent in views of the city from some points in the SDNP.</p> <p>Landscape sensitivity varies across the site. The northern part of the site (UF site 10) forms a hill which is visible from the SDNP. The UFA 2014 concluded it was very sensitive to development. The more southern parts of the entire site (UF sites 11 and 12) were still found to be sensitive to development, but that a small amount of development could be built without the green wedge being compromised. The UFA 2014 suggested that 30 dwellings could be delivered across the two sites.</p> <p>The 2015 UFA concluded potential for significant adverse landscape impacts associated with this yield would be likely in the short to medium term until new screen planting reaches maturity. The study notes the key necessity in introducing housing to the Benfield Valley would be to provide sufficient mitigation to maintain a green corridor which can be utilised for public recreation without a sense of development intruding within its strong vegetated perimeter. Further assessment carried out in 2017, as set out in the Benfield Valley Topic Paper considered that a higher density development on the same footprint to provide a higher quantum could be supported without detracting from the character of the area.</p>
<b>Heritage Assets</b>	<p>Benfield Barn listed building situated on the eastern edge of the northern site. Benfield Barn Conservation Area adjacent to eastern edge of site. Hangleton Conservation Area located to the east of the site. Potential development areas are well screened from Hangleton Conservation Area; some potential for limited adverse impacts on the setting of Benfield Barn although vegetation likely to screen any development. Listed Buildings contained within both Conservation Areas including Benfield Barn. St Helen's church is located on higher ground and can be seen from the site, although is situated within 20<sup>th</sup> century housing.</p>

<b>Archaeological Value (ANA)</b>	Archaeological Notification Area (Benfield Valley) located across the northern part of the site (site 10). Saxon burials have been found in the area. UFA 2015 Archaeological Desk-Top Study (site 11) found the area to have moderate to high potential for archaeology.
<b>Contamination/remediation or geological issues</b>	Unknown.
<b>Topography and gradients</b>	Site slopes downwards in a north to south direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe CP10 Biodiversity CP15 Heritage CP16 Open Space CP17 Sports Provision HE1 – Listed buildings HE3 – Setting of listed buildings HE6 – Conservation area HE12 – Archaeology NC4 – SNCI NC9 - Benfield Valley	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. The 2015 UFA would also be a material consideration. Site within Nature Improvement Area. Whole site SNCI (to be renamed Local Wildlife Site through City Plan Part Two). Any potential impacts on Listed Buildings, Conservation Areas and Archaeology would need to be addressed. Any loss of open space would need to be addressed; site is within an area of open space deficiencies. 2005 Brighton & Hove Local Plan indicates Benfield Valley should remain free from built development and be reserved for outdoor recreation. Area North of Hangleton Lane should remain as open space in uses e.g. golf course. 2005 policies would be superceded by those in City Plan Part Two once adopted.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	Detailed further consideration by BHCC Policy and Heritage Team and ESCC County Ecologist and Landscape Architect suggests potential for approximately 100 units across 2 potential development areas; 0.9 ha in area north of Hangleton Lane and 0.7 in area south of Hangleton Lane.
<b>Implied Site Density</b>	Approx. 60dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site. The site is located between the low density residential areas of Hangleton and Mile Oak, although is separated from Mile Oak by the Hangleton Link Road. The site has good access to the SRN. Proximity to SDNP may result in landscape sensitivities which would need to be addressed.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC own site – leased to Benfield Investments. Restrictive covenants resulting from Sainsbury’s development – currently protect remainder of site for outdoor recreation. BHCC may have to follow section 123 of Local Government Act.
<b>Willingness of land owner to develop site</b>	Site was put forward during Call for Sites exercise (2016). Site has been promoted for development several times.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	

The site is owned by BHCC and leased to Benfield Investments. It is designated open space with public access and forms an important green corridor stretching from the SDNP into the urban area. It is an urban fringe site situated outside the built up area boundary which extends into the urban area, with low density residential development to the east, commercial retail development to the south and the SRN bordering the site to the north and west. The site was identified as having potential for a small amount of residential development in the Urban Fringe Assessments 2014 & 2015 in two small areas of the site.

The site has good road access, with Hangleton Lane splitting the site into its southern and northern parts, and lies adjacent to the Hangleton Link Road and SRN. However, this does mean that the site is subject to road noise levels. Bus services are located within reasonable distance but not close to the site.

The site has reasonable access to primary and secondary schools, with schools appearing to have capacity including the catchment secondaries, and reasonable access to local shops and health services. The site has good access to local parks. The site has good access to broadband and may have access to some utilities on site. The site is unlikely to have any issues relating to air quality and the GSPZ.

The site is unlikely to have any impact on European or national ecological or geological designations however the entire site is a designated LWS and therefore development is likely to impact upon this designation and any ecology on site which will require mitigation. The site has high recreational value in its current form as is designated open space with public access. The site is not within a tall building corridor and is likely to have landscape sensitivities due to proximity to the SDNP and the importance of the green wedge that defines its character in landscape terms. It is also visibly prominent from some points of the SDNP. The site has heritage issues due to the Listed Benfield Barn and its proximity to Conservation Areas and other Listed Buildings, and also has potential for archaeology. The site is not located within a Heat Network Opportunity Area.

The site has a number of constraints relating to landscape, ecology/biodiversity, open space, heritage, archaeology. The site has small areas at risk of surface water flooding, and has ground water levels between 0.5 and 5m below surface, and the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.

Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.

The current lease-holders appear willing to develop the site and the site has been promoted for development on a number of occasions.

It is considered that some development in accordance with the identified development areas proposed through City Plan Part Two could secure the positive and long term management and maintenance of the open spaces, ecology and heritage assets and improve public access and connectivity with the adjoining urban areas and the South Downs National Park.

Detailed consideration has been given to the potential development areas identified in the 2014 and 2015 UFAs by the council's Policy, Projects and Heritage Team and East Sussex County Council's Ecologist and Landscape Architect. As a consequence, the two potential development areas were reviewed and further adjusted. Given the relatively contained and enclosed nature of the more southern parts of Benfield Valley, the indicative residential density associated with the two potential development areas was also reviewed, as set out in the Benfield Valley Topic Paper. An updated Urban Fringe Assessment 2021 concurred that development could be achieved subject to sensitive design which provides appropriate mitigation.

The site is considered to have some potential for residential development provided that all relevant planning considerations are addressed and appropriate mitigation can be secured.

## Site Profile Land at Ladies Mile, Carden Avenue, Hollingbury

Site Details	
	<b>Site Name / Address</b> Land at Ladies Mile, Carden Avenue, Hollingbury (nearest postcode BN1 8PJ)
	<b>Ward</b> Patcham
	<b>Site Area (ha)</b> 1.25 (area of potential)
	<b>Land Type (PDL or GF)</b> GF
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Open space (Ladies Mile LNR) surrounds area to the north and west of area of development potential; residential uses to the south; Hollingbury retail park and industrial estate (otherside of Carden Avenue.
<b>Surrounding Area Density</b> 17dph (Patcham)	
<b>Current Use / Former Use &amp; Condition of Site</b>	Designated open space (amenity grassland). Area of potential also consists of former playing fields used by Patcham-Fawcett school, although they are no longer used for this function.
<b>Site In Use Or Vacant</b>	Open space.
<b>Relevant Planning History</b>	None

Proximity of services	
<b>Vehicular access</b>	No existing vehicular access to site.
<b>Distance to Strategic Road Network</b>	600m to SRN
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	200m to nearest bus stop (bus services every 10 minutes) No nearby train station.
<b>Primary School</b>	Carden Primary School 350m (limited capacity on allocation day 17/18)
<b>Secondary School</b>	Patcham High (1,500m) no capacity on allocation day 17/18)

<b>GP Surgery</b>	County Oak Medical Centre 590m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Retail units in Hollingbury Retail Park (including a supermarket) 300m; Ladies Mile Local Centre nearest c. 1000m
<b>Park / Play area</b>	Carden Park Recreation Ground c.200m
<b>Access to Utilities including broadband exchange</b>	Nearest Broadband exchange 3,000m (greater than 2,000m which would provide good access). No utilities on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Road noise 55-59 dcbls on site.
<b>Flood risk</b>	In floodzone 1. No flooding incidents on site. No risk surface water flooding. Groundwater levels at least 5m below surface. SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 3.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC c.5,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR c.5,000m Black Rock to Newhaven Cliffs SSSI c.6,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on area of development potential. However Ladies Mile LNR c. 25m from the area of potential, which includes areas of semi-improved calcareous grassland. The LNR is situated to the north of the area with potential. UFA 2015 states that the area with potential is located on a ridge of mainly species poor and semi-improved chalk grassland and bare ground. These habitats have potential for protected or notable species based and it is noted that some protected and notable species have been recorded on site. Development could impact on the surrounding LNR, e.g. due to construction or increased recreational pressure/lighting which would require mitigation. Habitat management would benefit the surrounding area. Within NIA.
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	High value due to open space designation and public accessibility of site. Noted that there is no over-riding deficiency in open space within the ward or sub-area.
<b>Landscape Issues / SDNP</b>	The area of potential forms parts of a larger site that extends down from the A27 into Patcham. The ridge is an evident feature but is affected by development in the western area by the A27. The dense areas of scrub on the margins also separates the site from the SDNP and blocks views of the site from the SDNP. There is therefore little interconnectivity between the site and the SDNP. The Hollingbury Industrial area affects the sense of connection between the site and the SDNP around Ditchling Road. Development within the site of potential would be seen within the context of existing urban development along the ridge and any landscape and visual effects would reduce if development is contained close the southern edge of the site away from the ridge-top.

<b>Heritage Assets</b>	The northern tip of the UF site is within a Scheduled Monument (Earthworks & Lynchetts Eastwick Barn) and is located c.400m from the area of potential. UFA 2015 (Archaeology) concluded that there is no visibility between this site and the area of potential due to a rise in the topography and therefore significant impacts on the setting are considered unlikely. The nearest other heritage asset is the Patcham Village Conservation Area and the various listed buildings contained within it c.1,200m from area of potential.
<b>Archaeological Value (ANA)</b>	Ladies Mile Bronze Age Settlement ANA covers large extent of the UF site and some of the area of potential. Area assessed in UFA 2015 (Archaeology) as having very high archaeological potential and development within the area of potential could have a significant impact requiring appropriate mitigation.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely.
<b>Topography and gradients</b>	The topography of the site varies; the former playing fields have been levelled; the remainder of the site rises in a north-easterly direction with an approximate 2m change in level across the site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe CP10 Biodiversity CP16 Open Space HE12 SM and Archaeology NC4 – SSCI NC3 - LNRs	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Site within Nature Improvement Area. Impacts on LNR. Loss of open space. Potential impacts on settings of Scheduled Monuments and impacts on Archaeology.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	35
<b>Implied Site Density</b>	28dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site situated outside the built up area boundary and separated from the SDNP by the A27. Area of potential consists of publically accessible open space of various typologies, adjacent to a LNR and the residential development in the Hollingbury neighbourhood, and in close proximity to the Hollingbury Industrial. Good access to the SRN however no road access onto the site.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC – including Education (playing fields for Patcham High School) Due to current school playing field classification Council required to submit a s77 to SoS for release of playing field land associated with a school.
<b>Willingness of land owner to develop site</b>	There are no current planning applications to develop any part of the site. Any future development will be subject to the council securing successful outcome of the section 77 application.

<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The site is owned by BHCC and is designated open space of various typologies including natural/semi-natural, amenity grassland and sports pitches. It is an urban fringe site situated between the built up area boundary and the A27, with low density residential development to the south-west and north east of the site, and a main road linking to the A27 at the east of the site. Part of the southern-edge of the site, which includes the sports pitches and amenity greenspace, was identified as having potential for residential development in the Urban Fringe Assessment 2014 for 35 dwellings. This was confirmed in the 2015 UFA.</p> <p>The site has good, close access to the SRN, primary and secondary schools, recreation, a convenience store, health and bus services. Local schools did not appear to have capacity on allocation day, although the catchment secondary is increasing its pupil intake to accommodate need. Health facilities appear to have capacity. The site is located some distance from the nearest broadband exchange and is unlikely to have any utilities on site.</p> <p>The site is unlikely to have any issues with geological designations, air quality, surface water flood risk or contamination.</p> <p>The site is unlikely to have any issues with European or national biodiversity designations however the area with potential is in very close proximity to the Ladies Mile LNR and development could impact upon this designation. The site also forms part of the NIA and has high recreational value in its current form as is designated open space with public access, although it is noted there is no over-riding deficiency in open space within the ward or sub-area, including the amenity greenspace typology. Development could result in landscape impacts due to proximity to the SDNP and the elevated nature of parts of the site. A Scheduled Monument is located towards the northeast of the wider urban fringe site and the site is situated within an ANA. The site suffers from road noise from the A27 and has varying topography and does not currently have any road access. The site is located within a GSPZ (3). Groundwater levels are more than 5m below the surface and the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.</p> <p>The site is not within a Tall Building Corridor and is not located within a Heat Network Opportunity Area.</p> <p>The site has several policy constraints relating to landscape, ecology, open space, and archaeology. It is noted there is no over-riding deficiency in open space within the ward or sub-area.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site is owned by BHCC. The site is considered potentially available in the longer term. The site is considered to be suitable for residential development subject to appropriate mitigation.</p>	

### Site Profile Land to the northeast of Coldean Lane (UF site 21)

Site Details	
	<b>Site Name / Address</b> Land to the northeast of Coldean Lane, Coldean (BN1 9GR)
	<b>Ward</b> Hollingdean & Stanmer
	<b>Site Area (ha)</b> 1.58ha (area of potential as per UFFA)
	<b>Land Type (PDL or GF)</b> GF (UF site 21)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
<b>Surrounding Land Uses</b> PBSA (Varley Park), open space (natural/semi-natural), A27, residential (Coldean).	
<b>Surrounding Area Density</b> 24dph (Coldean)	
<b>Current Use / Former Use &amp; Condition of Site</b>	Northern part of site includes natural/semi-natural open space; majority of site non-designated open space (countryside).
<b>Site In Use Or Vacant</b>	In use as designated open space.
<b>Relevant Planning History</b>	BH2018/03451: Erection of 2x7 storey buildings and 4x6 storey buildings to provide 242 C3 units (on northern part of site, site 21). Approved.

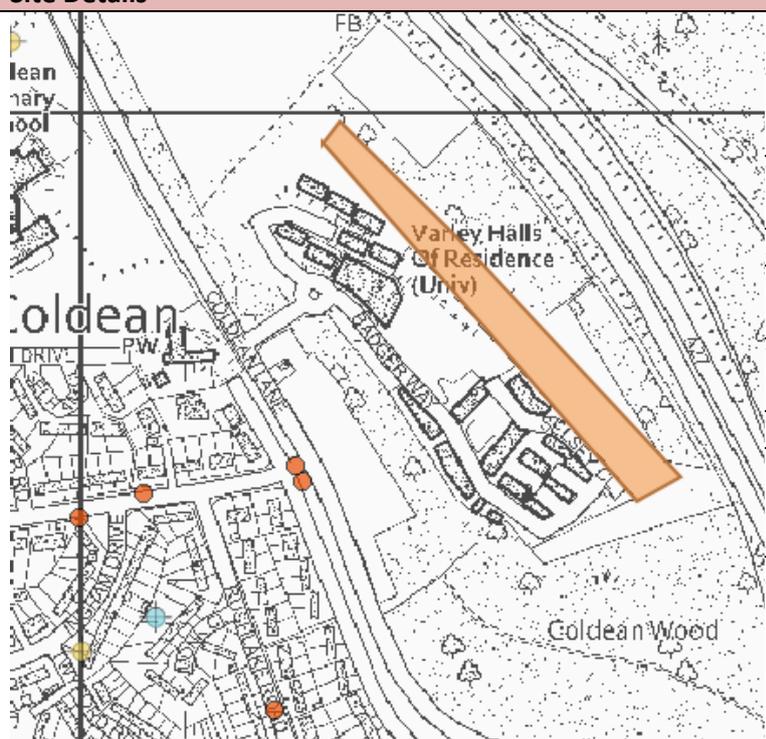
Proximity of services	
<b>Vehicular access</b>	No existing direct access. Access to sites through Chalvington Close which serves the Varley Park development may be a possibility.
<b>Distance to Strategic Road Network</b>	1,200m to nearest junction of A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Nearest bus stop c250m from site (21a) with bus services every 20 minutes.
<b>Primary School</b>	Coldean Primary School 650m (capacity on allocation day 17/18)
<b>Secondary School</b>	Patcham High (catchment secondary) 3,600m (no capacity on allocation day 17/18)

	Brighton Aldridge Community Academy 1,900m (not within catchment) (capacity on allocation day 17/18)
<b>GP Surgery</b>	New Larchwood Surgery, Coldean 560m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Convenience store 450m; nearest designated centre is Lewes Road District Centre c3,700m
<b>Park / Play area</b>	Wolseley Road playground 830m
<b>Access to Utilities including broadband exchange</b>	Nearest exchange >4,500m No utilities on site but utilities serving adjacent PBSA development.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Adjacent to A27 – noise levels vary across site ranging from 55-75dcbls.
<b>Flood risk</b>	In flood zone 1. No flooding incidents on site. No risk of surface water flooding on site. Groundwater levels more than 5m below surface. SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 2/3.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 4,000m Black Rock to Newhaven Cliffs SSSI 6,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Site located within LWS (Land at Coldean Lane) designated for ancient woodland and chalk grassland. Site located within NIA. Ancient Woodland located immediately to the south of site 21a although some distance from site 21 and separated by the Varley Halls development. UFA 2015 (ecological assessment) found semi-improved grassland habitats in parts of the sites and broadleaved woodland, with it recommended that any development in this location should seek to minimise loss of these habitat types and recommended reducing the potential development area as recommended in UFA2014 to protect the broadleaved woodland.
<b>Geological designations</b>	None on site. Black Rock to Friars Bay RIGS 6,000m
<b>Recreational Value</b>	Sites have recreational value as designated open spaces with public access. Noted that there is no over-riding deficiency in open space within the ward.
<b>Landscape Issues / SDNP</b>	Adjacent to SDNP although separated by the A27 on the northern side of the site where Stanmer Park Great Wood is located. UFA 2015 concluded that development could be delivered on this site without significant landscape effect provided that building heights did not break the wooded skyline and that access could be achieved without breaking the tree-belt along Coldean Lane.
<b>Heritage Assets</b>	Sites situated within Stanmer Park estate Historic Park & Garden however is truncated from the main focus of the estate by the A27 and the Varley Halls development. The trees along Coldean Lane

	and a flint wall in some places marks the estate edge. No listed buildings on site or in close proximity. Listed buildings within Stanmer Park c.600m from site, however located beyond the Great Wood and therefore not visible from the site. No Conservation Areas on site, however Stanmer Conservation Area in close proximity c. 70m from nearest point, however situated on the other side of the A27.
<b>Archaeological Value (ANA)</b>	Entire site within Varley Halls ANA. UFA 2015 (Archaeology) concluded there is high potential for archaeological deposits across the site based on previous excavations and that development would be likely to have significant impact on buried archaeological deposits which would need investigating.
<b>Contamination/remediation or geological issues</b>	Unlikely due to greenfield (undeveloped) state.
<b>Topography and gradients</b>	Situated within the steep northern slopes of the coombe in which Coldean is located. Both sites slope steeply down towards Coldean Lane in a north to south direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 Setting of the SDNP CP10 Biodiversity CP16 Open Space HE6 Development within the setting of a Conservation Area HE11 Historic Parks and Gardens HE12 SM and Archaeology	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 a material consideration in determination of applications prior to adopted of Part 2. Setting of SDNP Within NIA and Local Wildlife Site Loss of open space Impacts on heritage assets and their settings Impacts on archaeology
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	242 (as per planning consent)
<b>Implied Site Density</b>	153dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site adjacent to a large development of PBSA and student facilities. Located to north of the Coldean neighbourhood, although separated from it by Coldean Lane. Adjacent to and benefiting from good links onto the A27 on the north side of the site, beyond which lies Stanmer Park within the SDNP, and adjoining an area of Ancient Woodland within Coldean Wood to the east, also within the SDNP.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC. Site 21 recent approval to sell the site to the Joint Venture Initiative by way of a long leasehold.
<b>Willingness of land owner to develop site</b>	Site 21 has been identified through the Joint Venture as being suitable for development. The Joint Venture is between BHCC and Hyde Housing to develop 1,000 affordable homes across the city. Recent planning application approval. Representation received on draft CPP2 suggested site capacity should be increased.

<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>An urban fringe site, owned by BHCC, designated as open space of various typologies including natural/semi-natural and countryside. The sites slope steeply and are situated between Coldean Lane and the A27, adjacent to the Varley Park development comprising PBSA and various other student services.</p> <p>Parts of the sites were identified as having potential for development in the Urban Fringe Assessment 2014. The 2015 UFA confirmed development potential but recommended a reduced area of development potential for site 21 to avoid impacts on woodland and grassland habitats, reflected in the reduced area and yield of 100 units.</p> <p>The site has good, close access to a convenience store, bus services, although there are only 3 services an hour, and health services, and reasonable access to a primary school and park. The primary school and health services appear to have capacity. The site is some distance from the nearest designated retail centre (Lewes Road), and the catchment secondary, is also some distance away. However, there is a secondary school with capacity which is closer to the site.</p> <p>The site has good access to A roads, and close access to the SRN. Situated off Coldean Lane, the site could be accessed via an extension to the road serving the Varley Park development, however there is no existing road access to the site. The site is located some distance from the nearest broadband exchange and although there are no utilities on the site, utilities are within close proximity.</p> <p>The site is unlikely to have any issues with European or national ecological designations, geological designations, air quality, surface water flood risk or contamination.</p> <p>The site falls within a LWS, the NIA and could have issues relating to biodiversity. The site is likely to have some recreational value as open space although it is noted that there is no over-riding deficiency in open space within the ward. The site could have landscape impacts due to proximity to the SDNP although UFFA considered this risk could be reduced provided development did not break the tree-line.</p> <p>The site is situated within a Grade II Historic Park and Garden and within the setting of a Conservation Area and may therefore have heritage impacts. The site is within an ANA and has high potential for archaeology. The site is located within a GSPZ (2). Groundwater levels more than 5m below surface however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.</p> <p>The site is not within a tall building corridor and is not located within a Heat Network Opportunity Area.</p> <p>The site has policy constraints relating to landscape, heritage, archaeology, biodiversity and open space and may raise issues with the protection of the aquifer.</p> <p>The site is owned by BHCC and has been identified as a priority site as part of Joint Venture Initiative (BHCC working with Hyde New Homes) to deliver 1,000 affordable homes across the city. Recent planning application for the site has been approved for 242 homes.</p> <p>The site is considered to be suitable for some residential development subject to appropriate mitigation.</p>	

## Site Profile Land to the north of Varley Halls, Coldean (UF site 21a)

Site Details	
	<b>Site Name / Address</b> Land to the northeast of Coldean Lane, Coldean (BN1 9GR)
	<b>Ward</b> Hollingdean & Stanmer
	<b>Site Area (ha)</b> 0.94ha
	<b>Land Type (PDL or GF)</b> GF (UF site 21a)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> PBSA (Varley Park), open space (allotments & natural/semi-natural), A27, residential.
<b>Surrounding Area Density</b> 24dph (Coldean)	
<b>Current Use / Former Use &amp; Condition of Site</b>	Site includes non-designated open space (countryside).
<b>Site In Use Or Vacant</b>	In use as on-designated open space.
<b>Relevant Planning History</b>	None on site.

Proximity of services	
<b>Vehicular access</b>	No existing direct access. Access to sites through Chalvington Close which serves the Varley Park development may be a possibility.
<b>Distance to Strategic Road Network</b>	1,200m to nearest junction of A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Nearest bus stop c250m from site (21a) with bus services every 20 minutes.
<b>Primary School</b>	Coldean Primary School 650m (capacity on allocation day 17/18)
<b>Secondary School</b>	Patcham High (catchment secondary) 3,600m (no capacity on allocation day 17/18) Brighton Aldridge Community Academy 1,900m (not within catchment) (capacity on allocation day 17/18)
<b>GP Surgery</b>	New Larchwood Surgery, Coldean 560m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Convenience store 450m; nearest designated centre is Lewes Road District Centre c3,700m
<b>Park / Play area</b>	Wolseley Road playground 830m

<b>Access to Utilities including broadband exchange</b>	Nearest exchange >4,500m No utilities on site but utilities serving adjacent PBSA development.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Adjacent to A27 – noise levels vary across site ranging from 55-64dcbls.
<b>Flood risk</b>	In flood zone 1. No surface water flood risk on site. Groundwater levels more than 5m below surface. SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.
<b>Groundwater Source Protection Zone</b>	Part site within GSPZ 1; part within GSPZ2.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 4,000m Black Rock to Newhaven Cliffs SSSI 6,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Site located within Local Wildlife Site (Land at Coldean Lane). Site located within NIA. Ancient Woodland located immediately to the south of site UFA 2015 (ecological assessment) found tall-ruderal habitats with scattered scrub on site, some of which support vegetation of a calcareous nature.
<b>Geological designations</b>	None on site. Black Rock to Friars Bay RIGS 6,000m
<b>Recreational Value</b>	Sites have recreational value as designated open spaces. Noted that there is no over-riding deficiency in open space within the ward.
<b>Landscape Issues / SDNP</b>	Adjacent to SDNP although separated by the A27 on the northern side of the site where Stanmer Park Great Wood is located. Coldean Woods (within SDNP) adjoining site on southern side of site. UFA 2015 concluded that development could be delivered on this site without significant landscape effect provided that building heights did not break the wooded skyline and that access could be achieved without breaking the tree-belt along Coldean Lane.
<b>Heritage Assets</b>	Sites situated within Stanmer Park estate Historic Park & Garden however is truncated from the main focus of the estate by the A27 and the Varley Halls development. The trees along Coldean Lane and a flint wall in some places marks the estate edge. No listed buildings on site or in close proximity. Listed buildings within Stanmer Park c.600m from site, however located beyond the Great Wood and therefore not visible from the site. No Conservation Areas on site, however Stanmer Conservation Area in close proximity c. 70m from nearest point on site 21a, however situated on the other side of the A27.
<b>Archaeological Value (ANA)</b>	Entire site within Varley Halls ANA. UFA 2015 (Archaeology) concluded there is high potential for archaeological deposits across the site based on previous excavations and that development would be likely to have significant impact on buried archaeological deposits which would need investigating.
<b>Contamination/remediation or geological issues</b>	Unlikely due to greenfield (undeveloped) state.

<b>Topography and gradients</b>	Situated within the steep northern slopes of the coombe in which Coldean is located. The site slopes steeply down towards Coldean Lane in a north to south direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 Setting of the SDNP CP10 Biodiversity CP16 Open Space HE6 Development within the setting of a Conservation Area HE11 Historic Parks and Gardens HE12 SM and Archaeology	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 a material consideration in determination of applications prior to adopted of Part 2. Setting of SDNP Within NIA and Local Wildlife Site Loss of open space Impacts on heritage assets and their settings Impacts on archaeology
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	12
<b>Implied Site Density</b>	13dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site adjacent to a large development of PBSA and student facilities. Located to north of the Coldean neighbourhood, although separated from it by Coldean Lane. Adjacent to and benefiting from good links onto the A27 on the north side of the site, beyond which lies Stanmer Park within the SDNP, and adjoining an area of Ancient Woodland within Coldean Wood to the east, also within the SDNP.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC.
<b>Willingness of land owner to develop site</b>	Unknown. No planning applications submitted for site.
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>An urban fringe site, owned by BHCC, of non-designated open space (countryside). The site slopes steeply and is situated between Coldean Lane and the A27, adjacent to the Varley Park development comprising PBSA and various other student services.</p> <p>Part of the sites were identified as having potential for development in the Urban Fringe Assessment 2014. The 2015 UFA confirmed development potential on this site.</p> <p>The site has good, close access to a convenience store, bus services, although there are only 3 services an hour, and health services, and reasonable access to a primary school and park. The primary school and health services appear to have capacity. The site is some distance from the nearest designated retail centre (Lewes Road), and the catchment secondary, is also some distance away. However, there is a secondary school with capacity which is closer to the site.</p> <p>The site has good access to A roads, and close access to the SRN. Situated off Coldean Lane, the site could be accessed via an extension to the road serving the Varley Park development. The site is located some distance from the nearest broadband exchange and although there are no utilities on the site, utilities are within close proximity.</p> <p>The site is unlikely to have any issues with European or national ecological designations, geological</p>	

designations, air quality, surface water flood risk or contamination.

The site falls within a LWS, the NIA, and lies adjacent to an area of Ancient Woodland; it will therefore raise issues relating to biodiversity. The site is likely to have some recreational value as open space although it is noted that there is no over-riding deficiency in open space within the ward. The site could have landscape impacts due to proximity to the SDNP. The site is situated within a Grade II Historic Park and Garden and within the setting of a Conservation Area and may therefore have heritage impacts. The site is within an ANA and has high potential for archaeology. The site is located within a GSPZ 1. Groundwater levels more than 5m below surface however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.

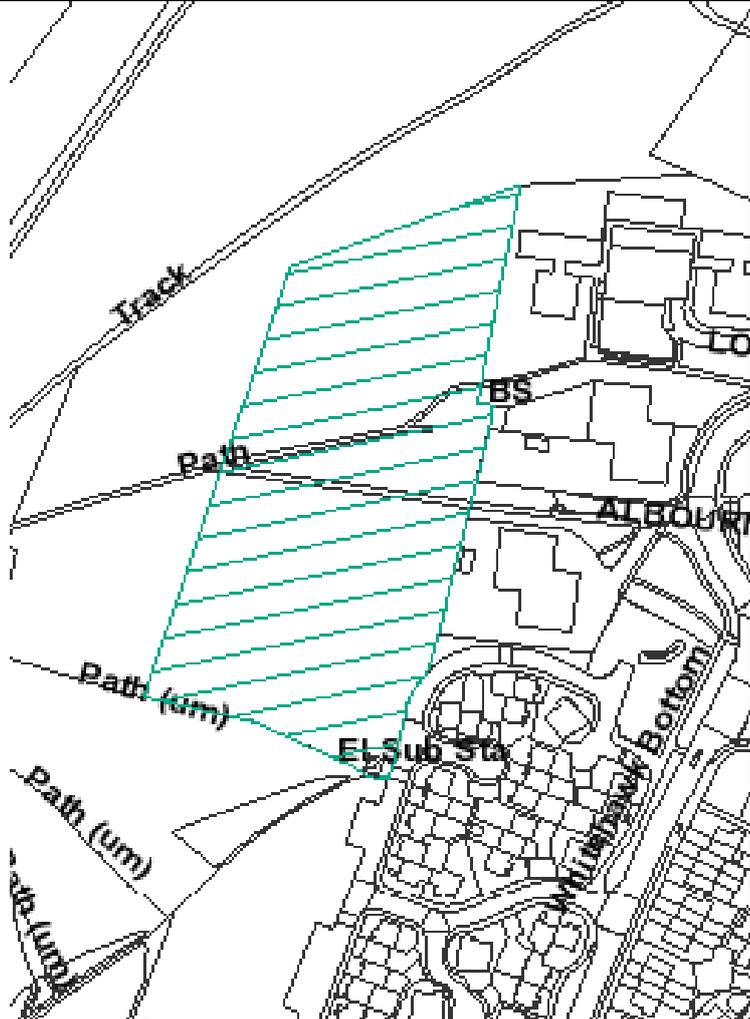
The site is not within a tall building corridor and is not located within a Heat Network Opportunity Area.

The site has policy constraints relating to landscape, heritage, archaeology, biodiversity and open space and may raise issues with the protection of the aquifer.

The site is owned by BHCC. No planning applications have been submitted for the site.

The site is considered to be suitable for some residential development subject to appropriate mitigation.

## Site Profile Land at and adjoining Brighton Racecourse

Site Details	
	<b>Site Name / Address</b> Land at and adjoining Brighton Racecourse (nearest postcode to site BN2 5QH)
	<b>Ward</b> East Brighton
	<b>Site Area (ha)</b> 1.21ha (area of potential)
	<b>Land Type (PDL or GF)</b> GF (UF site 30)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> SDNP to east; open space (various), residential to the east and west of the site, Brighton General Hospital; racecourse within wider urban fringe site.
	<b>Surrounding Area Density</b> 39dph across E. Brighton although area of potential in close proximity to higher density 3, 4 & 5 storey flatted development.
	<b>Current Use / Former Use &amp; Condition of Site</b>
<b>Site In Use Or Vacant</b>	In use as open space.
<b>Relevant Planning History</b>	None for area of potential.

Proximity of services	
<b>Vehicular access</b>	Various road access points across entire site, however no existing road access to the area of potential. Access to the site found to be challenging and would require significant structural/engineering work.
<b>Distance to Strategic Road Network</b>	(From area of potential through Whitehawk) – 6,500m
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stops 150m from site (buses every 6 minutes) No nearby train station
<b>Primary School</b>	City Academy Whitehawk 900m (capacity on allocation day 17/18)
<b>Secondary School</b>	Varndean (nearest but not catchment) 3940m Catchment secondary – Longhill 5200m (capacity on allocation day)

	17/18)
<b>GP Surgery</b>	Wellsbourne Health Centre 950m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Convenience Store 200m
<b>Park / Play area</b>	Whitehawk Way playground c200m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1,700m (good access) Unlikely to be other utilities on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Less than 55 dcbls.
<b>Flood risk</b>	In flood zone 1. No flooding incidents on site. No risk of surface water flooding. Groundwater at least 5m below surface. SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,500m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI & NNR 4,500m Brighton to Newhaven Cliffs SSSI 1,100m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Majority of UF site, including area of potential, within Whitehawk Hill LNR designated for calcareous grassland habitats. Woodvale Cemetery LWS 350m; Wilson Avenue LWS 370; Sheepcote Valley LWS 580m. Within NIA. UFA 2015 states that the site with potential consists mainly of scrub, with some semi-improved neutral grassland adjacent. Some habitats have potential for protected or notable species and it is noted that some protected and notable species have been recorded across the wider site. Development would result in loss of small part of LNR, however the study concluded that the loss would not significantly affect the designation of the LNR, and could be mitigated by enhancement and recreation of calcareous grassland and management to increase robustness of LNR to any increase in recreational pressure arising from development. Updated UFA (2021) also considers that proposed development could be achieved without impacting the integrity of the LNR and that the reduction in scale and density of development (by providing 30 units) will provide more scope for sensitive design, mitigation and biodiversity net gain, such as enhancements within the wider LNR.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	High value to local community as designated open space (natural/semi-natural) with public access and public footpaths linking Whitehawk to Brighton. Noted that there is no over-riding deficiency in open space within the ward although the sub-area has a deficiency in outdoor sports, parks & gardens and children & young people.
<b>Landscape Issues / SDNP</b>	North-eastern part of the site adjoins the SDNP although remainder surrounded by residential development and open space uses. Whitehawk Hill is a prominent feature in views from the SDNP. However, existing development within the coombe (Whitehawk) is largely screened by the higher ground of Sheepcote Valley. The height of the existing blocks of flats adjacent to the area of potential ensures that they avoid impact on

	the wider landscape. The top elevation of buildings would be a key consideration in terms of avoiding significant effect, as would avoiding higher ground. UFA2015 recommended the area with development potential be redrawn to avoid building on land that would be higher than the existing blocks, in order to minimise landscape effect. Updated UFA (2021) concurs that there is potential for development on the site without significant landscape impacts, with the reduction in the housing allocation from 150 to 30 dwellings helping in this respect, subject to careful design.
<b>Heritage Assets</b>	Whitehawk Camp Scheduled Monument lies within the south-western corner of the UF site, c.500m from area of potential. The UFA 2015 (Archaeology) concluded that the area of potential was within the wider setting of the SM. Historic Park & Garden Woodvale Cemetery c.450 from area of potential. No Conservation Areas or Listed Buildings on site. Nearest listed building Brighton General Hospital c. 100m from western extent of UF site; 500m from area with potential and not visible from site due to topography. The potential impacts of development on the Scheduled Monument and its setting were considered in the 2014 UFA and 2015 UFA. The UFA studies concluded that the allocated site could potentially accommodate some development without significant negative effects on the setting of the Scheduled Monument and other landscape features, subject to some recommended measures.
<b>Archaeological Value (ANA)</b>	Whitehawk ANA covers southern half of UF site, located c. 100m to the southwest of the area of potential. The UF site as a whole was assessed in the UFA 2015 as having very high archaeological potential; with the area of potential as having moderate potential for archaeology.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely.
<b>Topography and gradients</b>	The UF site as a whole consists of a horse-shoe shaped ridge linking Whitehawk Hill, Race Hill and Red Hill. Topography varies across the entire site. The area of potential slopes steeply upwards from a north west to south-east direction, with a level change of 4m across the site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No however area of potential is adjacent to existing taller buildings
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 Setting of SDNP CP10 Biodiversity CP16 Open Space HE12 SM and Archaeology NC3 LNRs	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Within setting of SDNP Site within LNR. Site within NIA. Loss of open space. Impacts on setting of Scheduled Monuments and ANA.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	30 (nb: see below)
<b>Implied Site Density</b>	25dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Part of an urban fringe site, with the residential area of Whitehawk to the east, and the racetrack area to the west. Area of potential consists of

	publically accessible natural/semi-natural open space, located entirely within an LNR, immediately adjacent to some high density flatted development in Whitehawk. Access to the site found to be challenging and would require significant structural/engineering work.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC
<b>Willingness of land owner to develop site</b>	Site was identified as part of Joint Venture Initiative (BHCC working with Hyde New Homes) to deliver 1,000 affordable homes across the city. This site was one of three sites in the city identified as a priority site by Policy & Resources Committee 12.10.17. The site was being considered for a development of more than 200 affordable homes, however the Homes for Brighton & Hove board (18 <sup>th</sup> March, 2019) decided not to continue with the proposals. Their decision followed a report identifying that the proposal would be challenging in terms of financial viability due to a number of access and technical difficulties on the site. Access to the site is challenging and was found to require significant structural/engineering works and would require adjustment to the site boundaries. The technical challenges presented by the site were found to be considerable and likely also to result in high construction cost that would impact on development viability. The structural/ engineering requirement for a smaller scale development is likely to be less significant and have a more realistic prospect of delivery. For this reason, the indicative dwelling figure for the site has been reduced to 30 units (assuming a low housing density of 25 dwellings per hectare).
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The entire UF site is owned by BHCC and is designated open space of various typologies. The majority of the site is a declared LNR. The site is situated within areas of residential development to the east and west, allotments to the south, and Warren Road with Race Hill area to the north. The site consists of a horse-shoe shaped ridge linking Whitehawk Hill, Race Hill and Red Hill with topography varying across the site. Access onto the site is considered to be challenging.</p> <p>A small part on the eastern edge of the site was identified as having potential for development in the Urban Fringe Assessment 2014, which includes natural/semi-natural open space (scrub) within the LNR. The potential was confirmed by the 2015 UFA, although the UFA2015 recommended the boundary be re-drawn to avoid areas of higher ground and reduce landscape impact potential. The updated 2021 Urban Fringe Assessment also concurs that development could be delivered without impacting the integrity of the LNR and without significant landscape effects, and concluded that the reduced quantum and density would provide more scope for sensitive design, mitigation and opportunities for biodiversity net gain.</p> <p>The site (area of potential) has good, close access to recreation, bus services, and a convenience store and reasonable access to a primary school and health facilities. The catchment secondary school is located some distance away, as is the nearest junction of the SRN. Schools and health facilities within the area appear to have capacity. There are unlikely to be any utilities on site.</p> <p>The site is unlikely to have any issues with geological designations, GSPZ, air quality, road noise, surface water flood risk or contamination.</p> <p>The site is unlikely to have any issues with European or national biodiversity designations, however the area with potential is within the LNR and development may impact upon it and robust mitigation and enhancement would therefore be required. The site also forms part of the NIA. The site has recreational value in its current form as is designated open space with public access and public footpaths linking</p>	

Whitehawk to other parts of Brighton. Noted that there is no over-riding deficiency in open space within the ward although the sub-area has a deficiency in some typologies. Any development on the site which broke the ridge-line would be likely to have landscape impacts. The site is within the wider setting of a Scheduled Monument, which is located towards the southwest of the site. The site is situated in close proximity to an ANA. Groundwater levels are more than 5m below surface, however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low

The site is steeply sloping in nature and does not currently have any road access. The site is not within a tall building corridor however is situated adjacent to existing taller buildings. The site is not located within a Heat Network Opportunity Area.

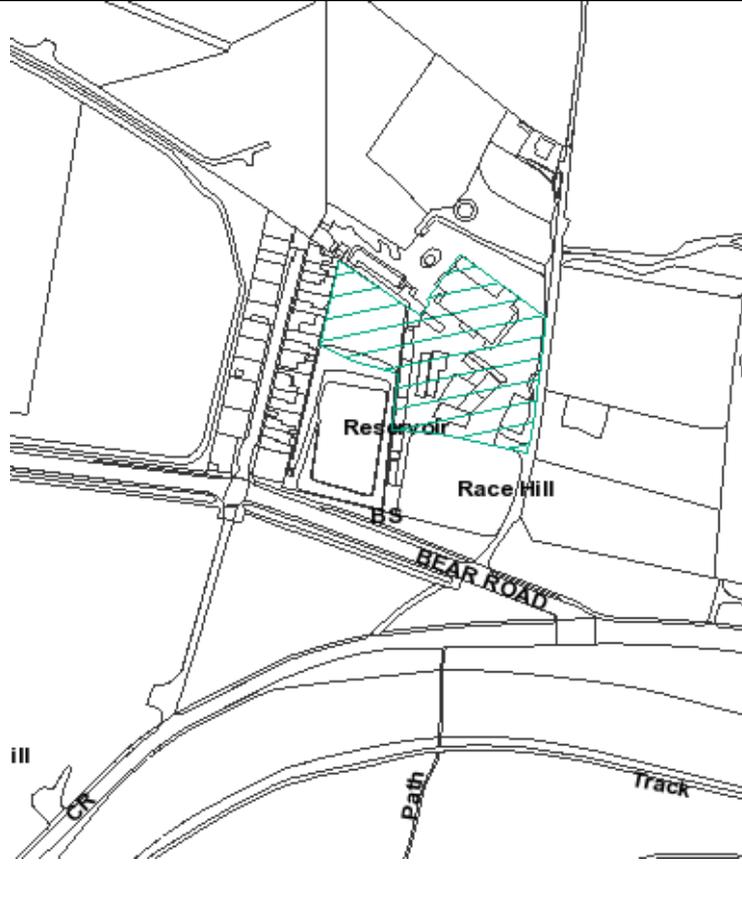
The site has several policy constraints relating to landscape, ecology/biodiversity, open space, and archaeology.

Southern Water has indicated that occupation of development will need to be phased to align with delivery of sewerage network reinforcement.

The site is owned by BHCC. It was identified as one of the priority sites as part of Joint Venture Initiative (BHCC working with Hyde New Homes) to deliver 1,000 affordable homes across the city. The Homes for Brighton & Hove board have decided not to continue with proposals to deliver a larger scheme on the site, due to access and technical difficulties, effecting viability. A smaller scheme on site is considered more likely to have a more realistic prospect of delivery.

The site is considered to be suitable for some residential development subject to appropriate mitigation.

**Site Profile Land at South Downs Riding School and Reservoir, Bear Road, Brighton (site 32 & 32a)**

Site Details																			
	<table border="1"> <tr> <td><b>Site Name / Address</b></td> <td>Land at South Downs Riding School, Bear Road, Brighton, BN2 6AB</td> </tr> <tr> <td><b>Ward</b></td> <td>Moulsecoomb and Bevendean</td> </tr> <tr> <td><b>Site Area (ha)</b></td> <td>0.53ha (area of potential)</td> </tr> <tr> <td><b>Land Type (PDL or GF)</b></td> <td>PDL (UF site 32)</td> </tr> <tr> <td><b>Within a City Plan DA</b></td> <td>No</td> </tr> <tr> <td><b>Within JAAP</b></td> <td>No</td> </tr> <tr> <td><b>Within Neighbourhood Area</b></td> <td>No</td> </tr> <tr> <td><b>Surrounding Land Uses</b></td> <td>SDNP to east, small row of housing and covered reservoir to the west; pLNR; natural/semi-natural open space.</td> </tr> <tr> <td><b>Surrounding Area Density</b></td> <td>Row of cottages adjacent. Not within any other defined neighbourhood.</td> </tr> </table>	<b>Site Name / Address</b>	Land at South Downs Riding School, Bear Road, Brighton, BN2 6AB	<b>Ward</b>	Moulsecoomb and Bevendean	<b>Site Area (ha)</b>	0.53ha (area of potential)	<b>Land Type (PDL or GF)</b>	PDL (UF site 32)	<b>Within a City Plan DA</b>	No	<b>Within JAAP</b>	No	<b>Within Neighbourhood Area</b>	No	<b>Surrounding Land Uses</b>	SDNP to east, small row of housing and covered reservoir to the west; pLNR; natural/semi-natural open space.	<b>Surrounding Area Density</b>	Row of cottages adjacent. Not within any other defined neighbourhood.
	<b>Site Name / Address</b>	Land at South Downs Riding School, Bear Road, Brighton, BN2 6AB																	
	<b>Ward</b>	Moulsecoomb and Bevendean																	
	<b>Site Area (ha)</b>	0.53ha (area of potential)																	
	<b>Land Type (PDL or GF)</b>	PDL (UF site 32)																	
	<b>Within a City Plan DA</b>	No																	
	<b>Within JAAP</b>	No																	
	<b>Within Neighbourhood Area</b>	No																	
<b>Surrounding Land Uses</b>	SDNP to east, small row of housing and covered reservoir to the west; pLNR; natural/semi-natural open space.																		
<b>Surrounding Area Density</b>	Row of cottages adjacent. Not within any other defined neighbourhood.																		
<b>Current Use / Former Use &amp; Condition of Site</b>	In use as horse grazing, pony paddocks. Some horse-related buildings (stables/barns) present on site. Part of the UF site contains land proposed as a LNR (not within area of potential)																		
<b>Site In Use Or Vacant</b>	In use as pony paddocks. .																		
<b>Relevant Planning History</b>	BH2001/00297 Siting of caravan for security purposes – refused BH2002/00338 Caravan for temporary period of 3 years – approved BH2004/01434 Retention of storage blocks - refused Bh2005/01003 Siting of caravan for security and residential purposes - refused																		

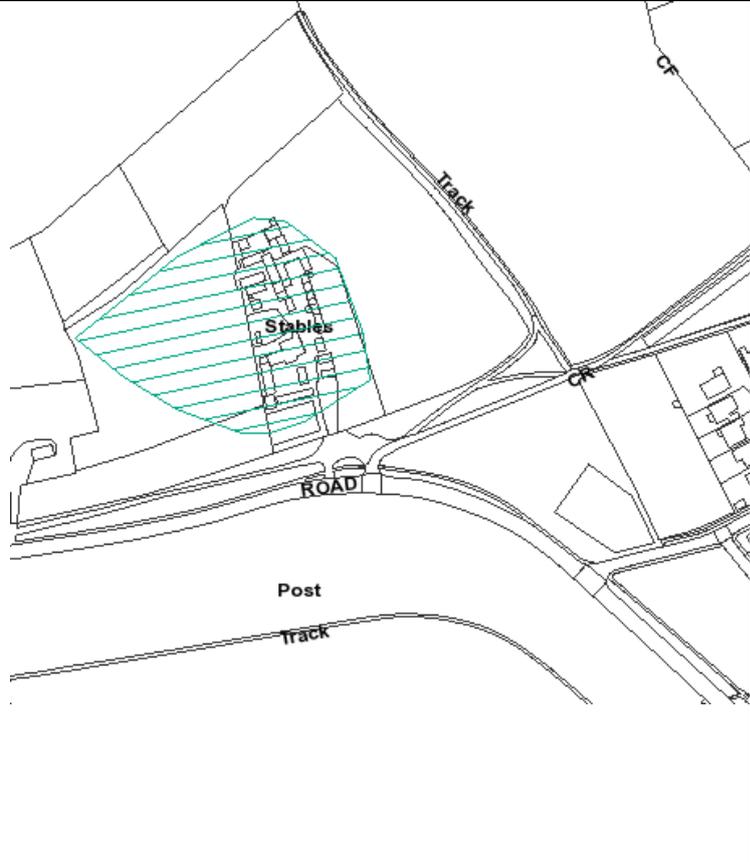
Proximity of services	
<b>Vehicular access</b>	Existing access to site via Bear Road.
<b>Distance to Strategic Road Network</b>	5,200m to nearest junction of A27
<b>Public Transport Access</b>	100m to nearest bus stop (regular services every c.10 min)

<b>(train station/bus route/distance to nearest bus stop)</b>	Moulscoomb Station >3,000m
<b>Primary School</b>	Bevendean Primary 1270m (spare capacity allocation day 17/18) Coombe Road 1310m (spare capacity allocation day 17/18)
<b>Secondary School</b>	Varndean is nearest (not in catchment) 3370m (no capacity on allocation day 17/18) Longhill School (catchment secondary) 4520m (spare capacity on allocation day 17/18)
<b>GP Surgery</b>	Church Surgery, Saunders Park Rise, Lewes Road 1,600m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Nearest convenience store (Elm Grove) 1,200m Lewes Road District Centre 1,400m
<b>Park / Play area</b>	Saunders Park, Lewes Road, 1,500m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange 170m (good access). Unlikely to be utilities on site, however adjacent to a row of housing.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Less than 55dcbLs across site.
<b>Flood risk</b>	Within flood zone 1. No risk of surface water flooding on site. Groundwater levels more than 5m below site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,500m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI & NNR 4,500m Brighton to Newhaven Cliffs SSSI 2,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Area with potential immediately adjacent to newly designated Bevendean Horse Paddocks LWS. Approximately half of the wider UF site (but not the area with potential) includes the Bevendean Downland LNR, designated for rich chalk grassland. Area with potential immediately adjacent to the LNR. Whitehawk Hill LNR c.30m (other side of Bear Road). Woodvale Cemetery LWS 400m; Wilson Avenue LWS 470; Sheepcote Valley LWS 500m. Northern part of site within NIA. Area of potential immediately adjacent to NIA. UFA 2015 found habitats located within the area of potential were of low ecological value. Habitats in the adjacent LNR were also of low ecological value (poor semi-improved grassland). The assessment concluded that development in this location could facilitate ecological enhancements of habitats in the LNR. The updated UFA 2021 concurred with these findings, found that the area allocated did not contribute towards the LWS, with potential impacts relating to damage of adjacent habitat during construction able to be mitigated through best practice construction methods.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	Value for equestrian-based recreation. Site is not designated as open space.
<b>Landscape Issues / SDNP</b>	Immediately adjacent to SDNP on east side of site. UFA 2015

	concluded that although the site occupies a prominent position on the summit of Race Hill, the existing cluster of buildings and tree cover would mean that development in this location would not result in a significant landscape change. However the UFA recommended that the area of ground adjacent to Bear Road should be excluded from development, in order to ensure there is not a significant landscape effect. The UFA considered that the character of any development would be an important consideration with the need to avoid a suburbanising influence on landscape character. The updated UFA (2021) concurred with this earlier conclusion.
<b>Heritage Assets</b>	Whitehawk Camp Scheduled Monument c.950m from area of potential. Woodvale Cemetery Historic Park & Garden c.550 from area of potential. No Conservation Areas or Listed Buildings on site. Nearest listed building Brighton General Hospital c. 800m from site. The UFA 2015 (Archaeology) concluded that development in this location would not be anticipated to have a significant impact on designated heritage assets.
<b>Archaeological Value (ANA)</b>	Site within Race Hill Mill ANA 0m Bevendean ANA 450m Whitehawk ANA 500m UFA 2015 (Archaeology) concluded that the site has high archaeological potential, particularly as the site contains significant amounts of open space.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely.
<b>Topography and gradients</b>	Located on the top of a ridge. Site slopes steeply downwards in a southerly direction with a change of c.25m across the site in a north to south direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe CP10 Biodiversity HE12 SM and Archaeology SA5 Setting of SDNP NC3 LNRs	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Site with potential adjacent to LNR and LWS. Impacts on ANA. Within setting of SDNP.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	15
<b>Implied Site Density</b>	28dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site adjacent to a small row of terraced housing, a covered reservoir and the SDNP. Part of site within proposed LNR. Area with potential currently used for equestrian purposes.
<b>Land ownership and control –</b>	BHCC own part of site. Presumably leased to South Downs Riding

<b>no constraints or complex multiple ownership</b>	School
<b>Willingness of land owner to develop site</b>	No recent planning applications to develop site.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The UF site is partially owned by BHCC and in use by South Downs Riding School as pony paddocks. The site is situated in a fairly prominent and elevated position on the Race Hill ridge top, in a broadly undeveloped location and has a rural feel, adjacent to a small row of terraced housing, with open space surrounding the remainder of the site, including the SDNP.</p> <p>The southern half of the site was identified as having potential for development in the Urban Fringe Assessment 2014 for 25 dwellings. The UFA 2015 recommended that the area of potential should be re-drawn with an area omitted, which would impact on yield, reflecting the reduced number for the allocation. The updated UFA 2021 concurred with the previous assessment's findings in that the character of development would need to be an important consideration in order to avoid significant landscape effects and that ecological impacts could be mitigated through wider enhancements as the area allocated did not contribute towards the LWS.</p> <p>The site has good, close access to a regular bus service and broadband access, however has limited access to any other services with local shops, primary schools, secondary schools, health facilities, and a local park all located more than 1,000m away. Schools and health facilities do appear to have capacity. The site has existing road access, and although there is fairly direct access to the SRN through Woodingdean, the SRN is some distance away.</p> <p>The site is unlikely to have any issues with biodiversity designations, as although the area of potential is adjacent to a LNR and LWS, development may present an opportunity to improve the ecological value of this area as the habitats that form the proposed allocation do not contribute towards the LWS. The site is also unlikely to have any issues with air quality, noise, surface water flood risk, geological designations, GSPZ, heritage assets and contamination.</p> <p>The site contains the Race Hill ANA and has high potential for archaeology. The site is adjacent to the SDNP. The site has recreational value, particularly for those who use the site for equestrian purposes. The site is steeply sloping in nature. Groundwater levels are more than 5m below surface, however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.</p> <p>It is not within a tall building corridor and is not located within a Heat Network Opportunity Area.</p> <p>The site has policy constraints relating to landscape, ecology/biodiversity, archaeology. Protection of the reservoir is also a consideration.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site is owned by BHCC. There are no current planning applications to develop any part of the site. The site is considered to be suitable for residential uses subject to appropriate mitigation.</p>	

## Site Profile Land north of Ingleside Stables, Warren Road, Brighton

Site Details	
	<b>Site Name / Address</b> Land north of Ingleside Stables, Warren Road, Brighton, BN2 6BA
	<b>Ward</b> Moulsecoomb & Bevendean
	<b>Site Area (ha)</b> 1.2 (area with potential)
	<b>Land Type (PDL or GF)</b> GF (UF site 33)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> SDNP surrounds site to the north, east and west; PLNR; Warren Road to the south.
	<b>Surrounding Area Density</b> Woodingdean neighbourhood c.15pdh.
<b>Current Use / Former Use &amp; Condition of Site</b>	Horse stables and open space (natural/semi-natural).
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	None

Proximity of services	
<b>Vehicular access</b>	Existing road access to site via Warren Road.
<b>Distance to Strategic Road Network</b>	4,600m to nearest junction of SRN.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	260m to nearest bus stop - (regular services every c.10 minutes) Moulsecoomb Station >3,200m
<b>Primary School</b>	Bevendean Primary 1320m (capacity on allocation day 17/18) Woodingdean Primary 1410m (capacity on allocation day 17/18)
<b>Secondary School</b>	Longhill (catchment secondary) 3800m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Woodingdean Surgery, The Ridgeway, 1,800m (accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Woodingdean Local Centre 1,800m Nearest convenience store (Warren Road, Woodingdean) 1,100m
<b>Park / Play area</b>	Farm Green playground, Bevendean, 1,300m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 170m(good access) Unknown whether utilities serve existing site.

<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	Within flood zone 1. No risk of surface water flooding on site. Groundwater levels more than 5m below surface.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,200m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI & NNR 4,200m Brighton to Newhaven Cliffs SSSI 2,400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Bevendean Horse Paddocks LWS on c.50% of site. Adjacent to Bevendean Downland LNR, designated for rich chalk grassland. Whitehawk Hill LNR c330m. Sheepcote Valley LWS 110m; Wilson Avenue LWS 500m; Woodingdean Cemetery LWS 520m. Entire UF site within NIA. The updated Urban Fringe Assessment 2021 carried out ecological assessment and concluded that although the proposed housing allocation will result in the loss of small proportion of land within the LWS, the habitats and buildings within this area are not key features of the LWS and other areas of the LWS are of greater ecological value; impacts could be mitigated through enhancement of retained habitats and other measures.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	High value for equestrian-based recreation. Part of site designated as open space (natural/semi-natural).
<b>Landscape Issues / SDNP</b>	Adjacent to SDNP. Fairly prominent and elevated position with existing stables and associated development standing out as existing development within a broadly undeveloped gap between Brighton & Woodingdean. The UFA 2015 concluded the character and visual prominence of a development in this location would be a key consideration, and suburbanising influences should be avoided in order to ensure there is no significant landscape effect. Important to retain a sense of separation from Woodingdean and break up the massing of any new building with existing and new planting. The updated UFA 2021 concurred with this conclusion.
<b>Heritage Assets</b>	None on site or within close proximity (<1,000m)
<b>Archaeological Value (ANA)</b>	None on site. Nearest ANA c.630m. However the ridge-top location could mean there is potential for prehistoric, Roman or early medieval remains.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely.
<b>Topography and gradients</b>	Occupying the northern crest of a ridge which slopes down from the east in a north-westerly direction. The site has a level change of approximately 10m across the site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network</b>	No

<b>Opportunity Area</b>	
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe CP10 Biodiversity CP16 Open Space SA5 Setting of the SDNP	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Site within LWS. Entire site NIA. Site with potential adjacent to LNR. Part of area with potential designated open space. Within setting of SDNP.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	30
<b>Implied Site Density</b>	25dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site contained on 3 sides by the SDNP and adjacent to Bevendean Down pLNR. Part of area with potential designated open space. Currently used for equestrian purposes.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC – presumably leased to Ingleside Stables.
<b>Willingness of land owner to develop site</b>	No recent planning applications to develop site.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>An urban fringe site owned by BHCC and in use by the Ingleside Livery Yard. The site is situated on a fairly prominent position in a broadly undeveloped location between Brighton and Woodingdean, adjacent to the SDNP. Proximity to the busy Warren Road, and to Woodingdean, mean that this location is not isolated from development.</p> <p>The central part of the site was identified as having potential for development in the Urban Fringe Assessment 2014 (for 30 dwellings) and development potential was confirmed by the 2015 UFA (landscape assessment) subject to appropriate mitigation. This potential has also been confirmed by an updated ecological and landscape assessment undertaken in 2021 which concurs with the findings of the earlier studies in that impacts are considered to be mitigable.</p> <p>The site has good, close access to a regular bus service and broadband access, however has limited access to any other services with local shops, primary schools, secondary schools, health facilities, and a local park all located more than 1,000m away. Schools and health facilities do appear to have capacity. There are unlikely to be any utilities on site. The site has existing road access, and fairly direct access to the SRN through Woodingdean.</p> <p>The site is unlikely to have any issues with European and National biodiversity designations, geological or archaeological designations, air quality, road noise, surface water flood risk, groundwater contamination, heritage assets or contamination.</p> <p>Part of the site is a LWS, the site is adjacent to a Local Nature Reserve and the whole site is within the NIA. The site is adjacent to the SDNP. The site has some recreational value, particularly for those who use the site for equestrian purposes, and also as designated open space. Groundwater levels are more than 5m below surface, however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low</p> <p>The site is sloping in nature, is not within a tall building corridor and is not located within a Heat Network Opportunity Area.</p> <p>The site has policy constraints relating to landscape, biodiversity and open space and these would need to be addressed.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p>	

The site is owned by BHCC. There are no current planning applications to develop any part of the site. The site is considered to be suitable for some residential development subject to appropriate mitigation.

**Site Profile Land at Ovingdean Hall Farm, and land north of and at Bulstrode Farm, Ovingdean**

Site Details	
	<b>Site Name / Address</b> Land at Ovingdean Hall Farm, and land north of and at Bulstrode Farm, BN2 7BB
	<b>Ward</b> Rottingdean Coastal
	<b>Site Area (ha)</b> 4.17ha (area with potential)
	<b>Land Type (PDL or GF)</b> GF (UF sites 38, 38a, 39)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Contained by SDNP on 3 sides; residential.
<b>Surrounding Area Density</b> 11dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	In agricultural use. Associated buildings including barns and storage (Ovingdean Farm and Bulstrode Farm)
<b>Site In Use Or Vacant</b>	In use as farm
<b>Relevant Planning History</b>	Various approved concerned with erection of farm buildings; BH1997/01954 demolition of barn and erection of 2 dwellings. Approved.

Proximity of services	
<b>Vehicular access</b>	Existing access to the site via The Ridings.
<b>Distance to Strategic Road Network</b>	5,600m to nearest junction of A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus services c.450m (c.2 buses an hour) Falmer Station >5,600m
<b>Primary School</b>	Our Lady of Lourdes RC Primary, Rottingdean 2490m (no capacity on allocation day 17/18) St Margaret's CE Primary, Rottingdean 2540m (limited capacity allocation day 17/18) Rudyard Kipling Primary, Woodingdean 2560m (capacity on allocation day 17/18)
<b>Secondary School</b>	Longhill (catchment secondary) 1,500m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Meadow Parade Surgery, Rottingdean, 1,200m (accepting new patients 11/17)

<b>Local centre or convenience shops</b>	Convenience store 450m; Rottingdean Local Centre 2,100m
<b>Park / Play area</b>	Rottingdean Fields Recreation Ground 1,400m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange 2,000m. Utilities serve existing farms in close proximity to the site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	No
<b>Noise</b>	Less than 55dcbls.
<b>Flood risk</b>	Flood zone 1. 1% of site at high risk; 5% at medium risk; 13% of low risk of surface water flooding. Groundwater levels at least 5m below surface. SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 1,900m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI and NNR 1,900m Black Rock to Newhaven Cliffs SSSI 1,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Cattle Hill LWS 80m Mount Pleasant LWS 450m Ovingdean School Grounds LWS 210m Wanderdown Road LWS 400m. Roedean School Bank LWS 420m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	Contained by SDNP on three sides. The area with potential is already occupied by large agricultural buildings therefore development in this location would not expand the extent of the Ovingdean built area, however character of any development would be an important consideration to ensure it does not appear to be urban expansion in a rural area. Removal of modern agricultural buildings and incorporation of open space could enhance landscape character in this location.
<b>Heritage Assets</b>	Within Ovingdean Conservation Area. 14 listed buildings within Conservation Area, including the Grade I listed St Wulfrans Church. No listed buildings within area of potential. Some buildings locally listed in close proximity to site. The Conservation Area Character Statement describes the site within Character Area 3: The Farms, as “forming the northern limit of the village and gateway to the Downs - contains groups of functional buildings which are largely of no architectural or historic merit. Some of those buildings remain in use as a farm and stables. These uses contribute greatly to the character of the area, and act as a strong reminder of Ovingdean's agricultural past. Other buildings - particularly those of the former poultry farm - are under-used or dilapidated, and detract from the area.” The farms can be seen in views from St Wulfrans’ Church and in views of the Conservation Area from downland to the northwest of the village.
<b>Archaeological Value (ANA)</b>	Part of site within Ovingdean ANA. Other ANAs in close proximity to

	site including Longhill 170m; Longhill Road 240m; Cattle Hill 260m.
<b>Contamination/remediation or geological issues</b>	Potential from agricultural uses.
<b>Topography and gradients</b>	Site situated on flat level ground in the base of a valley.
<b>Site within Article 4 Direction</b>	Yes. Relating to Conservation Area.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe HE3 Development affecting the setting of a listed building HE6 Development within a Conservation Area HE12 SM and Archaeology SA5 Setting of SDNP	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Impacts on heritage assets and their settings. Impacts on ANA. Within setting of SDNP.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	50
<b>Implied Site Density</b>	11dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site located on the northern extent of the historic core of Ovingdean village. Contained by the SDNP on three sides, situated within the Ovingdean Conservation Area, with residential uses to the south. Area with potential is currently occupied by a variety of farm buildings and some non-designated open spaces.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Part owned by BHCC (eastern and western parts of site). Central part of site privately owned.
<b>Willingness of land owner to develop site</b>	No planning applications for development of the site have been submitted.
<b>Achievability</b>	Achievable in medium term (6-10years)
<b>Overall Summary</b>	
<p>A collection of 3 urban fringe sites, part-owned by BHCC, predominately occupied by farm buildings. The site is situated in the bottom of a valley, towards the northern extent of the historic core of Ovingdean village.</p> <p>The entire site was identified as having potential for development in the Urban Fringe Assessment 2014 (50 dwellings). This potential was confirmed by the 2015 UFA.</p> <p>The site has close access to a convenience store. The site is not considered to have close access to any other services. There is a nearby bus stop, however the service only runs twice an hour, and schools, health services, local park and a local centre are all located at least 1,200m from the site in Rottingdean. Some local schools and health facilities appear to have capacity, but the nearest primary schools in Rottingdean do not.</p> <p>There is existing road access to the site and although there is fairly direct access to the SRN through Woodingdean the SRN is some distance away. The site is likely to have some utilities serving the existing farm buildings and adjacent residential area.</p> <p>The site is unlikely to have any issues with biodiversity or geological designations, air quality, GSPZ or road noise.</p> <p>Groundwater levels are more than 5m below surface; small parts of the site have a risk of surface water flooding, however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low. The site could</p>	

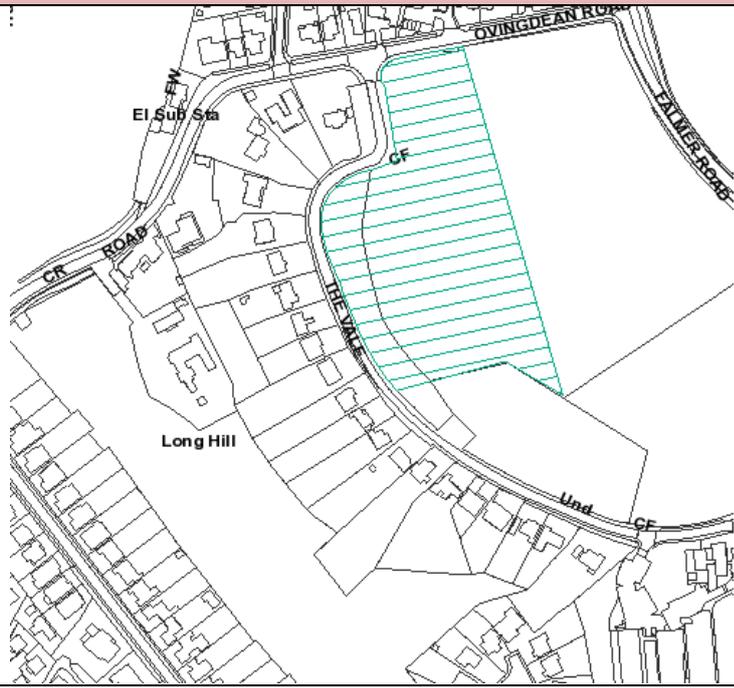
include contamination relating to agricultural uses. The site is situated within a Conservation Area and could be within the setting of some listed buildings. Part of the site is within an ANA. The site's position adjacent to the SDNP could mean the site has landscape sensitivities and the 2015 UFA notes that any development would need to be sensitively designed, in keeping with existing character. The site is not located within a tall building corridor and is not located within a Heat Network Opportunity Area.

The site has policy constraints relating to heritage and archaeology and these would need to be robustly addressed.

Southern Water has indicated that occupation of development will need to be phased to align with delivery of sewerage network reinforcement.

The site is part-owned by BHCC. There are no current planning applications to develop any part of the site. The site is considered to be suitable for residential development subject to appropriate mitigation.

## Site Profile Land South of Ovingdean Road, Ovingdean

Site Details	
	<b>Site Name / Address</b> <b>Land South of Ovingdean Road, Ovingdean, BN2 7AA</b>
	<b>Ward</b> Rottingdean
	<b>Site Area (ha)</b> 1.68ha (area with potential)
	<b>Land Type (PDL or GF)</b> GF (urban fringe site 42)
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> Yes. Rottingdean Neighbourhood Area
	<b>Surrounding Land Uses</b> Residential, School, SDNP
	<b>Surrounding Area Density</b> 10-30dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Part privately owned open space (natural/semi-natural); part school playing fields
<b>Site In Use Or Vacant</b>	In use as horse paddocks, grazing/land
<b>Relevant Planning History</b>	BH2016/05530 Outline application for 45no dwellings. Refused; appeal lodged. Appeal hearing held April 2018 – appeal allowed. BH2014/02589 Outline application for 85no dwellings. Refused; appeal dismissed.

Proximity of services	
<b>Vehicular access</b>	Site is contained by roads on three sides, however there is no current vehicular access onto site.
<b>Distance to Strategic Road Network</b>	5,000m to A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stops situated adjacent to site on Falmer Road, and Ovingdean Road. Some services, running approximately every 15-20minutes. Train station: Falmer Station c5,000m
<b>Primary School</b>	Rudyard Kipling primary 1,500m (spare capacity on allocation day 17/18) Woodingdean primary 2,200m (spare capacity on allocation day 17/18)
<b>Secondary School</b>	Longhill Secondary 450m (spare capacity on allocation day 17/18)
<b>GP Surgery</b>	Drs Baker and Fahmy, The Ridgeway, Woodingdean, 1,200m (accepting new patients 10/17)

<b>Local centre or convenience shops</b>	Ovingdean Stores convenience store 500m; Rottingdean High Street Local Centre 1,800m
<b>Park / Play area</b>	Rottingdean Fields 1,100m
<b>Access to Utilities including broadband exchange</b>	1,900 to nearest exchange (good access) Unlikely to be utilities on site however utilities in close proximity serving adjacent residential areas.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not on site or adjacent to site. Rottingdean AQMA 1,800m. Planning appeal decision re. BH2014/02589 rejected air quality impacts associated with development.
<b>Noise</b>	Not mapped
<b>Flood risk</b>	Within Flood zone 1. Some historic surface water flooding incidents adjacent to site. 2% at high risk; 5% at medium risk; 9% at low risk of surface water flooding. Groundwater levels at least 5m below surface. SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 3.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 1,700m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI and NNR 1,700m Black Rock to Newhaven Cliffs SSSI 1,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Newly designated LWS through LWS Review 2018. On site LWS: Meadowvale covering majority of the wider site, and all of the area allocated for housing. Site designated for species-rich grassland with population of Red Star Thistle (S41 species). Biological records identify calcareous grassland habitats form northern part of site and presence of various protected or notable species including red star thistle and hornet robberfly. Some areas of trees with TPO on western edge of site. UFA 2015 concluded that appropriate mitigation should include enhancement of SNCI habitats to the north to increase robustness to recreational pressure, retention and enhancement of grassland habitats within the wider site, and retention of notable species including red star thistle and hornet robberfly.
<b>Geological designations</b>	Black Rock to Friars Bay RIGS 1,500m
<b>Recreational Value</b>	Used as horse paddocks. Site is privately owned and access may be prohibited. Noted that there is no over-riding deficiency in open space within the ward although has an under-provision of allotments, amenity greenspace and children & young people's playspace.
<b>Landscape Issues / SDNP</b>	Adjacent to SDNP, separated by Falmer Road. UFA 2015 concluded that development of the site would be likely to result in an adverse landscape effect on the SDNP but appropriate mitigation could reduce impacts. Carefully located screening planting which does not itself impact on openness of views from Falmer Road would be required.
<b>Heritage Assets</b>	None on site. Ovingdean Conservation Area , 500m to the west

	although the site does not form part of its setting and is separated by existing residential area.
<b>Archaeological Value (ANA)</b>	High Hill West ANA forms eastern edge of site.
<b>Contamination/remediation or geological issues</b>	Unknown but considered unlikely due to uses.
<b>Topography and gradients</b>	The site slopes gently down in an east to west direction and is located at the foot of landform which slopes down from High Hill in the east and Mount Pleasant in the north.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
CP16 Open Space SA4 Urban Fringe CP10 Biodiversity SA5 Setting of SDNP	Designated private open space (natural/semi-natural) Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 a material consideration in determination of applications prior to adoption of Part 2. Whole site NIA and part site newly designated LWS. Adjacent to SDNP
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	45
<b>Implied Site Density</b>	26dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated outside the built up area boundary, adjacent to the SDNP and an established low density residential area. Proximity to SDNP may result in landscape sensitivities.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Lightwood Strategic own the horse paddocks. BHCC own sports pitches.
<b>Willingness of land owner to develop site</b>	Recent planning applications suggest willingness to develop privately owned part of site
<b>Achievability</b>	Achievable in short term (1-5years)
<b>Overall Summary</b>	
<p>The southern part of the site forms playing fields used by Longhill School and is not considered within this summary.</p> <p>The remainder of the site is privately owned and consists mainly of horse paddocks and a wooded area. It is an urban fringe site situated outside the built up area boundary, and is separated from the SDNP to the east by Falmer Road. The remainder of the site is also contained by roads and existing low density residential areas of Ovingdean to the west and Rottingdean to the south. The site has no existing road access onto the site, although is contained by three roads and has fairly direct access to the SRN via Falmer Road, although this is some distance. There are fairly regular bus services in close proximity to the site linking the site to Woodingdean and Brighton. The site has close access to a secondary school, however primary schools are located further away, with the closest being in Woodingdean. All schools appeared to have some capacity on allocation day. The site has close access to a convenience store, with a greater range of shops, as well as health services and opportunities for recreation being located further away in Rottingdean or Woodingdean. The site is unlikely to have utilities on site, however is adjacent to existing residential areas.</p> <p>The eastern part of the site was identified as having potential for development in the Urban Fringe Assessment 2014 (45 dwellings) and development potential was confirmed by the 2015 UFA subject to</p>	

appropriate robust mitigation.

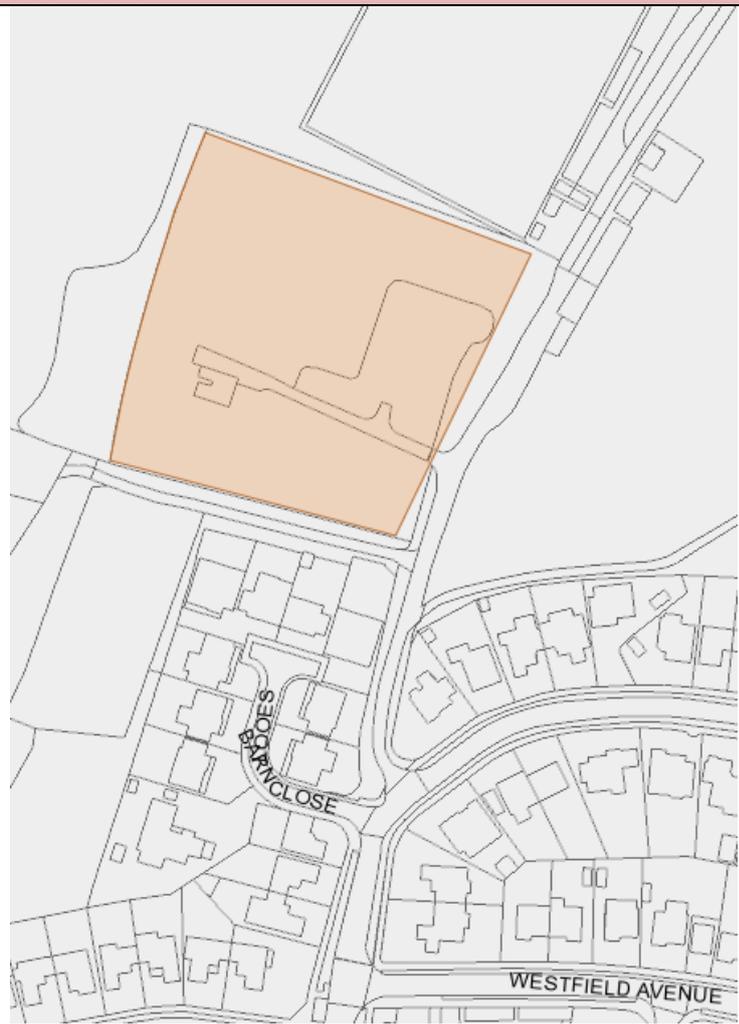
The site is unlikely to have any impact on European or national ecological designations. The site is a newly designated LWS, designated for calcareous grassland habitats and red-star thistle population. The wooded area also has TPOs. Part of the site forms an ANA and could therefore have archaeological value. Groundwater levels are more than 5m below surface. Parts of the site have surface water flood risk and however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low. The site is situated within GSPZ 3.

The site itself is unlikely to have any issues regarding air quality, although it is recognised that Rottingdean High Street is an AQMA. The site is also unlikely to have any issues relating to heritage assets or contamination.

The site is not located within a tall building corridor, and its position adjacent to the SDNP could mean the site has landscape sensitivities including fragmentation. The site is not located within a Heat Network Opportunity Area. The site has policy constraints relating to biodiversity, landscape and open space, although there is no over-riding deficiency in open space within the ward.

A scheme was awarded planning consent on appeal for 45 dwellings and the recent planning applications demonstrate willingness to develop the site. The site is considered to have some potential for residential development subject to appropriate mitigation in accordance with its planning consent.

**Site Profile Land at former Nursery site, west of Saltdean Vale, Saltdean (UF site 46a)**

Site Details	
 <p><i>Indicative boundary only</i></p>	<b>Site Name / Address</b> Land at former nursery site, Coombe Vale, Saltdean, BN2 8HJ
	<b>Ward</b> Rottingdean Coastal
	<b>Site Area (ha)</b> 0.83ha total site
	<b>Land Type (PDL or GF)</b> GF
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Residential to the south, open spaces (various typologies) to the north, east and west.
<b>Surrounding Area Density</b> Saltdean c. 15dph. Surrounding area c. 27dph.	
<b>Current Use / Former Use &amp; Condition of Site</b>	Former nursery site. Currently used as caravan storage.
<b>Site In Use Or Vacant</b>	In use as caravan storage.
<b>Relevant Planning History</b>	None.

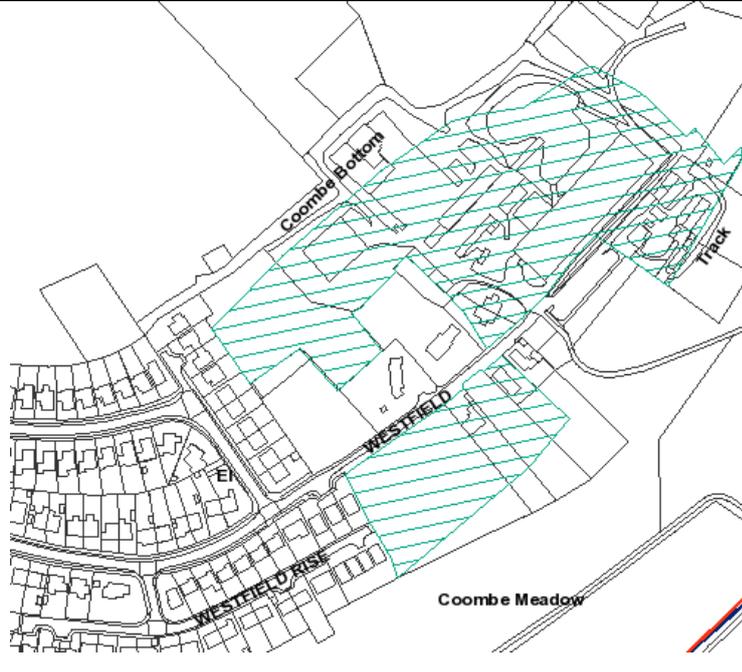
Proximity of services	
<b>Vehicular access</b>	Existing access to site from Saltdean Vale.
<b>Distance to Strategic Road Network</b>	>10,000m to nearest junction of A27.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop c.170m (no 27 bus service every 15 minutes to Brighton) Falmer train station c.10,000m
<b>Primary School</b>	Saltdean Primary 1120m (limited capacity on allocation day 17/18)
<b>Secondary School</b>	Longhill (catchment) 4320m (capacity on allocation day 17/18)
<b>GP Surgery</b>	Saltdean & Rottingdean Medical Practice Longridge Avenue, Saltdean (1,300) (accepting patients 09/17)

<b>Local centre or convenience shops</b>	Lustralls Vale Local Centre, Saltdean, (1,100m)
<b>Park / Play area</b>	Saltdean Oval (1,100m)
<b>Access to Utilities including broadband exchange</b>	Rottingdean Exchange 2,200m – may be issues with internet access as over 2,000m from the exchange. Unlikely to be issues accessing other utilities due to existing uses on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	In flood zone 1. No flooding incidents on site although some in fairly close proximity. 23% of site has high risk of surface water flooding; 30% has medium risk; 45% has low risk. Groundwater levels at least 5m below surface. SFRA considered overall risk of flooding to be low and did not recommend further consideration by the sequential/exception tests.
<b>Groundwater Source Protection Zone</b>	Within GSPZ1, 2 and 3.
<b>International Ecological Designations (SAC)</b>	None within site. Castle Hill SAC 2,200m
<b>National Ecological Designations (SSSI)</b>	None within site. Castle Hill SSSI and NNR 2,200m Black Rock to Newhaven Cliffs SSSI 1,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Looes Barn LWS <20 from site, separated by a pathway. Wivelsfield Road Grassland LWS 280m UFA 2015 concluded that the site itself supported habitats of low ecological value, and that it could provide opportunities for ecological enhancement. Increased recreational pressure on nearby designated sites could occur as a result of development.
<b>Geological designations</b>	None on site. Black Rock to Friars Bay RIGS 1,500m
<b>Recreational Value</b>	None – privately owned site.
<b>Landscape Issues / SDNP</b>	Surrounded by open space which forms a buffer between the site and the SDNP; adjacent to SDNP on its eastern side. Situated in the bottom of a coombe and adjacent to existing residential development. UFA 2014 and 2015 concluded that development could be supported on the site. Updated Urban Fringe Assessment 2021 undertook landscape sensitivity analysis of this site and concluded that 18 dwellings, equating to a density of 25dph on 75% of the site could be supported providing that density, height and massing is limited. Developing on part of the site would allow boundary vegetation to be retained to help mitigate impacts.
<b>Heritage Assets</b>	None on site or in close proximity.
<b>Archaeological Value (ANA)</b>	None on site. Looes Barn ANA <40m from southern part of site.
<b>Contamination/remediation or geological issues</b>	Unknown.
<b>Topography and gradients</b>	Fairly level site in the bottom of a Coombe.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network</b>	No

<b>Opportunity Area</b>	
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 Setting of the SDNP	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 a material consideration in determination of applications prior to adopted of Part 2. Setting of SDNP
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	18
<b>Implied Site Density</b>	25dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site adjacent to the low density residential neighbourhood of Saltdean, and surrounded by designated open space of various typologies which act as a buffer between the site and the SDNP.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Privately owned in single ownership.
<b>Willingness of land owner to develop site</b>	No planning application has been submitted for the site. Representation submitted on draft CPP2 suggested site has potential to deliver an increased amount of housing.
<b>Achievability</b>	Achievable in medium term (6-10year)
<b>Overall Summary</b>	
<p>The site is privately owned and is currently used for caravan storage. It is an urban fringe site, situated on the level ground at the edge of Saltdean. It is surrounded by open spaces of various typologies to the north, east and west, with residential to the south. The SDNP is situated beyond the open spaces. Part of the site (0.75ha) was identified as having potential for development in the Urban Fringe Assessment 2014 (for 18 dwellings). This was confirmed in the UFA 2015 and has since been confirmed in the updated UFA 2021.</p> <p>The site has road existing road access via the top Saltdean Vale, which also serves the Saltdean Vale football ground. The site has good, close access to a reasonably regular bus service. The site does not have close access to other local services including health facilities, schools, shops or parks, with these all being situated more than 1,100m, although does have other opportunities for recreation via direct access to the SDNP. There is limited capacity in primary schools, however secondary schools have capacity and health facilities are accepting new patients. There may be issues with broadband access due to distance from the exchange. The SRN is located some distance away.</p> <p>The site is unlikely to have any impact on European or national ecological or geological designations, although is in close proximity to locally designated ecological sites. The site is also unlikely to have any issues relating to air quality, road noise, and heritage.</p> <p>Groundwater levels are more than 5m below surface. The site has a high, medium and low risk of surface water flooding on parts of the site however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low. Site is situated with a groundwater source protection zone 1. The site is in fairly close proximity to an ANA. It is unknown whether the site has potential for contamination.</p> <p>The site is not located within tall building corridor and its position in fairly close proximity to the SDNP could mean the site has landscape sensitivities, although it is situated within an established residential setting and is not in an elevated prominent position. The site is not located within a Heat Network Opportunity Area.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>There has not been any planning application submitted for the site. Representation received on draft</p>	

CPP2 suggested site could have potential for an increased number of housing units; a similar representation at Proposed Submission stage also suggested that potential could be increased. Consideration to increasing the quantum on the site took place between draft and Publication stage, with the quantum increased to 24 dwellings to reflect the density of the wider area of 27dph. However, this was based on the entire site area being considered suitable for development, rather than only part of the site, based on an error in the 2015 UFA which incorrectly stated the entire site was suitable for development. Further landscape sensitivity analysis of the site and the site's capacity has been undertaken in the updated UFA 2021. This concluded that only 18 dwellings on part of the site could be delivered, with retention of boundary vegetation on part of the site required to mitigate landscape impacts. The quantum has therefore been reduced back to 18 units in line with the original UFA 2014 recommendations for the developable area of the site to be limited to a density of 25dph. The site is considered to have potential for residential development subject to appropriate mitigation.

**Site Profile: Land at Coombe Farm, Westfield Avenue North, Saltdean (UF sites 48, 48a, 48b, 48c)**

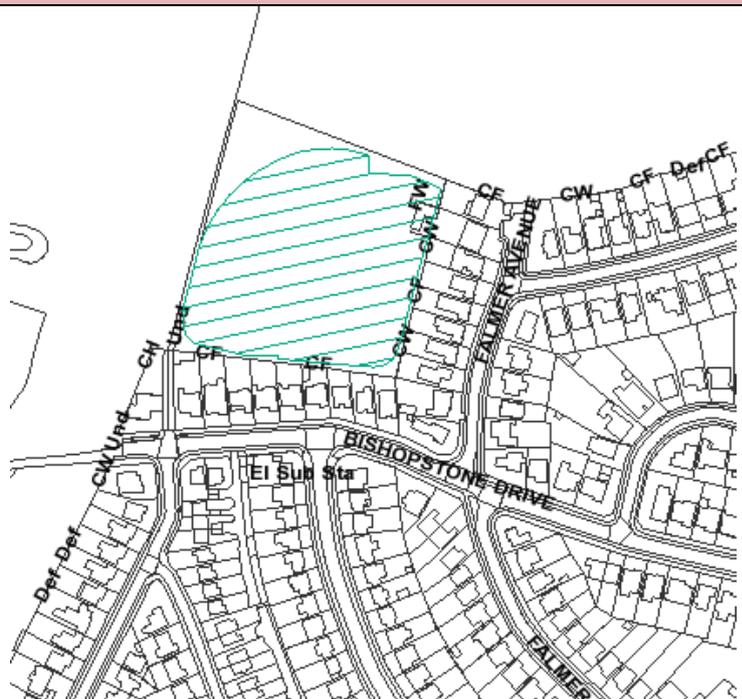
Site Details	
	<b>Site Name / Address</b> Land at Coombe Farm, Westfield Avenue North, Saltdean
	<b>Ward</b> Rottingdean
	<b>Site Area (ha)</b> 3.47ha (area of potential)
	<b>Land Type (PDL or GF)</b> PDL/GF
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Residential , Agriculture, SDNP
<b>Surrounding Area Density</b> 15dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	Farm buildings, paddocks, residential dwellings, kennels, areas of scrub and grassland.
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	BH2016/01903 outline application for 60 no. residential units to include open space, landscaping and links to SDNP (on sites 48, 48a and 48b). Approved 13.06.18.

Proximity of services	
<b>Vehicular access</b>	Existing access to site via Westfield Avenue North. Access throughout site will need improving
<b>Distance to Strategic Road Network</b>	C10,000m to A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop c.200m (no 27 bus service every 15 minutes to Brighton) Falmer train station c.10,000m
<b>Primary School</b>	Saltdean Primary (1,400m) (capacity on 17/18 allocation day)
<b>Secondary School</b>	Longhill School (4,700m) (capacity on 17/18 allocation day)
<b>GP Surgery</b>	Saltdean & Rottingdean Medical Practice Longridge Avenue, Saltdean (1,400m) (accepting patients 09/17)
<b>Local centre or convenience shops</b>	Lustralls Vale Local Centre, Saltdean, (1,100m)
<b>Park / Play area</b>	Saltdean Oval (1,800m)
<b>Access to Utilities including broadband exchange</b>	Rottingdean Exchange 2,200m – may be issues with internet access as over 2,000m from the exchange. Unlikely to be issues accessing other utilities due to existing uses on site.

<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	No
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	In flood risk zone 1. High risk of surface water flooding on northern part of site (c.>10% of site). Medium to low risk on eastern edge of site. Groundwater levels more than 5m below surface.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 3.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 3,800m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI & NNR 3,800m Black Rock to Newhaven SSSI 1,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Coombe Farm LWS immediately adjacent to eastern edge of site, (within SDNP) which contains calcareous grassland. Looes Barn Woodland c.450m UFA2015 found ecological value of the site to be low, although site could offer potential for ecological value including reptiles, breeding birds and invertebrates. UFA2015 found potential to deliver ecological enhancement.
<b>Geological designations</b>	Black Rock to Friars Bay RIGS 1,700m
<b>Recreational Value</b>	Privately owned site. Part of site used privately for horse grazing.
<b>Landscape Issues / SDNP</b>	Site surrounded by the SDNP to the north, east and west. Site contained within a steep sided, flat bottomed coombe. Landscape sensitivity analysis carried out in UFA 2015 found that although the site forms part of the SDNP setting it is seen in the context of existing adjacent development. UFA 2015 suggested that the replacement of farm buildings with residential development would have little impact on settlement form. UFA 2015 concluded that development located on the coombe-side sites, and not located on higher ground than existing houses, would be unlikely to have significant landscape effects.
<b>Heritage Assets</b>	None
<b>Archaeological Value (ANA)</b>	None on site however immediately adjacent to Highdole Hill & Ilford Hill ANA
<b>Contamination/remediation or geological issues</b>	There may be potential for contamination due to former farm uses.
<b>Topography and gradients</b>	Varies over the site, with flat-bottomed central area which rises from the central area in a west to east direction, and slopes down from the central area in a north to south direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 Setting of the SDNP.	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 a material consideration in determination of applications prior to adopted of Part 2.
<b>SHLAA Analysis (where relevant)</b>	

<b>Site Capacity</b>	65 (across entire site cluster, with 60 approved on sites 48, 48a and 48b)
<b>Implied Site Density</b>	18dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated outside the built up area boundary, adjacent to the SDNP and an established low density residential area. Proximity to SDNP gives rise to landscape sensitivities.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Sites in private ownership – multiple owners.
<b>Willingness of land owner to develop site</b>	Outline planning application for sites 48, 48a and 48b) submitted 2016 suggests willingness to develop site.
<b>Achievability</b>	Achievable in short-term (1-5years)
<b>Overall Summary</b>	
<p>The cluster of sites are privately owned in multiple ownership and consists of farm buildings, paddocks and residential dwellings. It is an urban fringe site situated outside the built up area boundary, surrounded by the SDNP to the north, east and west, with an established low density residential area to the south. Parts of the site cluster were identified as having potential for development in the Urban Fringe Assessments 2014.</p> <p>The site has existing road access, although is situated far from the SRN. The site has good, close access to a reasonably regular bus service. The site does not have close access to other local services including health facilities, schools, shops or parks, with these all being situated more than 1,100m, although does have other opportunities for recreation via direct access to the SDNP. There is limited capacity in primary schools, however secondary schools have capacity and health facilities are accepting new patients. There may be issues with broadband access due to distance from the exchange.</p> <p>The site is unlikely to have any issues relating to air quality, road noise, and heritage.</p> <p>The site is unlikely to have any impact on European or national ecological or geological designations, although could impact upon the adjacent locally designated ecological site. The site itself could have some ecological value due to the presence of certain habitats although is generally of low ecological value. The site is also immediately adjacent to an ANA and may therefore have archaeological potential. The site could have potential for contamination due to former uses. Part of the site could have high potential for surface water flooding. Groundwater levels more than 5m below surface. The site is situated within a GSPZ 3.</p> <p>The site is not located within a tall building corridor and its position adjacent to the SDNP could mean the site has landscape sensitivities, although it is situated within an established residential setting and is not in an elevated prominent position. The site is not located within a Heat Network Opportunity Area.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site has a recently approved outline planning consent on sites 48, 48a and 48b for 60no residential dwellings which suggest the owners of these sites are willing to develop the site. The site is considered to have potential for residential development subject to mitigation.</p>	

**Site Profile: Land West of Falmer Avenue, Saltdean,**

Site Details		
	<b>Site Name / Address</b>	Land West of Falmer Avenue, Saltdean
	<b>Ward</b>	Rottingdean
	<b>Site Area (ha)</b>	1.07ha (area of potential)
	<b>Land Type (PDL or GF)</b>	GF (UF site 50)
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Residential, SDNP
	<b>Surrounding Area Density</b>	15dph
<b>Current Use / Former Use &amp; Condition of Site</b>		Privately owned paddocks
<b>Site In Use Or Vacant</b>		Paddock vacant
<b>Relevant Planning History</b>		Bh2018/02483 Application to amend approved drawings of BH2014/03394 under consideration. Some applications to discharge conditions, pending consideration. BH2014/03394 for 32 residential units. Refused 29/01/16 on design and landscape grounds. Appeal: 21/02/17 appeal allowed.

Proximity of services	
<b>Vehicular access</b>	There is no vehicular access to the site. Extant planning permission involves demolition of 6 Falmer Avenue to create new access road into site from existing Falmer Avenue.
<b>Distance to Strategic Road Network</b>	9,000m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	100m to bus stop with hourly service; 300m to bus stop with bus every 15mins to Brighton Falmer train Station 9,500m
<b>Primary School</b>	Saltdean Primary 500m (capacity on 17/18 allocation day)
<b>Secondary School</b>	Longhill School (3400m) (capacity of 17/18 allocation day)
<b>GP Surgery</b>	Saltdean & Rottingdean Medical Practice, Longridge Ave, Saltdean 1,200m (accepting new patients 09/17)
<b>Local centre or convenience shops</b>	Lustrells Vale shops 500m
<b>Park / Play area</b>	Saltdean Oval 1,000m
<b>Access to Utilities including</b>	Broadband exchange 1,200m (good access)

broadband exchange	GF site therefore no utilities currently on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within AQMA
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	In Flood zone 1. Small area of surface water flood risk on site: 1% high risk, 2% medium risk; 2 low risk. No flooding incidents recorded on site. Groundwater levels more than 5m below surface. SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low
<b>Groundwater Source Protection Zone</b>	Within GSPZ 2 and 3.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 2,500m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI and NNR 2,500m Black Rock to Newhaven Cliffs 1,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Whiteway Lane LWS <100m Wivelsfield Road Grassland LWS 300m High Hill Pasture LWS 500m Site consists of managed grassland, unlikely to have ecological value.
<b>Geological designations</b>	Black Rock to Friars Bay RIGS 1,000m
<b>Recreational Value</b>	Privately owned site – no public recreational value.
<b>Landscape Issues / SDNP</b>	Site is immediately adjacent to SDNP on north and west sides. Site located at the base of a ridge which is visible as open downland when viewed from Saltdean. Site is in an elevated position on a southern spur of High Hill and therefore has some landscape sensitivity.
<b>Heritage Assets</b>	None on site
<b>Archaeological Value (ANA)</b>	Site situated on High Hill ANA
<b>Contamination/remediation or geological issues</b>	Unlikely to be issues with contamination/remediation
<b>Topography and gradients</b>	Site slopes down from west to east.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 Setting of SDNP HE12 SM and Archaeology	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 a material consideration in determination of applications prior to adopted of Part 2. Potential impacts on Archaeology.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	32 (as per planning consent)
<b>Implied Site Density</b>	30dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and</b>	Situated outside the built up area boundary, adjacent to the SDNP

<b>Surroundings</b>	and an established low density residential area. Proximity to SDNP may result in landscape sensitivities.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Hyde New Homes
<b>Willingness of land owner to develop site</b>	Recent planning application/approval suggest owner is willing to develop the site
<b>Achievability</b>	Achievable in short-term (1-5 years)
<b>Overall Summary</b>	
<p>The site is privately owned and consists of managed grassland that has previously been used as paddocks. It is an urban fringe site situated outside the built up area boundary, surrounded by the SDNP to the north and west, with an established low density residential area to the east and south. The site was identified as having potential for residential development in the Urban Fringe Assessments 2014 (12 dwellings). This was confirmed in the UFA 2015. A planning appeal on the site determined that a greater amount of housing could be provided (32 dwellings).</p> <p>The site has no existing road access and the recent planning consent included demolition of 6 Falmer Avenue to provide access to the site. There is an hourly bus service in very close proximity to the site, however a more regular bus service to Brighton is also within close proximity. The site has close access to a primary school, which appears to have capacity, local shops and broadband access. Health services, opportunities for recreation (parks) and secondary schools are not within close access to the site, although the SDNP does offer opportunities for recreation. The site is unlikely to have any utilities on site.</p> <p>The site is unlikely to have any impact on European or national ecological or geological designations, although could impact on the nearby locally designated ecological sites. The site is within an ANA and could therefore have archaeological value. Groundwater levels are more than 5m below surface. Small parts of the site have a risk of surface water flooding however the SFRA did not consider the site to require consideration by the sequential/exceptions tests and found the overall flood risk for the site to be low. The site is within a GSPZ 3.</p> <p>The site is unlikely to have any issues regarding air quality, road noise, heritage assets, and contamination.</p> <p>The site is not located within a tall building corridor and its position adjacent to the SDNP could mean the site has landscape sensitivities, particularly due to its elevated position, however is situated within an established residential setting. The site is not located within a Heat Network Opportunity Area.</p> <p>The site was granted planning consent on appeal for 32 residential dwellings, and some applications to discharge conditions are pending, which suggests the owner is willing to develop the site. The site is considered to have potential for residential uses subject to mitigation.</p>	

## Appendix 5 – Purpose Built Student Accommodation Site Proformas

## Site Profile 45 and 47 Hollingdean Road, Brighton

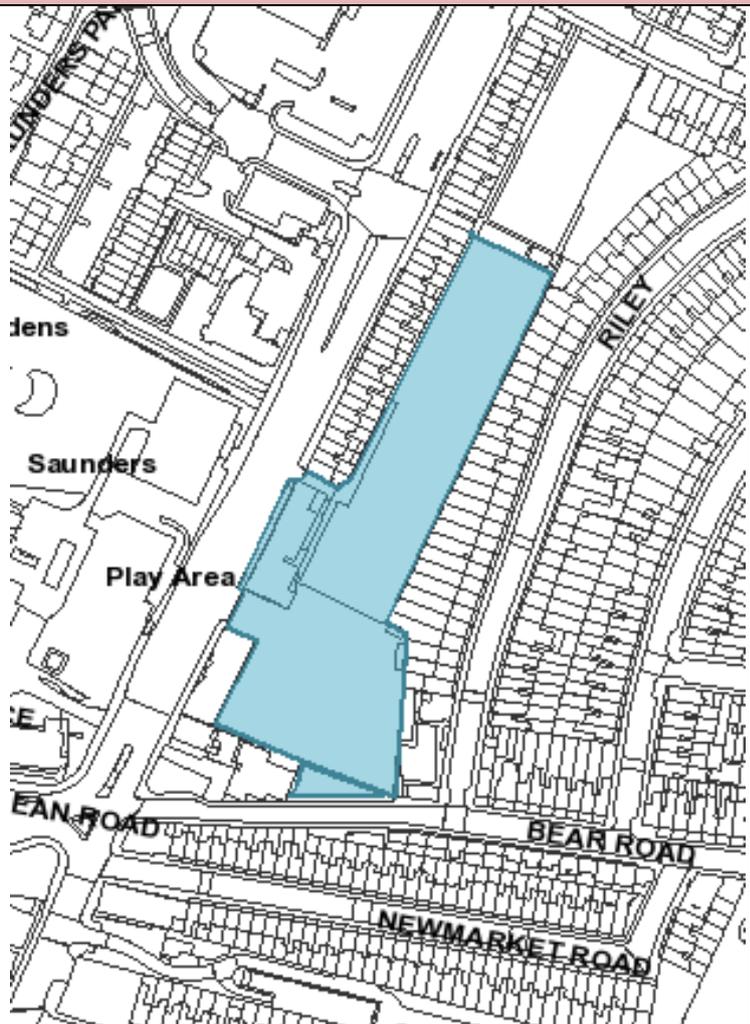
Site Details	
	<b>Site Name / Address</b> 45 & 47 Hollingdean Road, Brighton, BN2 4AA
	<b>Ward</b> Hollingbury & Stanmer
	<b>Site Area (ha)</b> 0.09ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA3 Lewes Road
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Residential, retaining wall to the south beyond which lies supermarket access road, store and parking to the south and east.
	<b>Surrounding Area Density</b> c.130dph on adjacent properties on Hollingdean Road.
<b>Current Use / Former Use &amp; Condition of Site</b>	47: motorbike sales and office (A1-vacant); 45: previously used as motorbike sales (vacant) and workshop area, used as vehicle repairs (in use) (sui generis). Yard, used for vehicle storage.
<b>Site In Use Or Vacant</b>	Part in use/part vacant
<b>Relevant Planning History</b>	BH2017/01873: demolition of existing and erection of 2,3,4,5 storey building to create 88 bedspace PBSA. Refused. BH2016/05630: 3 storey building to create 9 student bedrooms and COU of #47 to C3. Withdrawn. Bh2015/00905: 3 storey building to create 9 student bedrooms and COU of #47 to C3. Refused.

Proximity of services	
<b>Vehicular access</b>	Current vehicle access to site between 43 and 47 Hollingdean Road.
<b>Distance to Strategic Road Network</b>	C.3.5km to nearest junction on SRN.
<b>Public Transport Access</b>	C.700m from London Road railway station.

<b>(train station/bus route/distance to nearest bus stop)</b>	C.110m from bus stop on Lewes Road with various regular services.
<b>Primary School</b>	St Martin's CE Primary School c.688m (capacity on allocation day 18/19) Fairlight Primary 706m (capacity on allocation day 18/19) Downs 750m (no capacity on allocation day 18/19)
<b>Secondary School</b>	Varndean 1760m (no capacity on allocation day 19/20) Dorothy Stringer 1986m (no capacity on allocation day 19/20)
<b>GP Surgery</b>	Church Surgery, Saunders Park Rise, Lewes Road. Accepting new patients (03/19) c.360m.
<b>Local centre or convenience shops</b>	C.100, to supermarket and other shops on Lewes Road.
<b>Park / Play area</b>	C.190m to Saunders Park play area,
<b>Access to Utilities including broadband exchange</b>	Kemptown exchange c. 1,600m (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within AQMA.
<b>Noise</b>	Less than 55dcbLs.
<b>Flood risk</b>	Within flood zone 1. 7% of site has high SW flood risk; 52% has a medium risk and 70% has low risk. No flooding incidents recorded on site. Groundwater levels between 0.5m to 5m below surface. SFRA
<b>Groundwater Source Protection Zone</b>	Within GSPZ 1.
<b>International Ecological Designations (SAC)</b>	None on site nor within close proximity. Castle Hill SAC >4,700m
<b>National Ecological Designations (SSSI)</b>	None on site nor within close proximity. Black Rock to Friars Bay SSSI c.3300m Castle Hill SSSI >4,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on nor adjacent to site. Some within close proximity. Woodvale Cemetery LWS c.150m (across Lewes Road). Crespin Way LWS c330m Bevendean Downland LNR <800m
<b>Geological designations</b>	None on site. Black Rock to Friars Bay >3300m
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Round Hill Conservation Area c.70m from south of site and terrace of listed buildings on Round Hill Crescent c.110, south of site, both beyond access ramp to Sainsburys. Ground level of the site is significantly lower than these heritage assets and unlikely to be visible unless a significantly tall building is proposed. Woodvale Registered Park & Garden c.180m (across Lewes Road).
<b>Archaeological Value (ANA)</b>	None on site.
<b>Contamination/remediation or geological issues</b>	Geo-environmental report undertaken for planning application indicates potential for contamination based on the use of the site for vehicle repairs, such as oils, solvents etc.
<b>Topography and gradients</b>	Relatively level with gentle slope downwards from north to south and from west to east.
<b>Site within Article 4 Direction</b>	Within Article 4 Direction area restriction on HMOs.
<b>Opportunities</b>	

<b>Within Tall Building Area</b>	Not within but in fairly close proximity to Lewes Road tall building corridor which extends from the Hollingdean Road junction northwards to Falmer Station.
<b>Within District Heat Network Opportunity Area</b>	No.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
City Plan Part 1	DA3: To develop the area as the city's academic corridor including delivery of housing, student accommodation, educational and employment floorspace.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	Not in SHLAA
<b>Implied Site Density</b>	Not in SHLAA.
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Location within a predominately residential area, however close to a mixed use area along Lewes Road. Good access to main A road and good access to sustainable transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	In multiple ownership (3 owners); 2 private individuals and 1 limited company.
<b>Willingness of land owner to develop site</b>	Recent application for redevelopment of site to provide 88 bedspaces. Site also put forward for PBSA allocations by CKC Properties LTD (not owner) during CPP2 consultation.
<b>Achievability</b>	Potential for site to come forward in the first 5 years, subject to planning consent.
<b>Overall Summary</b>	
<p>The site incorporates an existing building fronting Hollingdean Road and the rear of the site which backs onto a retaining wall that forms the access road into Sainsburys supermarket. Although the Hollingdean Road area around the site is predominately residential, it is within DA3 and in close proximity to Lewes Road, which is a mixed use area. It is situated on fairly level ground, has existing vehicular access onto the site and has good access to main A roads, although the SRN is situated some distance away. The site has good, close access to public transport, health facilities, shops, schools, opportunities for recreation and utilities. Health and primary schools have capacity although the catchment secondaries are over-subscribed.</p> <p>The site is unlikely to have any issues relating to noise, landscape, recreation, biodiversity, archaeological, geological, or heritage designations.</p> <p>The site is within the AQMA, is within GSPZ 1. The site has varying levels of surface water flood risk; 7% has high risk, 52% has medium risk and 70% has low risk. Groundwater levels between 0.5-5m below surface. The SFRA did not consider the site to require further consideration by the sequential/exception tests, based on a locally set threshold of the area at risk being less than 1,000m<sup>2</sup>. The site could also have potential for contamination based on former and current uses.</p> <p>The site is not within a tall building zone and is not within a heat network opportunity area, although is in fairly close proximity to both.</p> <p>Parts of the site are currently vacant, and some in use as vehicle repair and storage.</p> <p>The site has recently submitted a planning application for PBSA, which although recently refused, demonstrates willingness to develop the site, although it is noted that the site is in multiple ownership. In addition, the site was put forward during consultation on CPP2 for consideration as a potential PBSA allocation.</p> <p>The site could have potential for PBSA, which would be in accordance with priorities of DA3, subject to mitigation.</p>	

## Site Profile Lewes Road Bus Depot

Site Details		
	<b>Site Name / Address</b>	Lewes Road Bus Depot, 107 Lewes Road (and land to the rear of) BN2 4AE
	<b>Ward</b>	Moulsecoomb and Bevendean Ward
	<b>Site Area (ha)</b>	1.01
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	DA3
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Lewes Road consists of mixed uses, commercial, retail and educational. Residential to the east (Bear Rd neighbourhood).
	<b>Surrounding Area Density</b>	Lewes Rd c. 21dph Bear Road c. 44dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Bus Depot (sui generis)	
<b>Site In Use Or Vacant</b>	In Use	
<b>Relevant Planning History</b>	BH2016/00238 new entrance to Bus Depot on Lewes Road – Approved	

Proximity of services	
<b>Vehicular access</b>	Good existing access via Lewes Road
<b>Distance to Strategic Road Network</b>	c.3,000m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	C. 1,000m to London Road and Moulsecoomb train stations Site situated on Lewes Road bus corridor with multiple regular (<every 5 minutes) services. Bus Stop 0m
<b>Primary School</b>	Coombe Road Primary 400m (spare capacity on allocation day 17/18) Fairlight Primary 630m (spare capacity on allocation day 17/18)
<b>Secondary School</b>	Nearest is Varndean 2000m, however site is within catchment area for BACA (3100m). Varndean had no spare capacity on allocation day for 2017/2018. BACA had capacity.

<b>GP Surgery</b>	Church Surgery 50m (accepting new patients 09/17)
<b>Local centre or convenience shops</b>	Lewes Road District Centre c.100m Sainsburys c.100m
<b>Park / Play area</b>	Saunders Park c.50m
<b>Access to Utilities including broadband exchange</b>	Kempton exchange c. 1,600m (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within AQMA
<b>Noise</b>	Road traffic daytime noise between 55-75dcbL on/adjacent to site
<b>Flood risk</b>	No historical incidents of flooding on site. No risk of tidal flooding. 32% of site has high risk of surface water flooding; 43% has medium risk and 50% has low risk. Lewes Road an area of high surface water flood risk. Groundwater levels between 0.5m and 5m below ground level therefore not within the highest categories of risk of groundwater emergence. SFRA did not consider that the site should be considered through the sequential/exceptions test.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 1.
<b>International Ecological Designations (SAC)</b>	None on site nor within close proximity. Castle Hill SAC >4,500m
<b>National Ecological Designations (SSSI)</b>	None on site nor within close proximity. Black Rock to Friars Bay SSSI c.3000m Castle Hill SSSI >4,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on nor adjacent to site. Some within close proximity. Woodvale Cemetery LWS <200m Crespin Way LWS <400m Bevendean Downland LNR <600m
<b>Geological designations</b>	None within or adjacent to site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	Unlikely
<b>Heritage Assets</b>	None within or adjacent to site
<b>Archaeological Value (ANA)</b>	None within or adjacent to site
<b>Contamination/remediation or geological issues</b>	Unknown. May have potential for contamination due to use as bus depot.
<b>Topography and gradients</b>	Situated on level ground
<b>Site within Article 4 Direction</b>	None of relevance
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Within Lewes Road TBC
<b>Within District Heat Network Opportunity Area</b>	Not within HNOA Fairly close proximity (200m) to Brighton University HNOA
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
DA3 Lewes Road	Within DA3 area – strategy for the area is to develop and enhance the role of Lewes Road as the city’s academic corridor, supporting development of housing, PBSA, employment and community facilities.
<b>SHLAA Analysis (where relevant)</b>	

<b>Site Capacity</b>	250 bedspaces (draft CPP2)
<b>Implied Site Density</b>	247 bedspace/ha
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Mixed use area along Lewes Road with the Bear Road residential neighbourhood to the east. Located on main A road with various good transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BH Bus Company (Go Ahead Group)
<b>Willingness of land owner to develop site</b>	Unknown. No relevant planning applications have been submitted for the site. Site was proposed for PBSA in the City Plan Part Two scoping consultation although not by the landowner. Consultation response on draft CPP2 from the Go Ahead Group confirmed that any development on the site would need to ensure the full operation of the bus garage.
<b>Achievability</b>	Achievable in medium term (6-10)
<b>Overall Summary</b>	
<p>The site is situated on the Lewes Road within DA3. It is located within a mixed-use area, on level ground with good, close access to local facilities and services including health, recreation, shops, public transport, schools and utilities. Health facilities, primary schools and catchment secondary schools appear to have capacity. The site is situated within a Tall Building Corridor, however the impact of tall development would require careful consideration. The site is in fairly close proximity to the Brighton University Heat Network Opportunity Area and has good access to main A roads and the SRN. It is unlikely to have any issues relating to biodiversity designations, heritage, archaeology, geology, recreation or landscape.</p> <p>The site is situated within the AQMA and adjacent to a road with high levels of traffic noise. The site may have potential for contamination due to current uses, has varying risks of surface water flooding and has ground water levels between 0.5-5m below surface, however it is noted that the SFRA did not consider this site to require testing through the sequential/exceptions test. The site is within a GSPZ 1. The site is currently in use as a bus depot. Any future redevelopment of the site may need to retain this use. The owner's response at draft CPP2 stage indicated that any redevelopment would need to ensure full operation of the bus garage. The site could have potential for a mix of uses including Purpose Built Student Accommodation, subject to suitable mitigation.</p>	

## Appendix 6 – Strategic Site Allocations Site Proformas

## Site Profile Brighton General Hospital, Elm Grove, Brighton

Site Details	
	<b>Site Name / Address</b> Brighton General Hospital, Elm Grove, Brighton, BN2 3EW
	<b>Ward</b> Hanover & Elm Grove
	<b>Site Area (ha)</b> 4.97ha
	<b>Land Type (PDL or GF)</b> PDL with several areas of amenity greenspace.
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Residential; Brighton race course.
<b>Surrounding Area Density</b> 68dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	Site consists of numerous buildings, all in use providing various health and care services as well as Brighton ambulance station.
<b>Site In Use Or Vacant</b>	In use.
<b>Relevant Planning History</b>	Various – mainly alterations.

Proximity of services	
<b>Vehicular access</b>	Various existing access points including from Elm Grove, Freshfield Road, and Pankhurst Avenue
<b>Distance to Strategic Road Network</b>	5,000m to A27 via either Lewes Road or Woodingdean.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus services on various roads around the site including Elm Grove, Freshfield Road, and Pankhurst Avenue. C.10 services an hour. Train services >3,000m
<b>Primary School</b>	Elm Grove Primary 700m (no capacity) St Luke's Primary 900m (no capacity) St Martin's CE 900m (no capacity)
<b>Secondary School</b>	Dorothy Stringer 3100m (no capacity allocation day) Varndean 3400m (no capacity allocation day)
<b>GP Surgery</b>	Islingword Road Surgery 650m (accepting new patients)
<b>Local centre or convenience shops</b>	Convenience store 300m Lewes Road District Centre 1,000m
<b>Park / Play area</b>	Queen's Park 800m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1,800m Issues with other utilities unlikely.
<b>Constraints</b>	

<b>Asset of Community Value</b>	No
<b>AQMA</b>	No
<b>Noise</b>	No
<b>Flood risk</b>	<p>Within flood zone 1.</p> <p>Some small areas of low to medium risk of surface water on site (1% site medium risk; 3% of site low risk).</p> <p>Groundwater levels more than 5m below surface. SFRA considered this site to be of low flood risk, however level 2 SFRA undertaken for this site as a strategic site. Suggested that SUDS should be incorporated due to sloping nature of site and the existing flood risk to properties surrounding the site.</p>
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site Castle Hill SAC 4,000m
<b>National Ecological Designations (SSSI)</b>	None on site Castle Hill SSSI and NNR 4,000m Black Rock to Newhaven Cliffs SSSI 1,800m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Swifts known to nest on site(local BAP species). No designations on site: Woodvale Cemetery LWS 200m Whitehawk Hill LNR 350m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	Some areas of open spaces on site of amenity greenspace typology
<b>Landscape Issues / SDNP</b>	Site situated within built up area boundary, however in a prominent hilltop location visible from various points of the city.
<b>Heritage Assets</b>	Arundel building is a Grade II listed building. Also includes some curtilage listed buildings. Fairly close proximity to Woodvale Cemetery Historic Park and Garden
<b>Archaeological Value (ANA)</b>	Not within.
<b>Contamination/remediation or geological issues</b>	Unknown but likely due to medical uses.
<b>Topography and gradients</b>	The site is on a prominent elevated position at the top of Elm Grove, visible from many points within the city. The site slopes steeply downwards in a westerly direction from Freshfield Road.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
<p>HO20 Retention of Community Facilities</p> <p>HO25 Brighton General Hospital</p> <p>CP16 Open Space</p> <p>CP10 Biodiversity</p> <p>HE1 Listed Buildings</p>	<p>Resists development which results in loss of community uses, including hospitals</p> <p>HO25 sought community uses to be sought as part of any large scale housing development.</p> <p>CP16 resists loss of open space.</p> <p>CP10 protect biodiversity</p> <p>Need to preserve and enhance listed buildings.</p>
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	200
<b>Implied Site Density</b>	40dph

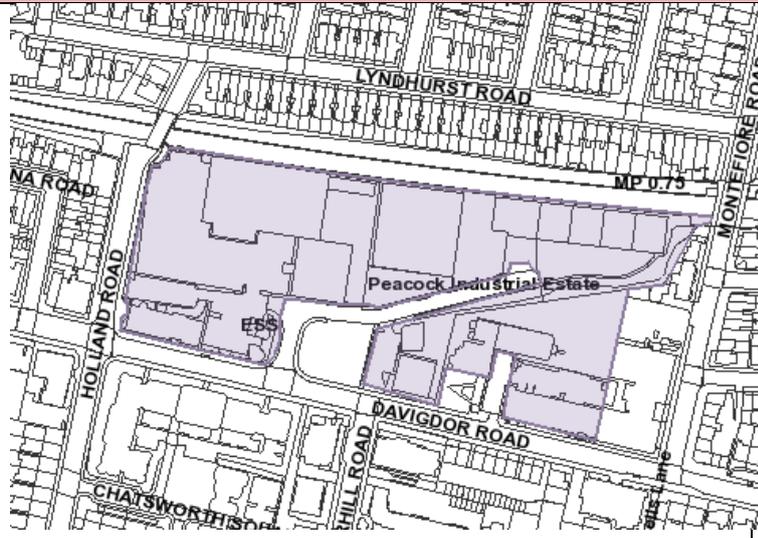
<b>Viability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated in a prominent position in a predominantly residential area on the edge of the built up area.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Sussex Community NHS Trust and SeCamb (ambulance station)
<b>Willingness of land owner to develop site</b>	As part of the Greater Brighton One Public Estate Work Programme the council has been working with the Sussex Community NHS Trust to unlock potential of surplus public land. Sussex Community NHS Trust have continuing requirement for health and social care facilities on site. Site has been identified as the preferred site for the Brighton University Academy however no further progress has been made on this.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The site is situated in a prominent elevated position, on sloping ground on the edge of the built up area, with good existing road access. It has good access to local bus services, a convenience store and utilities, and reasonable access to other services including GP, primary schools, and recreation. A wider range of shops and services are available on the Lewes Road District Centre, approximately 1,000m from the site. Primary schools in the vicinity do not appear to have any spare capacity. The catchment secondary schools are located some distance away and are over-subscribed. Although the site has good road access it is located some distance from the SRN, with routes to the SRN either through Woodingdean or along Lewes Road.</p> <p>The site is not within a tall building node and is not within a Heat Network Opportunity Area.</p> <p>The site is unlikely to have any issues relating to air quality, road noise, geology, archaeology, groundwater pollution and landscape, however it is noted that the site's elevated position may result in some landscape or townscape sensitivities.</p> <p>SFRA considered this site to be of low flood risk, however Level 2 SFRA undertaken as a strategic site. Any increase in urbanisation combined with the topography could increase the existing flood risk of surrounding properties. Although the site is unlikely to have any impacts on biodiversity designations, swifts use the building for nesting and redevelopment could impact upon this.</p> <p>The site includes the Grade II listed Arundel Building and some curtilage listed buildings and therefore development may have heritage impacts. It is unknown whether the site has potential for contamination although medical uses could cause contamination.</p> <p>The site includes several areas of amenity greenspace (CP16) and development of the site could result in loss of D floorspace (HO20).</p> <p>The site has policy constraints relating to biodiversity, open space, heritage assets and loss of community assets.</p> <p>The Greater Brighton One Public Estate work programme seeks to unlock potential of any surplus land, however the Sussex Community NHS Trust have continuing requirement for some health and social care facilities on site and have a desire to create a modern health and care campus.</p> <p>The site could have potential for a mix of uses subject to mitigation.</p>	



<b>GP Surgery</b>	Seven Dials Medical Centre 500m (accepting new patients 10/17) Brighton Station Medical Centre 600m (walk in centre)
<b>Local centre or convenience shops</b>	Seven Dials Local Centre 270m London Road Town Centre 400m
<b>Park / Play area</b>	Dyke Road Park c700m Preston Park c800m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1,300m Unlikely to be issues with utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within AQMA
<b>Noise</b>	Road noise measured as between 55-65dcbl. Noise and vibration from railway lines.
<b>Flood risk</b>	In Flood zone 1. No risk of surface water flooding on allocated site. GW levels more than 5m below surface. Low risk of SW flooding adjacent (on rail-track). SFRA considered this site to be of low flood risk, however level 2 SFRA undertaken for this site as a strategic site.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 7,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI & NNR 7,000m Black Rock to Newhaven Cliffs SSSI 7,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Brighton Station LWS 200m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	Located within central Brighton therefore not in close proximity to the SDNP. Site located within a steep cutting. Panoramic views across Brighton from Howard Place with the built up area in the foreground and the SDNP in the distant background. Views of SDNP may be interrupted by a tall development on the site.
<b>Heritage Assets</b>	None within site. Immediately adjacent to West Hill Conservation Area. Railway Viaduct Listed – adjacent to site. Brighton Station Listed Building to the south of the site although separated by railway-line.
<b>Archaeological Value (ANA)</b>	None on site
<b>Contamination/remediation or geological issues</b>	Potential for contamination due to current uses.
<b>Topography and gradients</b>	Majority of site situated on level ground within a steep cutting. Site slopes down towards New England to the north and follows gradient of New England Road sloping up in a westerly direction at the western extent of site.
<b>Site within Article 4 Direction</b>	Within Article 4 Direction Area regarding change of use from office to residential.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No, however in fairly close proximity to London Road tall building corridor.

<b>Within District Heat Network Opportunity Area</b>	Yes within NEQ and London Road Heat Network Opportunity Area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
	HE6 Within Setting of Conservation Area HE3 Within Setting of Listed Building CP15 Heritage
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	100 dwellings
<b>Implied Site Density</b>	84dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Located within a steep cutting, alongside a major road that crosses the city. Contained by housing and railway lines on the east and south sides of the site. Close proximity to London Road and Central Brighton areas mixed use areas with good transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Network Rail. Other occupants of buildings on site.
<b>Willingness of land owner to develop site</b>	Site put forward for allocation during 2016 call for sites exercise, demonstrates willingness to develop site. Network Rail looking to dispose of sites/property as part of consolidation exercise however are understood to require the retention of part of the site to allow for continued access to the nearby depot.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The site is situated within DA4. It is located on the edge of a residential area in close proximity to the mixed use areas of London Road/New England Quarter/Central Brighton. The site itself is located within a steep cutting and is contained by railway lines and a main road that links west and eastern parts of the city. Majority of the site appears level, although slopes down towards New England Road to the north and follows gradient of New England Road sloping up in a westerly direction at the western extent of site.</p> <p>The site has good, close access to local facilities and services including primary schools, health, public transport, shops, recreation and utilities. Secondary schools are located further away. Some primary schools and health facilities appear to have capacity, however secondary schools within the catchment are oversubscribed.</p> <p>The site is not within a tall building corridor however is situated in fairly close proximity to the London Road tall building corridor and is within the New England Quarter Heat Network Opportunity Area. It has good access to main A roads, although is some distance from the SRN. The site is unlikely to have any issues relating to biodiversity designations, landscape, archaeology, groundwater contamination and geology. There is no risk of surface water flooding and groundwater levels are more than 5m below surface, and the SFRA considered the overall flood risk to be low. The site does not contain any heritage assets however is situated adjacent to the West Hill Conservation Area and could be within the setting of the Brighton Station Listed Building. The site is within the AQMA and parts of the site suffer from high levels of road noise as well as railway noise. The site may have potential for contamination due to current uses as railway operation land.</p> <p>The site has policy constraints relating to heritage assets.</p> <p>The site is currently in sui generis and possibly B uses. The site was put forward during the call for sites exercise which demonstrates willingness to develop the site. The site could have potential for a mix of uses subject to mitigation.</p>	

**Site Profile: Land at Lyon Close, including Peacock Industrial Estate, P&H House, Preece House, 113-119 Davigdor Road and Spitfire House, Hove, BN3 1SF**

Site Details		
	<b>Site Name / Address</b>	Davigdor Road, Hove, BN3 1SF
	<b>Ward</b>	Goldsmid
	<b>Site Area (ha)</b>	3.3ha
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Commercial, larger retail sheds, industrial, residential
	<b>Surrounding Area Density</b>	C. 42dph
<b>Current Use / Former Use &amp; Condition of Site</b>		Industrial estate in various uses also including retail, trade counter units; B1a offices.
<b>Site In Use Or Vacant</b>		In use
<b>Relevant Planning History</b>		<p>BH2018/02926 113-119 Davigdor Road: part 5 part 8 storey building to provide 52 flats and 895sqm B1. Approved subject to S106.</p> <p>BH2018/01738 Demolition of existing B8 to provide 152 dwellings, 2 live/work, and 697sqm B1. Approved subject to S106.</p> <p>BH2017/03873 –prior approval for COU to form 57 flats. Under consideration</p> <p>BH2015/02917 Demolition and redevelopment of adjacent 121-123 Davigdor Road to provide 47 C3 units and some D1 floorspace. Approved and various conditions discharged,</p> <p>BH2014/03006 – Prior Approval for change of use from office (B1) to residential to form 57 flats. Approved 20/10/14. Not commenced.</p>

Proximity of services	
<b>Vehicular access</b>	Good access from Davigdor Road
<b>Distance to Strategic Road Network</b>	C. 4,000 to A27
<b>Public Transport Access</b>	Hove Station c.1100m; Brighton Station c.1,200m

<b>(train station/bus route/distance to nearest bus stop)</b>	1 bus-service (number 7) on Davigdor Road 10m Various services available from Seven Dials Area c.650m or New Church Road c.600m.
<b>Primary School</b>	Brunswick Primary School, Somerhill Road, Hove, BN3 1RG (<400m) (some spare capacity on allocation day 17/18) Hove Junior School, Holland Road, Hove, (<600m) (some spare capacity on allocation day 17/18)
<b>Secondary School</b>	Cardinal Newman School Upper Drive Hove (1,200m) (no spare capacity) Hove Park Upper (2,300m) (some spare capacity on allocation day 17/18)
<b>GP Surgery</b>	Charter Medical Centre 88, Davigdor Road, Hove, BN3 1RF (<200m) (at capacity 09/17)
<b>Local centre or convenience shops</b>	Small parade Montefiore Road (<100m) and Seven Dials Local Centre (700m)
<b>Park / Play area</b>	St Ann's Wells Gardens (<200m)
<b>Access to Utilities including broadband exchange</b>	Hove Exchange c.350m (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within AQMA
<b>Noise</b>	Road noise less than 55dcbLs. Noise from railway between 55-69dcbLs.
<b>Flood risk</b>	In flood zone 1. No flooding incidents on site. SFRA identified 17% of site has some degree of surface water flood risk, including high, medium and low risk (1% high risk; 2% medium risk; 14% low risk). Groundwater levels vary from between 0.5 to 5m, and more than 5m below ground level. SFRA considered this site to be of low flood risk, however level 2 SFRA undertaken for this site as a strategic site.
<b>Groundwater Source Protection Zone</b>	Not within
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity. SAC >6,500m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Black Rock to Friars Bay SSSI c.4,000m Castle Hill SSSI >6,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site or within close proximity. Nearest LWS: Brighton Station <1,000m
<b>Geological designations</b>	None on site or within close proximity
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site. The Willet Estate Conservation Area boundary c. 100m.
<b>Archaeological Value (ANA)</b>	None
<b>Contamination/remediation or geological issues</b>	Unknown. Possibly due to industrial uses.
<b>Topography and gradients</b>	Situated on level ground.
<b>Site within Article 4 Direction</b>	No

<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
City Plan Part One - CP3.5	Current secondary employment site CP3 Criteria 5) would apply. Business units would need to demonstrate redundancy and incapability of meeting needs of alternative B employment uses. Where loss accepted priority for alternative employment generating uses or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	300 dwellings and various employment floorspace
<b>Implied Site Density</b>	90dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Industrial estate situated on Davigdor Road which contains a mix of uses including commercial, larger retail units, industrial and residential uses.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Palace Street Developments Ltd own Peacock Industrial Units, the 2 retail units are assumed to be in different ownership. However various units on the industrial estate are in active uses, including a recent change in retail provision. No information about length of leases provided. Recent prior approval suggests AEGON UK Property Fund Ltd own P&H House.
<b>Willingness of land owner to develop site</b>	Site put forward during CPP2 Call for Sites. Site owners suggest estate no longer suitable for industrial use and should be utilised for residential led mixed use development. Various planning applications for land on the site demonstrates willingness to develop site.
<b>Achievability</b>	Achievable in short (1-5) and medium term (6-10 years)
<b>Overall Summary</b>	
<p>The site is located within a mixed-use area, on level ground with good, close access to local facilities and services including health, recreation, schools and utilities. Primary schools appear to have some capacity. Secondary schools in the catchment have some future capacity due to an increase in the amount of pupils that can be taken from September 2018. Health facilities appear to be at capacity. There is a small local parade and one bus service located close to the site, although a greater range of shops and bus services can be found around 600m from the site. It has fairly good access to main A roads which lead to the SRN.</p> <p>The site is unlikely to have any issues relating to air quality, road noise, biodiversity designations, heritage, archaeology, geology, groundwater contamination, recreation or landscape. It is unknown whether the site has potential for contamination. The site is not within a tall building corridor, however some taller buildings are located in the vicinity. It is not within a heat network opportunity area.</p> <p>Approximately 17% of the site has some degree of surface water flood risk and groundwater levels vary from between 0.5-5m and &gt;5m below surface, however the SFRA considered the overall flood risk of the site to be low. The site may have issues with railway noise. The site consists of an industrial estate in various uses, with some large retail-sheds. It is a secondary employment site and therefore CPP1 policy CP3.5 would apply.</p> <p>The owners are willing to develop the site and various applications have been submitted for the site. It is unknown what length leases the units hold. The site has potential for a mix of uses subject to mitigation.</p>	

**Site Profile Sackville Trading Estate/Coal Yard, Sackville Road, Hove**

Site Details	
	<b>Site Name / Address</b> Sackville Trading Estate/Coal Yard, Sackville Road, Hove, BN3 7AN
	<b>Ward</b> Hove Park
	<b>Site Area (ha)</b> 3.61
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> Yes DA6 Hove Station
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> Yes. Hove Station Neighbourhood Plan
<b>Surrounding Land Uses</b> Residential on one side; mix of commercial (office space, light industry and large retail sheds; contained by railway land including railtrack on southern side, and Sackville Road on western side.	
<b>Surrounding Area Density</b> 72dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	The trading estate consists of 12 units comprising trade counters, as well as retail sheds (A1), some light industrial (B1c) and storage/distribution (B8). Some units on the estate are vacant. The site also includes the city car pound and coal yard situated at the southern end of the site.
<b>Site In Use Or Vacant</b>	Units both in use and vacant. Car pound and coal yard still in use.
<b>Relevant Planning History</b>	BH2018/03697 - Demolition and redevelopment of Sackville Trading Estate and Hove Goods Yard, to provide 604no C3 and 9no live/work units (Sui Generis) with associated amenity provision; a care community comprising 265no units (C2); 3574m2 of flexible B1; 684m2 of retail (A1 and/or A3) and community facilities including a multi-functional health and wellbeing centre (950m2) (D1/D2). Refused.

	BH2009/00761 – comprehensive mixed use development of trading estate providing public square, A1 retail, A2-A5 retailing, dwellings and office floorspace. Approved. Now lapsed.
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<b>Proximity of services</b>	
<b>Vehicular access</b>	Existing access to site from Sackville Road.
<b>Distance to Strategic Road Network</b>	2,600m to A27 and site adjoins Old Shoreham Road (A270)
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop on Sackville Road <50m with regular bus services. Hove train station 900m
<b>Primary School</b>	Aldrington CE Primary 960m (no capacity 17/18) St Andrew's CE 1030m (no capacity 17/18) West Hove Infants (Connaught Rd) 1060m (capacity 17/18)
<b>Secondary School</b>	Hove Park Upper 420m (capacity on allocation day 17/18) Blatchington Mill 880m (no capacity allocation day 17/18)
<b>GP Surgery</b>	Hove Park Villas Surgery 950m (accepting new patients (10/17)
<b>Local centre or convenience shops</b>	Local convenience store and small parade on Old Shoreham Road 200m); larger range of shops and services in Hove Town Centre (650m) or Portland Road Local Centre.
<b>Park / Play area</b>	Hove Park 400m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1,400m (good access) Unlikely to be any issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Yes, part of site within AQMA
<b>Noise</b>	Road noise levels on site varies from 60-75 dcbIs with noise generated from both Sackville Road and Old Shoreham Road. Noise and vibration from railway lines at the southern end of the site.
<b>Flood risk</b>	In flood zone 1. Low risk (1 in 1000 event) of surface water on 5% of site. Adjacent to a large area of higher risk of surface water flooding within Goldstone Retail Park. Groundwater levels between 0.5 and 5m below surface. SFRA considered this site to be of low flood risk, however level 2 SFRA undertaken for this site as a strategic site.
<b>Groundwater Source Protection Zone</b>	Site within GSPZ 1, 2, and 3.
<b>International Ecological Designations (SAC)</b>	Not on site. Castle Hill SAC 8,200m
<b>National Ecological Designations (SSSI)</b>	Not on site. Castel Hill SSSI and NNR 8,200m Black Rock to Newhaven Cliffs SSSI 5,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Not on site. Three Cornered Copse LWS 900m. Southern part of site has a line of tree cover which screens the estate from the road, however none of the trees have a TPO.
<b>Geological designations</b>	Not on site. Hove Park Goldstone LGS 400m

<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Not on site. Hove Station Conservation Area to the east with some listed buildings however separated by railway lines and existing industrial/retail uses.
<b>Archaeological Value (ANA)</b>	None on site, although ANA within close proximity.
<b>Contamination/remediation or geological issues</b>	Yes due to existing use as a coalyard. Also, possibly due to some former light industrial uses?
<b>Topography and gradients</b>	The site is situated on fairly level ground at a higher level than Sackville Road which slopes down fairly steeply in a southerly direction.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	There are existing tall residential blocks to the south of the site located at the bottom of the hill. Hove Station identified as a tall building node, on both sides of the railway line and focused around the railway station. The Trading Estate may be outside this node.
<b>Within District Heat Network Opportunity Area</b>	Hove Park Heat Network Cluster Area includes the Sackville Trading Estate.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
	Within DA6 – to develop an attractive and sustainable mixed-use area focused on employment. Possible loss of B1c and B8 employment floorspace.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	500units
<b>Implied Site Density</b>	138dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	The site is situated within a mixed area comprising residential, retail and employment. It has good access to road, bus and train services.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Sackville Trading Estate - Parkridge Developments Coalyard understood to be owner by the Coal Pension Fund
<b>Willingness of land owner to develop site</b>	Recent planning application demonstrates willingness to develop site.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The site is situated within DA6 Hove Station Development Area. The northern part of the site is in use as a trading estate with some units in use and some vacant and the southern part is a coal yard together with other sui generis uses such as the council car pound. It is on level ground with existing close access to the road network, including fairly good access to the SRN. It has good, close access to some local facilities including bus services, recreation, shops, secondary schools and utilities, and reasonable access to train station, primary schools and health services. Primary schools within the locality appear to have capacity. Secondary schools in the catchment have some future capacity due to an increase in the amount of pupils that can be taken from September 2018. Health facilities locally have capacity.</p> <p>The site is situated just outside the Hove Station tall building node, and there are some tall buildings within the vicinity. The site is within the Hove Park Heat Network Cluster Opportunity Area.</p> <p>The site is unlikely to have any issues regarding biodiversity designations, geology, recreation, landscape, and archaeology.</p> <p>The site is situated in fairly close proximity to the Hove Station Conservation Area and may therefore have heritage impacts. The site has potential for contamination due to current and possibly former</p>	

uses. The site is within the AQMA and is subject to high levels of road noise as well as noise from the adjoining railway. The site is within a Groundwater Source Protection Zone (1, 2 and 3). Some of the site has a low surface water flood risk; groundwater levels are between 0.5-5m below surface. The SFRA considered this site to have a low risk of flooding overall and the Level 2 SFRA undertaken due to the site being of strategic nature suggested surface SUDS such as swales and other green infrastructure such as green roofs would be support drainage control

Previous planning consent suggests that a mixed use scheme would be suitable for this site and recent planning application demonstrates willingness to develop site. Site considered to be suitable for a mix of uses subject to mitigation.

## Site Profile Madeira Terraces, Madeira Drive

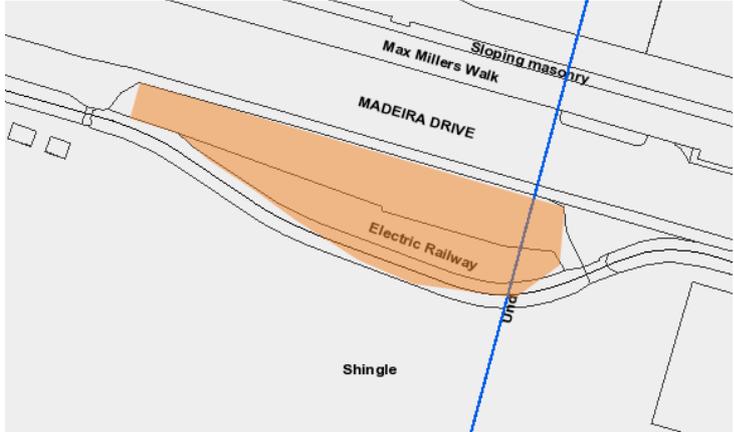
Site Details		
<b>Insert plan of site here</b>	<b>Site Name / Address</b>	Madeira Terraces, Madeira Drive, Brighton
	<b>Ward</b>	Queens Park, East Brighton and Rottingdean Coastal wards
	<b>Site Area (ha)</b>	6.4ha
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Various uses including retail, commercial, leisure and residential.
	<b>Surrounding Area Density</b>	Various.
<b>Current Use / Former Use &amp; Condition of Site</b>	Some existing retail, cultural and leisure uses occupy some of the arches/units within Madeira Terraces.	
<b>Site In Use Or Vacant</b>	Some arches in use/ some vacant. Some arches within closed area in need of renovation due to structural issues. Many arches not enclosed and form undercover walkway.	
<b>Relevant Planning History</b>	Various for individual units. BH2019/00098 Installation of temporary concrete and steel supports. Under consideration.	

Proximity of services	
<b>Vehicular access</b>	Madeira Terraces situated on Madeira Drive.
<b>Distance to Strategic Road Network</b>	c.6,000m to A27/A23 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stops situated along Marine Parade with regular services. Access to Marine Parade varies, particularly as some sections are currently closed, but can be gained via steps at various points along the Terraces.
<b>Primary School</b>	Not measured/of relevance due to potential site uses.
<b>Secondary School</b>	Not measured/of relevance due to potential site uses.
<b>GP Surgery</b>	Not measured/of relevance due to potential site uses.
<b>Local centre or convenience shops</b>	Not measured/of relevance due to potential site uses.

<b>Park / Play area</b>	Not measured/of relevance due to potential site uses.
<b>Access to Utilities including broadband exchange</b>	500m to broadband exchange. Utilities currently serve some units/arches.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within or adjacent
<b>Noise</b>	Noise levels vary from between 55-69dcbLs.
<b>Flood risk</b>	Within flood zone 1. Some parts of the Terraces have a low, medium and high risk of surface water flooding. Groundwater levels between 0.5m and 5m below surface. SFRA considered the site to have a low risk overall.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC c.4,500m from the site
<b>National Ecological Designations (SSSI)</b>	Castle Hill SAC c.4,500m from the site. The eastern extent of the site, adjacent to Black Rock, is c. 200m from the Black Rock to Newhaven Cliffs SSSI.
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Madeira Drive Green Wall LWS within site allocation. Volk's Railway LWS extends the almost the entire length of Madeira Drive from the Volk's Railway Station in the west to Black Rock in the east. Black Rock LWS situated c.100m from eastern extent of the site.
<b>Geological designations</b>	Black Rock to Newhaven Cliffs RIGS c.200m from eastern extent of site.
<b>Recreational Value</b>	Madeira Terraces have high recreational value, providing a range of uses, as well as providing an elevated walkway and covered walkway within the arches along the seafront used for physical activity.
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Madeira Terrace is a Grade II listed structure including 151 arches, promenade with raised walkway and associated buildings and lifts. The Terraces is also within the East Cliff and Kemp Town Conservation Areas.
<b>Archaeological Value (ANA)</b>	Not within an ANA
<b>Contamination/remediation or geological issues</b>	Unlikely.
<b>Topography and gradients</b>	On fairly level ground.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA1 – The Seafront HE1 HE6 CP10 & NC2	Within section "East of Palace Pier to Marina" – priorities include regeneration of Madeira Drive as centre for sports and family based activities; safeguard event space of Madeira Drive; improve beach and seafront access. Listed building/structure. Within Conservation Area Biodiversity and LWS on/adjacent to site.

<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	None. Not suitable for residential.
<b>Implied Site Density</b>	N/A
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site comprises the Madeira Terraces, including Victorian promenade and raised walkway and various buildings and access points.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC
<b>Willingness of land owner to develop site</b>	BHCC support redevelopment opportunities within this area of the seafront, in accord with the seafront strategy.
<b>Achievability</b>	Unknown.
<b>Overall Summary</b>	
<p>Madeira Terraces is owned by BHCC, running for approximately half a mile along the seafront. It is a grade II listed structure including 151 arches, promenade with raised walkway and associated buildings and lifts. Madeira Terrace has been closed since 2012 due to the degradation of the structure. There are various units and arches within the Terraces, some of which are enclosed and occupied by retail and leisure uses, and some of which are vacant. The Terraces can be accessed easily from Madeira Drive, as well as by public transport that runs along Marine Parade, although direct access from the Terraces to Marine Parade is restricted in some parts due to the temporary closure of the terraces and walkway.</p> <p>The site is unlikely to have issues regarding groundwater quality, international or national ecological designations, geological designations, landscape or archaeology. The site is not situated within a tall building corridor or a heat network opportunity area. The site is not within or adjacent to the AQMA. The site contains the Madeira Drive LWS and is in fairly close proximity to Volk's Railway LWS and Black Rock LWS. The site suffers from road noise, although this is unlikely to be an issue if the site is redeveloped for retail/commercial/leisure uses. The site itself is listed structure and is situated within two Conservation Areas. The site has varying degrees of surface water flood risk and groundwater levels are between 0.5-5m below surface, although the SFRA found the site to have a low flood risk overall. The site has</p> <p>The site has high recreational value in its current form and future potential for recreation.</p> <p>The site could have policy constraints relating to heritage and biodiversity.</p> <p>The council supports redevelopment of the site for uses that accord with the seafront strategy and CPP1 SA1.</p>	

## Site Profile: Former Peter Pan Leisure Site, Madeira Drive

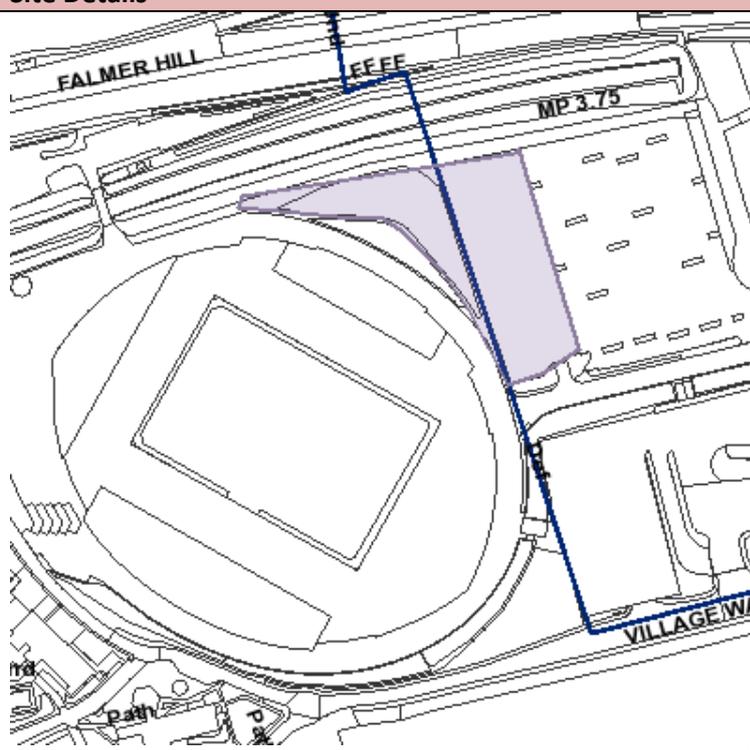
Site Details	
	<b>Site Name / Address</b> <b>Former Peter Pan Leisure Site, Madeira Drive, Brighton</b>
	<b>Ward</b> East Brighton/Queen's Park wards
	<b>Site Area (ha)</b> 0.02ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Beach, Yellow-wave beach volleyball (D2), Volk's railway.
	<b>Surrounding Area Density</b> 
<b>Current Use / Former Use &amp; Condition of Site</b> 	Currently an area of unused hardstanding. Formerly used for amusements and rides.
<b>Site In Use Or Vacant</b> 	Vacant
<b>Relevant Planning History</b> 	Bh2018/01973 Erection of outdoor pool plus mixed other uses. Refused. BH2018/02281 Erection of temporary buildings to provide swimming training facilities(D2), some B1 and D2/D1 uses. Approved. BH2019/00293 Erection of outdoor pool plus mixed other uses. Under consideration. Bh2016/01405 erection of temporary single storey temporary structure to be used as theatre and food areas. Approved. BH2011/01424 erection of temporary steel container for cycle hire. Approved.

Proximity of services	
<b>Vehicular access</b>	Site adjacent to Madeira Drive with existing access.
<b>Distance to Strategic Road Network</b>	c.7,000m to A27/A23 junction
<b>Public Transport Access (train station/bus route/distance)</b>	Bus stops situated on Marine Parade c. 170m, although nearest bus stop cannot be accessed easily due to works on Madeira

<b>to nearest bus stop)</b>	Terraces. C.800m to nearest bus stops with bus services c. every 5 minutes.
<b>Primary School</b>	Not measured/of relevance due to potential site uses.
<b>Secondary School</b>	Not measured/of relevance due to potential site uses.
<b>GP Surgery</b>	Not measured/of relevance due to potential site uses.
<b>Local centre or convenience shops</b>	Not measured/of relevance due to potential site uses.
<b>Park / Play area</b>	Not measured/of relevance due to potential site uses.
<b>Access to Utilities including broadband exchange</b>	740m (good access) No other utilities currently on site, however adjacent to other uses therefore presumed that utilities could easily be installed.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	No
<b>Noise</b>	Site subject to road noise levels between 55-59dcbLs.
<b>Flood risk</b>	Within flood zone 1. No flooding incidents on site. Site adjacent to an area of with low risk of surface water flooding however site itself has predominantly no risk. Groundwater levels between 0.5m and 5m below surface.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC 5,300m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI 5,300m Brighton to Newhaven Cliffs SSSI 1,200m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Immediately adjacent to Volk's Railway LWS
<b>Geological designations</b>	Black Rock to Newhaven Cliffs RIGS 1,200m
<b>Recreational Value</b>	None in current form. Site being put forward for leisure uses which would provide recreation opportunities.
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Site within East Cliff Conservation Area. Site within setting of Madeira Terraces listed structure, c. 25m from site and listed Shelter Hall (Concorde 2). Numerous listed buildings within the East Cliff Conservation Area, including those situated on Marine Parade.
<b>Archaeological Value (ANA)</b>	Not within an ANA.
<b>Contamination/remediation or geological issues</b>	None known.
<b>Topography and gradients</b>	On level ground.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA1 – The Seafront HE3 HE6	Within section "East of Palace Pier to Marina" – priorities include regeneration of Madeira Drive as centre for sports and family based activities; safeguard event space of Madeira Drive; improve beach and seafront access. Within setting of listed building/structure. Within Conservation Area

<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	None. Not suitable for residential uses.
<b>Implied Site Density</b>	N/A
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site comprises an area of hardstanding situated within the beach area, adjacent to Madeira Drive and existing leisure uses.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC
<b>Willingness of land owner to develop site</b>	BHCC support redevelopment of this site in accordance with the Seafront Strategy. Recent applications to provide temporary leisure and other uses suggests willingness to develop site.
<b>Achievability</b>	Unknown.
<b>Overall Summary</b>	
<p>This is a BHCC owned seafront site which has remained vacant for many years. It comprises an area of hard-standing situated adjacent to the open beach and in close proximity to other leisure uses that occupy the remainder of the Peter Pan site including the beach volley ball court, playground and crazy golf. The site itself can be easily accessed from Madeira Drive as well as by public transport that runs along Marine Parade, although this is currently restricted due to the closure of the Madeira Terraces and walkway.</p> <p>The site has no recreational value in its current form and is unlikely to have any issues regarding air quality, surface water flooding, groundwater quality, international or national ecological designations, geological designations, landscape or archaeology. The site is not situated within a tall building corridor or a heat network opportunity area.</p> <p>The site is immediately adjacent to the Volk's Railway LWS which runs the length of the entire seafront, running alongside the Volk's Railway track. The site suffers from road noise, although this is unlikely to be an issue if the site is redevelopment for leisure uses. The site is situated within a Conservation Area and is opposite/within the setting of the Grade II listed Madeira Terraces and Esplanade and Shelter Hall listed building. Groundwater levels are between 0.5-5m below surface, however the SFRA considered the flood risk of the site to be low overall.</p> <p>The site could have policy constraints relating to heritage and biodiversity.</p> <p>The council supports redevelopment of the site for leisure uses that accord with the seafront strategy and CPP1 SA1 and recent planning applications for temporary uses, suggests willingness to develop site.</p>	

## Site Profile Land Adjacent to American Express Community Stadium, Village Way

Site Details		
	<b>Site Name / Address</b>	Village Way, BN1 9BL
	<b>Ward</b>	Part Moulsecoomb and Bevendean, part Lewes District Council
	<b>Site Area (ha)</b>	0.7ha
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	DA3 – Lewes Road
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
<b>Surrounding Land Uses</b>	Community stadium, car-park, A27, Sussex University across A27. University of Brighton Falmer Campus beyond stadium.	
	<b>Surrounding Area Density</b>	Varied
<b>Current Use / Former Use &amp; Condition of Site</b>		Vegetation/landscape-bund formed during the stadium development.
<b>Site In Use Or Vacant</b>		Vacant
<b>Relevant Planning History</b>		Bh2015/03285 construction of 3 storey building comprising hotel and other uses. Refused.

Proximity of services	
<b>Vehicular access</b>	The stadium and car-park have existing vehicular access which could be extended to the site.
<b>Distance to Strategic Road Network</b>	600m to nearest junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 200m from site with buses every 10 minutes into Brighton. Falmer railway station c.400m from the site.
<b>Primary School</b>	Moulsecoomb Primary School 3500m
<b>Secondary School</b>	BACA 3260m
<b>GP Surgery</b>	New Larchwood Surgery, Coldean c3,000m
<b>Local centre or convenience shops</b>	Within Sussex University campus c.1,200m
<b>Park / Play area</b>	Ringmer Drive Play Area, Moulsecoomb, c. 1,500m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange Kemptown c.5000m from site. Access to other utilities presumed to be OK due to proximity to other development, although there will be none existing on site.

<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Site subject to road noise between 65-75dcbls and rail noise between 55-65 dcbls.
<b>Flood risk</b>	In flood zone 1. 35% of site has low risk of surface water flooding. 30). 41% of site is in highest risk categories of ground water emergence (GW levels between 0.025 and 0.5m below surface).
<b>Groundwater Source Protection Zone</b>	The site is GSPZ 1,2, and 3.
<b>International Ecological Designations (SAC)</b>	Castle Hill SAC c3,000m
<b>National Ecological Designations (SSSI)</b>	Castle Hill SSSI and NNR 3,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Westlain Plantation LWS c 350m. tanmer Park LNR c600m (across A27)
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	C.200m from SDNP boundary. Potential for landscape sensitivities
<b>Heritage Assets</b>	Stanmer Park Conservation Area and Historic Park & Garden c.600m. Numerous listed buildings within Sussex University campus c.350m from site across A27.
<b>Archaeological Value (ANA)</b>	Not within
<b>Contamination/remediation or geological issues</b>	Unknown but considered unlikely.
<b>Topography and gradients</b>	Varied due to the site forming part of a landscape bund
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	Within University of Brighton Paddock Field heat cluster area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
DA3	Within DA3 area – strategy for the area is to develop and enhance the role of Lewes Road as the city’s academic corridor, supporting development of housing, employment and community facilities.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	None
<b>Implied Site Density</b>	N/A
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated on the edge of the city within the community stadium complex in close proximity the SDNP. The site has excellent access to the SRN, rail and bus.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Community Stadium – Brighton & Hove Albion
<b>Willingness of land owner to develop site</b>	Owner has submitted previous planning application to develop a hotel on the site, demonstrating willingness to develop the site.
<b>Achievability</b>	
<b>Overall Summary</b>	

The site is owned by Brighton & Hove Albion Football Club and is situated within the Community Stadium complex. It is within DA3 and is within both the administrative boundaries of Brighton & Hove and Lewes District. The site is currently a vegetation landscape bund formed during the community stadium development and therefore has varied topography. The site can be accessed by road via Village Way although has no actual road access onto the site. The site is well-located in terms of access to the SRN, rail and bus services. The site does not have reasonable access to schools, shops, health or equipped play facilities.

The site is unlikely to have any issues with air quality, ecological designations, geological designations, archaeology, recreation and is unlikely to have potential for contamination.

The site is not situated within a tall building corridor and its proximity to the SDNP means that the site is likely to have landscape sensitivities. The site is adjacent to the A27 and suffers from high levels of road noise, as well as rail noise. The site is in fairly close proximity to some heritage designations, including a conservation area, historic park & garden and listed buildings, although all located across the A27. The site is within a GSPZ. 35% of the site has low risk (1:1000) of surface water flooding and 41% of the site has groundwater levels in one of the highest risk categories for groundwater emergence. However, it is noted that the SFRA found the overall risk to be low and did not require further consideration by the sequential and exception tests.

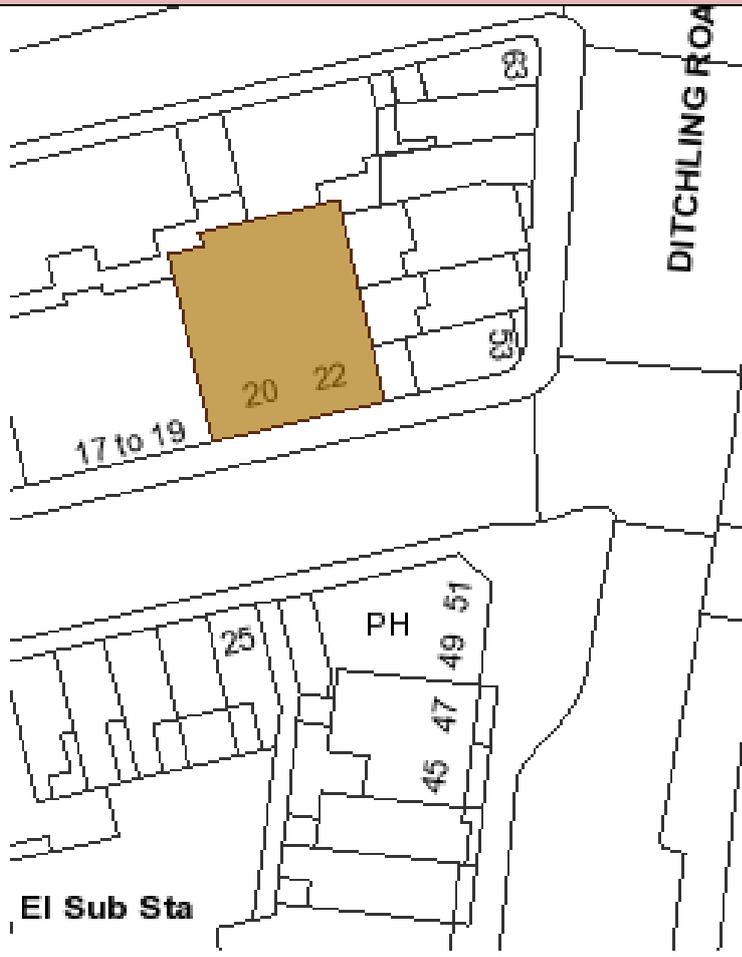
The site is within the Brighton Paddock Field heat cluster.

There has been a recent unsuccessful planning application to develop the site, suggesting a willingness of landowner to develop the site.

The site is considered to have potential for employment uses.

## Appendix 7 - Sites not proposed to be allocated

## Site Profile: George Cooper House, 20-22 Oxford Street, Brighton

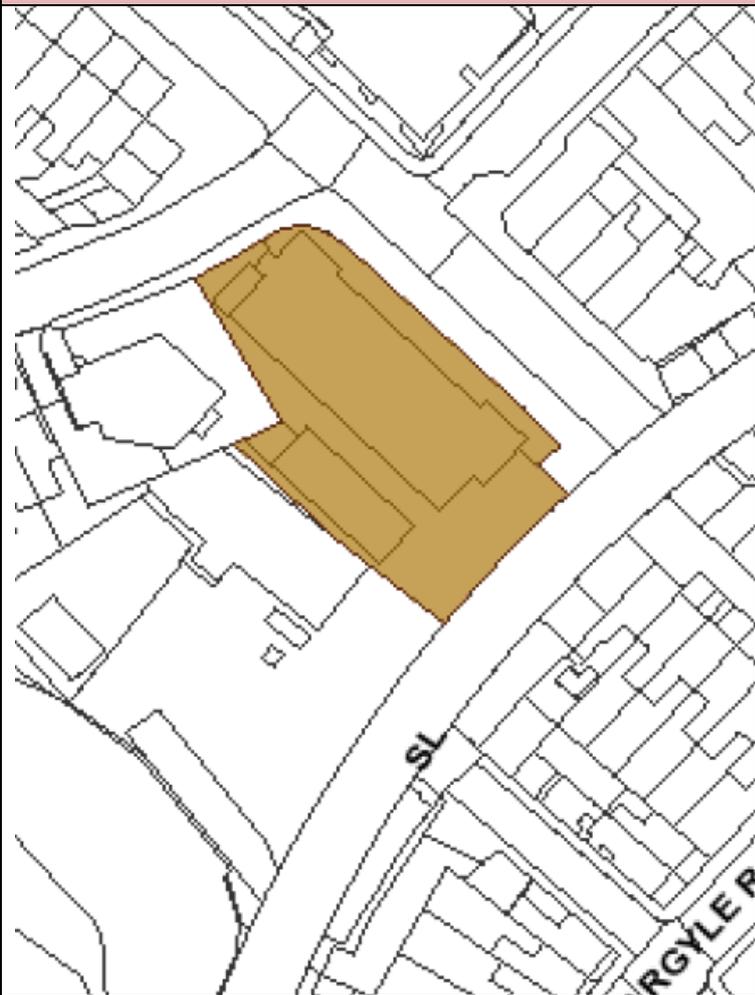
Site Details	
	<b>Site Name / Address</b> George Cooper House, 20-22 Oxford Street, Brighton, BN1 4LA
	<b>Ward</b> St Peter's & North Laine
	<b>Site Area (ha)</b> 0.02
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA4
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Predominantly retail at ground floor level with residential above, other uses nearby include health and a pub.
<b>Surrounding Area Density</b> Central London Road 18dph due to nature of residential being situated above commercial properties.	
<b>Current Use / Former Use &amp; Condition of Site</b> Former housing office (B1a)	
<b>Site In Use Or Vacant</b> Vacant.	
<b>Relevant Planning History</b> BH2018/02749 COU from B1 to create 10 C3 units, including through the erection of an additional storey. Approved 12.09.19 PRE2017/00018 regarding providing temporary accommodation. BH2005/00725 application for security shutters to front – approved.	

Proximity of services	
<b>Vehicular access</b>	Site situated on Oxford Street, although there is no other access to the site.
<b>Distance to Strategic Road Network</b>	4,600m to A27/A23 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop <10m from site with numerous regular services Brighton Station 480m
<b>Primary School</b>	St Bartholemew's CE Primary 240m (capacity on allocation day)

	17/18) Downs Infant 860m (some capacity on allocation day 17/18)
<b>Secondary School</b>	Varndean 2,100m (no capacity on allocation day 17/18) Dorothy Stringer 2240m (no capacity on allocation day 17/18)
<b>GP Surgery</b>	St Peter's Medical Centre, Oxford Street, 30m
<b>Local centre or convenience shops</b>	Situated within London Road Town Centre with numerous shops and services.
<b>Park / Play area</b>	The Level 50m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1180m (good access) Unlikely to be issues as utilities existing on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within AQMA
<b>Noise</b>	Road noise between 55-59 dcbls.
<b>Flood risk</b>	Within flood zone 1. No historic flooding incident on site. No SW flood risk on actual site, however Oxford Street itself at low-high risk of SW flooding. Groundwater levels between 0.5 to 5m below surface therefore not in highest risk categories in SFRA.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,900m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 4,900m Black Rock to Newhaven cliffs SSSI 2,600m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Brighton Station LWS 350m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Immediately adjacent to Valley Gardens Conservation Area boundary. The top of St Bartholomew's listed church is visible from the site and is situated c. 150m from the site.
<b>Archaeological Value (ANA)</b>	Not within ANA.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely based on former use.
<b>Topography and gradients</b>	Situated on level ground.
<b>Site within Article 4 Direction</b>	Within A4 office to residential area.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No but adjacent to London Road tall building corridor.
<b>Within District Heat Network Opportunity Area</b>	In the New England Quarter heat cluster opportunity area.
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
DA4 NEQ and London Road CP3.5 Employment Land HE3 Development affecting the setting of a listed building HE6 Within of affecting the setting of a conservation area	Strategy for DA4 is to revitalise the London Rd shopping area, creating a major new business quarter for Brighton. Various uses supported including residential, office and student housing. Loss of unallocated sites only permitted where redundancy demonstrated. Where loss permitted priority for alternative employment or housing. Heritage considerations.
<b>SHLAA Analysis (where relevant)</b>	

<b>Site Capacity</b>	10
<b>Implied Site Density</b>	500dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated within a mixed use area, within the DA4 London Road Development Area and the London Road Town Centre, with good access to various services and road links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC owned - housing
<b>Willingness of land owner to develop site</b>	Housing Committee approved refurbishment of the site to provide temporary accommodation for people to whom the council have a duty to accommodate. (Jan 2017) Recent application demonstrates willingness to develop site.
<b>Achievability</b>	Achievable in short term (1-5years)
<b>Overall Summary</b>	
<p>The site is situated within DA4. It is located within a mixed-use area within the London Road Town Centre and comprises the BHCC owned former housing office, which is now vacant. It is situated on level ground with good, close access to local facilities and services including health, recreation, shops, public transport, primary schools and utilities. Secondary schools are located further away. Health facilities and some primary schools appear to have capacity, however secondary schools in the catchment area are over-subscribed.</p> <p>The site is situated adjacent to a tall building corridor and is within the New England Quarter heat network opportunity area and has good access to main A roads, although is some distance from the SRN.</p> <p>The site is unlikely to have any issues relating to biodiversity, geological or archaeological designations, groundwater, recreation, landscape or contamination. The site itself has not risk of surface water flooding.</p> <p>The site is situated within the AQMA and suffers from high road noise levels. The site has some risk of groundwater emergence although is not within the highest risk categories in the SFRA.</p> <p>The site is adjacent to the Valley Gardens Conservation Area and may be within its setting, and the prominent St Bartholemew’s Church is c.150m from the site and is partially visible from the site.</p> <p>The site has policy constraints relating to loss of employment land (if B1) and heritage considerations. Recently approved application suggests a willingness to develop the site.</p> <p>Site could be suitable for a mix of uses reflecting the mix in the surrounding area, e.g. residential over retail, subject to mitigation.</p> <p>Update March 2021: development underway/complete. No longer proposed for allocation.</p>	

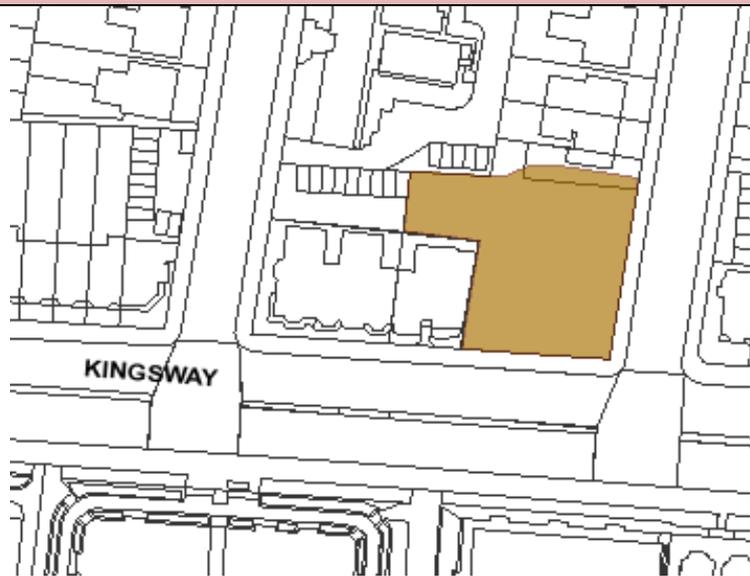
**Site Profile: 87 Preston Road, Brighton (former City College building)**

Site Details																			
	<table border="1"> <tr> <td><b>Site Name / Address</b></td> <td>87 Preston Road, Brighton, BN1 4QG</td> </tr> <tr> <td><b>Ward</b></td> <td>Preston Park</td> </tr> <tr> <td><b>Site Area (ha)</b></td> <td>0.14</td> </tr> <tr> <td><b>Land Type (PDL or GF)</b></td> <td>PDL</td> </tr> <tr> <td><b>Within a City Plan DA</b></td> <td>DA4</td> </tr> <tr> <td><b>Within JAAP</b></td> <td>No</td> </tr> <tr> <td><b>Within Neighbourhood Area</b></td> <td>No</td> </tr> <tr> <td><b>Surrounding Land Uses</b></td> <td>Situated on Preston Road/London Road mixed commercial area; adjacent to Railway Viaduct.</td> </tr> <tr> <td><b>Surrounding Area Density</b></td> <td>NEQ c.45dph London Rd c33dph</td> </tr> </table>	<b>Site Name / Address</b>	87 Preston Road, Brighton, BN1 4QG	<b>Ward</b>	Preston Park	<b>Site Area (ha)</b>	0.14	<b>Land Type (PDL or GF)</b>	PDL	<b>Within a City Plan DA</b>	DA4	<b>Within JAAP</b>	No	<b>Within Neighbourhood Area</b>	No	<b>Surrounding Land Uses</b>	Situated on Preston Road/London Road mixed commercial area; adjacent to Railway Viaduct.	<b>Surrounding Area Density</b>	NEQ c.45dph London Rd c33dph
	<b>Site Name / Address</b>	87 Preston Road, Brighton, BN1 4QG																	
	<b>Ward</b>	Preston Park																	
	<b>Site Area (ha)</b>	0.14																	
	<b>Land Type (PDL or GF)</b>	PDL																	
	<b>Within a City Plan DA</b>	DA4																	
	<b>Within JAAP</b>	No																	
	<b>Within Neighbourhood Area</b>	No																	
	<b>Surrounding Land Uses</b>	Situated on Preston Road/London Road mixed commercial area; adjacent to Railway Viaduct.																	
<b>Surrounding Area Density</b>	NEQ c.45dph London Rd c33dph																		
<b>Current Use / Former Use &amp; Condition of Site</b>	87 Preston Road formerly used by city college for educational uses (D1).																		
<b>Site In Use Or Vacant</b>	City College building vacant since September 2016.																		
<b>Relevant Planning History</b>	2017/01083 COU from D1 to 25 C3 flats and various associated works. Approved. 2018/01049 and 2018/01526: Approval of some pre-commencement conditions.																		
Proximity of services																			
<b>Vehicular access</b>	Existing vehicular access to site.																		
<b>Distance to Strategic Road Network</b>	Located on main A road. 4.3km to nearest junction of A23/A27																		
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Numerous regular bus services available from London road London Road train station 500m																		
<b>Primary School</b>	Downs Infant 750m (some capacity allocation day 17/18) Stanford Infants 810m (no capacity allocation day 17/18)																		
<b>Secondary School</b>	Cardinal Newman 1460m (no capacity allocation day 17/18)																		

	Dorothy Stringer 1570m (no capacity allocation day)
<b>GP Surgery</b>	Preston Park Surgery 310m (accepting new patients 10/17)310m
<b>Local centre or convenience shops</b>	London Road Town Centre 70m
<b>Park / Play area</b>	Preston Park 150m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange 1,700m Unlikely to be issues with other utilities due to existing uses on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Yes within.
<b>Noise</b>	Road noise between 60-75 dcbl on site. Adjacent to railway viaduct.
<b>Flood risk</b>	In flood zone 1. Entire site has surface water flood risk with 2% high risk, 25% medium risk and 87% low risk. In surface water accumulation zone. No flooding incidents recorded on site. Groundwater level 0.5m-5m below surface therefore some risk but not in highest risk categories. SFRA recommended the site should be considered by the sequential/exception test due to the proportion of the site being within a surface water accumulation zone.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 3,000m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	London Road LWS 60m
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Site situated adjacent to Grade II* listed London Road Railway Viaduct. 87 Preston Road is a locally listed building. It is one of the surviving late-Victorian Brighton Board Schools designed by Thomas Simpson. It has architectural and historical interest, and having townscape interest occupying a prominent corner site on one of the main routes into the city. Not within a Conservation Area however Preston Park and Preston Village conservation areas are both c80m to the north of the site and there is a degree of inter-visibility between the site and the conservation areas.
<b>Archaeological Value (ANA)</b>	Part of site lies within Preston Park Villa ANA
<b>Contamination/remediation or geological issues</b>	Unknown but considered unlikely due to former uses.
<b>Topography and gradients</b>	87 Preston Road situated on level ground.
<b>Site within Article 4 Direction</b>	Yes within Office to Residential Article 4 Direction Area.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes London Road TBC
<b>Within District Heat Network Opportunity Area</b>	No

<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
DA4 NEQ and London Road Within Article 4 Direction Area HE3 Within the Setting of Listed Building HE6 – Within setting of Conservation Areas HE20 – Buildings of local interest HE12 – Archaeology CP15 Heritage HO20 Loss of Community Facilities	Within DA4 Adjacent to Grade II* listed railway viaduct; within setting of Conservation Areas; has potential for archaeology; on local list therefore any design would need to ensure consideration and enhancement of heritage assets. Loss of D uses
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	25
<b>Implied Site Density</b>	178dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	The site is located on a prominent position on Preston Road on a main road into Brighton. It is located in a predominantly mixed use area with good transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Preston Road Apartments submitted planning application for 87 Preston Road in July 2017.
<b>Willingness of land owner to develop site</b>	87 Preston Road – willing to develop site. Application approved in July 2017. Some pre-commencement conditions approved.
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site is situated within DA4. It is currently vacant and was formerly used by City College. It is located in a prominent position on Preston Road in close proximity to the commercial/retail areas of London Road. It is situated on level ground with good close access to local facilities and services including health, recreation, primary schools, shops, public transport and utilities. Health facilities and primary schools appear to have capacity however secondary schools within the catchment area are over-subscribed. The site has good access to main A roads, although is some distance from the SRN. The site is situated within a tall building corridor. It is not within a Heat Network Opportunity Area.</p> <p>The site is unlikely to have issues relating to biodiversity designations, geological designations, landscape, groundwater pollution and has no recreational value.</p> <p>The site is locally listed. It is also adjacent to the Grade II* listed London Road Railway Viaduct and may be within the setting of the Preston Villa and Preston Park Conservations Areas. Part of the site lies within an ANA. The site is within the AQMA. The site suffers from high levels of road and will be subject to railway noise. The site is at risk of surface water flooding and of groundwater flooding. SFRA recommended site be considered by the sequential/exception tests due to the proportion of the site being in the surface water accumulation zone. It is unknown whether the site has any potential for contamination. Southern Water has indicated that occupation of development will need to be phased to align with delivery of sewerage network reinforcement.</p> <p>The site has policy constraints relating to loss of community facilities and heritage. The site has recently gained planning consent for COU to provide 25 dwellings indicating that the owner is willing to develop the site and some pre-commencement conditions have been approved. The site is suitable for residential development subject to mitigation in accordance with its planning consent.</p> <p>Update March 2021: development underway/complete. No longer proposed for allocation.</p>	

## Site Profile 189 Kingsway, Hove

Site Details		
	<b>Site Name / Address</b>	189 Kingsway, Hove, BN3 4GU
	<b>Ward</b>	Westbourne
	<b>Site Area (ha)</b>	0.17
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Residential; open space/seafront
	<b>Surrounding Area Density</b>	30-255dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Vacant, cleared site. Formerly Sackville Hotel.	
<b>Site In Use Or Vacant</b>	Vacant	
<b>Relevant Planning History</b>	<p>Bh2015/00471 5 dwellings in 5 storey terrace. Approved.</p> <p>Bh2015/04414 4-17 storey building to provide 98 dwellings. Withdrawn.</p> <p>BH2017/01108 5-8 storey building providing 60no dwellings with car parking. Approved.</p> <p>BH2018/02338 NMA to amend ground floor plans. Refused.</p>	

Proximity of services	
<b>Vehicular access</b>	Good access from Sackville Gardens. Site on A259 Kingsway.
<b>Distance to Strategic Road Network</b>	4,300m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Regular bus services available 100m & 400m from site. Hove Station 1,900m
<b>Primary School</b>	West Hove infants Connaught Road (990m) (spare capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park (upper) 2100m (spare capacity on allocation day 17/18, although secondary school catchments revisions indicate increasing pressure on Hove secondary schools.)
<b>GP Surgery</b>	Wish Park Surgery, 191 Portland Road, 1,100 (accepting new patients 10/17)
<b>Local centre or convenience shops</b>	Richardson Road Local Centre 500m
<b>Park / Play area</b>	Wish Park 850m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1700m (good access) Other utilities likely to be available on site.

<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site immediately adjacent to AQMA.
<b>Noise</b>	Immediately adjacent to A259. Noise levels vary from 60-69 dcbIs across the site.
<b>Flood risk</b>	Historic surface water flooding event on site. Medium risk of surface water flooding across 34% of site and low risk across 63% of site. No risk of groundwater flooding. Site within surface water accumulation zone. In flood zone 1. SFRA recommended the site be considered by the sequential/exceptions tests due to the proportion of the site within the surface water accumulation zone.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 9,600m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR 9,600m Black Rock to Newhaven Cliffs SSSI 5,500
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Benfield Valley LWS 1,800m (nearest)
<b>Geological designations</b>	Hove Park Goldstone LGS 1,800m
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Site within Sackville Gardens Conservation Area.
<b>Archaeological Value (ANA)</b>	Part of site within Shoreham Harbour ANA.
<b>Contamination/remediation or geological issues</b>	Contamination considered unlikely due to former use as a hotel.
<b>Topography and gradients</b>	Flat level site.
<b>Site within Article 4 Direction</b>	Only regarding Conservation Areas.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Yes. Within Western Seafront/Kingsway tall building corridor.
<b>Within District Heat Network Opportunity Area</b>	Yes. Within Hove Beachfront Cluster Area
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
	HE6 – Conservation area HE12 – Archaeology CP15 – Heritage SA1 Seafront
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	60
<b>Implied Site Density</b>	352dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site located in a prominent seafront location with good access to main A roads within a residential area.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Hyde Vale Ltd.
<b>Willingness of land owner to develop site</b>	Extant planning permissions in place indicate willingness to develop site.
<b>Achievability</b>	Achievable in short term (1-5 years)

## Overall Summary

The site is situated in a prominent seafront position in a predominantly residential area, on level ground. It has good access to local facilities including recreation, shops, bus services and utilities, and reasonable access to primary schools, health and train services. Secondary schools are located further away. Both health and primary schools appear to have capacity. Secondary schools in the catchment have some future capacity due to an increase in the amount of pupils that can be taken from September 2018. The site has good access to main A roads. The SRN is located more than 4,000m away. The site is situated within the Western Seafront/Kingsway tall building corridor and within Hove Beachfront Heat Network Cluster Area.

The site is unlikely to have any issues relating to biodiversity designations, geology, groundwater pollution, recreation, landscape and contamination.

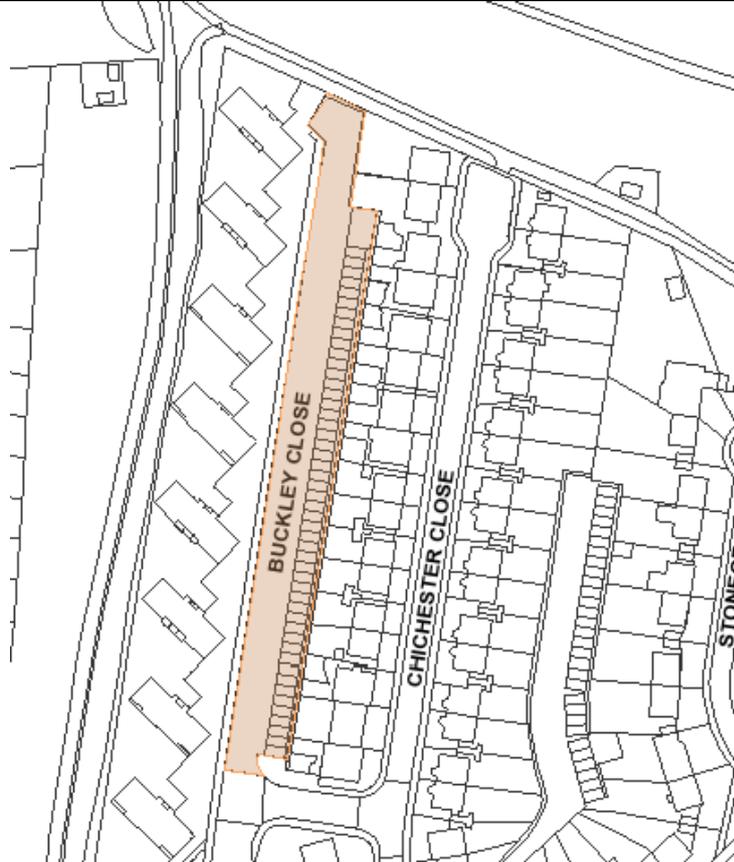
The site is within a Conservation Area and an ANA and may therefore have heritage constraints and archaeological interest. The site is adjacent to the AQMA and is subjected to high levels of road noise from the A259. The site has suffered a surface flooding incident and has a medium and low risk of surface water flood risk across parts of the site, although no risk from groundwater flooding. SFRA recommended the site be considered by the sequential/exceptions tests due to the proportion of the site within the surface water accumulation zone.

Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.

The site is currently vacant and is cleared building site. The site has two extant planning permissions; one for 9 dwellings in a terrace, and one for 60 dwellings in 5-8 storey building, demonstrating willingness to develop site. Site considered suitable for residential dwellings subject to mitigation in accordance with its planning consent.

Update March 2021: development underway/complete. No longer proposed for allocation.

## Site Profile: Land at Buckley Close Garages, Hove

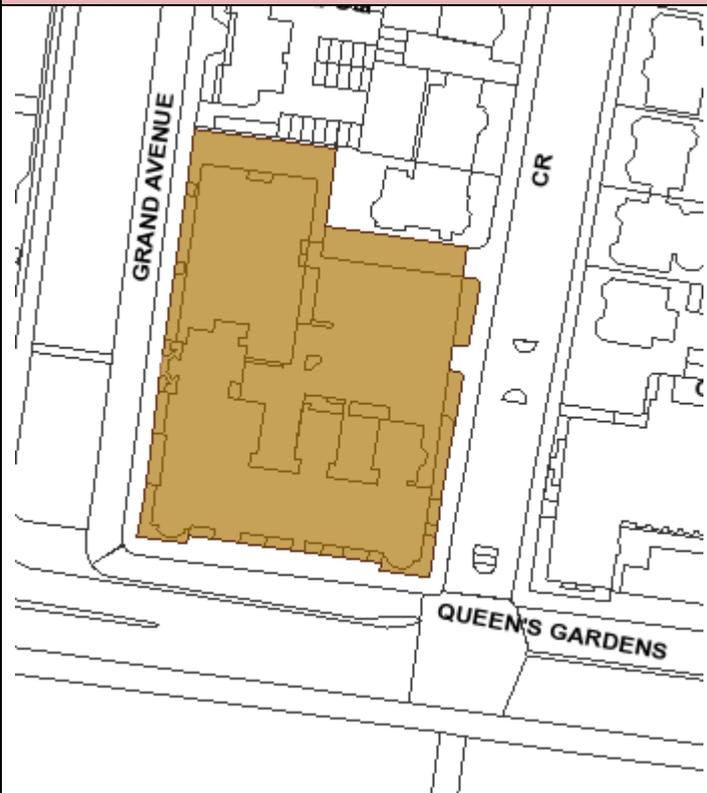
Site Details		
	<b>Site Name / Address</b>	Land at Buckley Close Garages, Hove, BN3 8EU
	<b>Ward</b>	Hangleton & Knoll
	<b>Site Area (ha)</b>	0.25
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Residential; open space natural/semi-natural at northern edge
	<b>Surrounding Area Density</b>	23dph
<b>Current Use / Former Use &amp; Condition of Site</b>		Site comprises 51 BHCC owned garages
<b>Site In Use Or Vacant</b>		All garages empty and will not be let due to safety concerns.
<b>Relevant Planning History</b>		Bh2018/03600 Demolition of existing garages and erection of 3no two storey residential blocks providing 12 flats. Approved 10.05.19

Proximity of services	
<b>Vehicular access</b>	Existing access via Chichester Close
<b>Distance to Strategic Road Network</b>	1280m to junction of SRN
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	100m to nearest bus stops – service every 10 minutes. Portslade train station 2,000m
<b>Primary School</b>	West Blatchington Primary School 450m (capacity on allocation day 17/18) Hangleton Primary 575m (capacity on allocation day 17/18)
<b>Secondary School</b>	Hove Park (1100m) (capacity on allocation day 17/18)
<b>GP Surgery</b>	Burwash Medical Centre 650m accepting new patients 11/17)
<b>Local centre or convenience shops</b>	Some shops on Hangleton Way 100m. Further shops available at Grenadier Local Centre 950m
<b>Park / Play area</b>	Hangleton Park 250m

<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1800m Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	No
<b>Noise</b>	Entire site subject to noise levels between 55-59dcbLs.
<b>Flood risk</b>	In flood zone 1. No historic flooding incidents on site, No risk of surface water flooding. Groundwater located more than 5m below surface.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 3.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 9300m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI /NNR 9300m Black Rock to Newhaven Cliffs 7400m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Dyke Trail South LWS c.50m from site. No TPOs on site.
<b>Geological designations</b>	None on site.
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	Unlikely due to proximity to adjacent housing; A27 and adjacent open spaces.
<b>Heritage Assets</b>	None on site. Hangleton Conservation Area 400m from site. St Helen's Church Listed Building located within Conservation Area also 350m from site. Both the Conservation Area and St Helen's Church are located down a steep hill from the site, and the site in its current form is not visible from this point of the Conservation Area. A Scheduled Monument, Section of Port's Road and barrow on Round Hill, Hangleton lies c.350m to the northeast of the site, across the A27. This is not visible from the site.
<b>Archaeological Value (ANA)</b>	Within Hangleton Way ANA.
<b>Contamination/remediation or geological issues</b>	Unlikely due to current use of site.
<b>Topography and gradients</b>	Site slopes down in a south-easterly direction following the gradient of Hangleton Way.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
HE12	Scheduled ancient monuments and other important archaeological sites.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	12
<b>Implied Site Density</b>	48dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated within a low density residential area, with fairly good access to the SRN and some local services and facilities.
<b>Land ownership and control – no constraints or complex</b>	BHCC

<b>multiple ownership</b>	
<b>Willingness of land owner to develop site</b>	BHCC owned site, part of New Homes for Neighbourhoods programme, which brings back into used under-used council owned sites. Planning application under consideration.
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site consists of a garage site. The garages are no longer in use due to safety concerns. It is situated within the low-density residential neighbourhood of Hangleton. It has good access to the SRN and good, close access to fairly frequent local bus services, primary and secondary schools, recreation facilities, health facilities and utilities. There is a local shop located in the vicinity of the site, however a wider range of shops are located within reasonable distance at the Grenadier Local Centre. Primary schools and health facilities currently appear to have capacity. Secondary schools in the catchment have some future capacity due to an increase in the amount of pupils that can be taken from September 2018.</p> <p>The site is not located within a tall building corridor and is not within a heat network opportunity area. The site is unlikely to have any issues relating to surface water flood risk, air quality, biodiversity designations, geological designations, landscape or contaminated land. Groundwater levels more than 5m below surface therefore unlikely to present a risk of groundwater emergence.</p> <p>The site could have issues relating to road noise. The site has low risk of surface water flooding. The site is in fairly close proximity to some heritage assets, including listed buildings, Conservation Area and Scheduled Monument, although the site in its current form is not visible from these assets. The site is within an ANA. The site is located within a groundwater source protection zone (3). Site has policy constraints relating archaeology.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site is a council owned garage site, consisting of 51 unused garages. The council has an approved planning consent to develop the site for 12 dwellings, as part of the New Homes for Neighbourhoods scheme, which shows willingness to develop the site. Site therefore considered to have potential for residential uses subject to mitigation.</p> <p>Update March 2021: development underway/complete. No longer proposed for allocation.</p>	

## Site Profile: Kings House, Grand Avenue, Hove

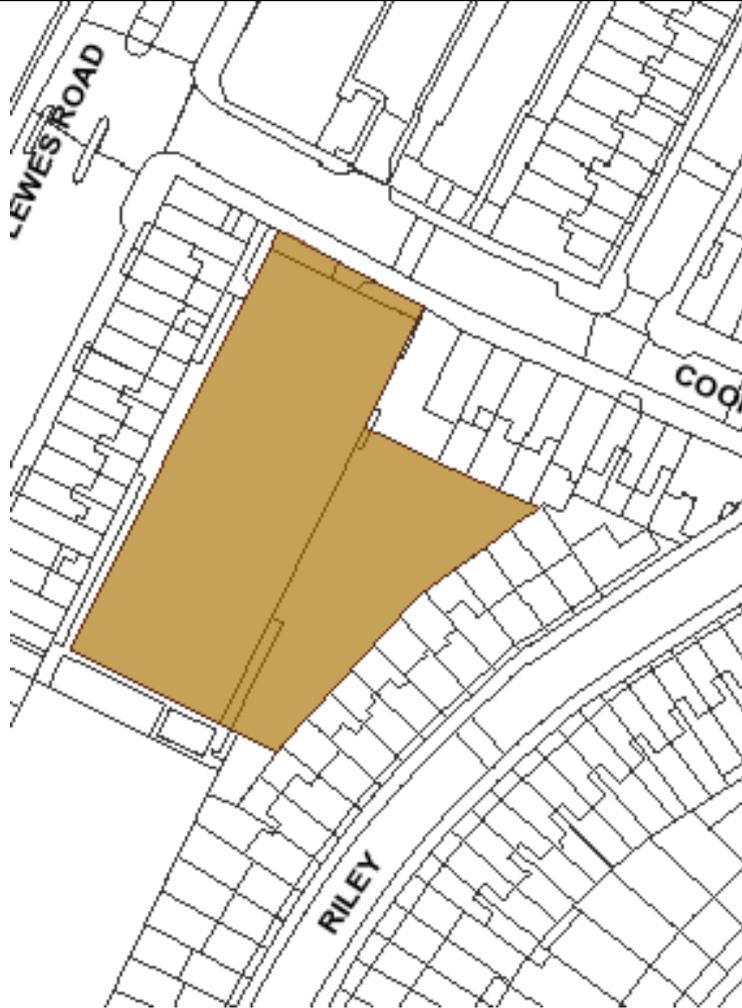
Site Details		
	<b>Site Name / Address</b>	Kings House, Grand Ave, Hove, BN3 2LS
	<b>Ward</b>	Central Hove
	<b>Site Area (ha)</b>	0.52
	<b>Land Type (PDL or GF)</b>	PDL
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
	<b>Surrounding Land Uses</b>	Residential, open space.
	<b>Surrounding Area Density</b>	Flatted development and converted buildings therefore high density (>100dph)
<b>Current Use / Former Use &amp; Condition of Site</b>		B1 offices. Recently vacated by BHCC
<b>Site In Use Or Vacant</b>		Vacant
<b>Relevant Planning History</b>		Bh2018/00868 and 00869 Demolition of Grand House and conversion of remaining building to provide 69 flats. Erection of 6 and 10 storey building to provide 100 flats. Approved 10.04.19

Proximity of services	
<b>Vehicular access</b>	Good existing road access to site.
<b>Distance to Strategic Road Network</b>	4,100m to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	1,400m to Hove train station Site situated in close proximity to New Church Road with multiple services. Bus stop c300m with various east/west services.
<b>Primary School</b>	West Hove Infants (Connaught Road) (c1,000m) (spare capacity on allocation day 17/18) Hove Juniors (c1,000m) (spare capacity on allocation day 17/18)
<b>Secondary School</b>	Cardinal Newman (c1,600m) (no spare capacity on allocation day) Hove Park (upper) (c2,300m) (spare capacity on allocation day 17/18; although s consultation on secondary school catchments suggest there will be under-provision in the Hove area from 2019/20)
<b>GP Surgery</b>	Trinity Medical Centre, Goldstone Villas Road (950m)

<b>Local centre or convenience shops</b>	Hove Town Centre (c300m)
<b>Park / Play area</b>	Hove Lawns adjacent St Ann Wells Gardens (c.1,200m)
<b>Access to Utilities including broadband exchange</b>	c.600m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	A259 within AQMA therefore part of site within and part of site immediately adjacent to AQMA.
<b>Noise</b>	Site within 60-65 dcbl range for road noise; central parts of A259 immediately adjacent to the site has road noise of over 75 dcbl.
<b>Flood risk</b>	Situated within flood zone 1. Surface water flood risk varies; 2% of site has high risk; 25 has medium risk and 12% has low risk. Flooding incident recorded on site in 2014. Part of site has high risk of groundwater flooding as levels between 0.025m and 0.5m below surface. SFRA recommended sequential/exception tests for this site based on groundwater levels.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	c. 9,000m to Castle Hill SAC
<b>National Ecological Designations (SSSI)</b>	c. 9,000m to Castel Hill SSSI/NNR 4,400m to Black Rock to Newhaven Cliffs SSSI
<b>Local and other Ecological Designations (SNCI/LNR)</b>	Three Cornered Copse SNCI c2,500m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	No issues likely
<b>Heritage Assets</b>	Kings House is a Grade II listed building. Situated within The Avenues Conservation Area.
<b>Archaeological Value (ANA)</b>	None on site
<b>Contamination/remediation or geological issues</b>	None known on site, however contamination considered unlikely based on former uses.
<b>Topography and gradients</b>	Site situated on level ground.
<b>Site within Article 4 Direction</b>	Within The Avenues Conservation Area Article 4 Direction (mainly relates to minor householder developments)
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	The Avenues Conservation Area is not recommended for tall building (Urban Characterisation Study)
<b>Within District Heat Network Opportunity Area</b>	No
<b>Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
CP3.5 City Plan Part 1 HE1, HE2, HE4, HE6, HE8,	Site suitable only where premises can be demonstrated to be redundant and incapable of meeting the needs of alternative B employment uses. Priority is alternative employment generating uses or housing. Listed building and within a conservation area.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	169 units

<b>Implied Site Density</b>	325dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site is located in a prominent seafront location with adjacent residential uses and commercial/retail areas nearby. There are various good transport links including road, rail and bus services.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Building recently sold to Mortar Nova Grand Avenue (Rego Property & Pacific Investment).
<b>Willingness of land owner to develop site</b>	Current application under consideration suggests willingness to develop site.
<b>Achievability</b>	Achievable in short term (1-5 years)
<b>Overall Summary</b>	
<p>The site is situated in a prominent seafront position in a predominantly residential area, on level ground with good, close access to some local facilities including recreation, shops, bus services and utilities, and reasonable access to rail services, health facilities and primary schools. Health facilities and primary schools appear to have capacity. Secondary schools in the catchment have some future capacity due to an increase in the amount of pupils that can be taken from September 2018. The site has good access to main A roads, although the SRN is some distance away.</p> <p>The site is not within a tall building corridor and is not within a Heat Network Opportunity Area. The site is unlikely to have any issues relating to biodiversity designations, geology, archaeology, recreation, landscape, groundwater contamination and contamination.</p> <p>The site is a Grade II listed building and is situated within a Conservation Area. The site is within the AQMA and adjacent to a road with high levels of traffic noise. Parts of the site have varying levels of surface water flood risk and the site has recently suffered from a surface water flooding incident. IN addition, groundwater flood risk is high. The SFRA recommended site to be considered by sequential/exception tests based on groundwater levels. The site has various policy constraints relating to heritage and former use as B1 office space.</p> <p>Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site is currently vacant and has a recently approved planning application. The site could have potential for a mix of uses subject to mitigation.</p> <p>Update March 2021: development underway/complete. No longer proposed for allocation.</p>	

## Site Profile Tyre Co, Coombe Road, Brighton (Big Yellow Storage)

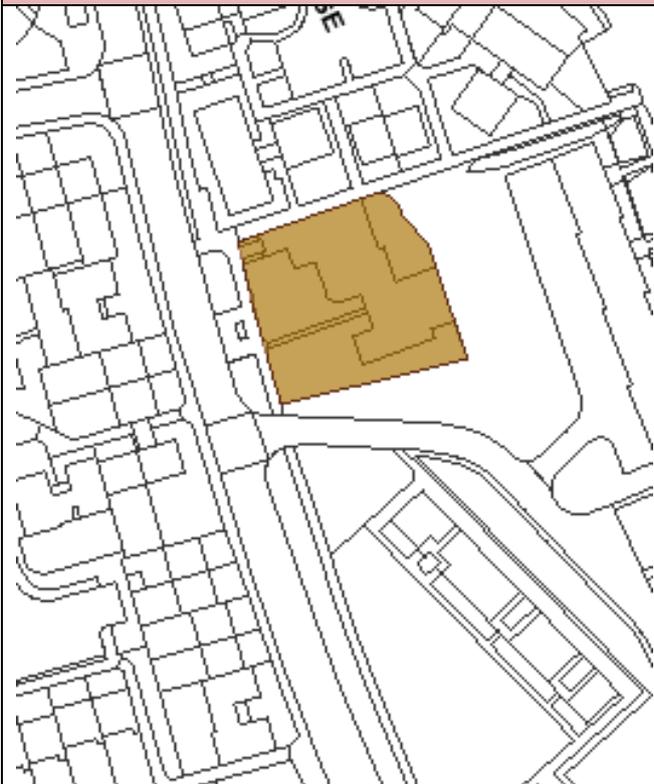
Site Details	
	<b>Site Name / Address</b> Tyre Co, 2-16 Coombe Road, Brighton, BN2 4EA
	<b>Ward</b> Moulsecoomb & Bevendean
	<b>Site Area (ha)</b> 0.32
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA3
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Located behind mixed use (residential/retail) fronting Lewes Road. Lewes Road consists of mixed uses, commercial, retail and educational. Residential to the east (Bear Rd neighbourhood).
	<b>Surrounding Area Density</b> Lewes Rd c. 21dph Bear Road c. 44dph
<b>Current Use / Former Use &amp; Condition of Site</b>	Big Yellow Storage – self storage facilities. (B8)
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	Various planning applications mainly regarding signage and lighting.

Proximity of services	
<b>Vehicular access</b>	Site has existing road access to site via entrance on Coombe Road.
<b>Distance to Strategic Road Network</b>	3,000m to A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	C. 1,000m to London Road and Moulsecoomb train stations Site situated on Lewes Road bus corridor with multiple regular (<every 5 minutes) services. Bus Stop 0m
<b>Primary School</b>	Coombe Road Primary 360m (spare capacity allocation day 17/18) St Martins CE Primary 720m (limited capacity allocation day

	17/18)
<b>Secondary School</b>	Nearest is Varndean 2150m, however site is within catchment area for BACA (2950m). Varndean had no spare capacity on allocation day for 2017/2018. BACA had capacity.
<b>GP Surgery</b>	Church Surgery 50m (accepting new patients 09/17)
<b>Local centre or convenience shops</b>	Convenience store 0m from site. Lewes Road District Centre c.100m Sainsburys c.100m
<b>Park / Play area</b>	Saunders Park c.50m
<b>Access to Utilities including broadband exchange</b>	Kemptown exchange c. 1,600m (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Within AQMA
<b>Noise</b>	Road traffic daytime noise between 55-75dcbL adjacent to site
<b>Flood risk</b>	No historical incidents of flooding on site. No risk of tidal flooding. Small parts of site at risk of surface water flooding (3% medium; 4% low risk). Lewes Road an area of high surface water flood risk. Groundwater levels between 0.5m to 5m below surface therefore some risk but not in highest risk categories. SFRA considered site to be at low risk overall and did not recommend consideration by sequential/exception tests.
<b>Groundwater Source Protection Zone</b>	Within GSPZ 1, 2 and 3.
<b>International Ecological Designations (SAC)</b>	None on site nor within close proximity. Castle Hill SAC >4,500m
<b>National Ecological Designations (SSSI)</b>	None on site nor within close proximity. Black Rock to Friars Bay SSSI c.3000m Castle Hill SSSI >4,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on nor adjacent to site. Some within close proximity. Woodvale Cemetery LWS <300m Crespin Way LWS <400m Bevendean Downland LNR <600m
<b>Geological designations</b>	None within or adjacent to site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	Unlikely
<b>Heritage Assets</b>	None within or adjacent to site Woodvale Cemetery Historic Park and Garden c.400m
<b>Archaeological Value (ANA)</b>	None within or adjacent to site
<b>Contamination/remediation or geological issues</b>	Unknown.
<b>Topography and gradients</b>	Coombe Road slopes steeply upwards in an easterly direction. Site itself has been subject to some levelling. Existing building takes into account gradient of road.
<b>Site within Article 4 Direction</b>	None of relevance
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Within Lewes Road TBC
<b>Within District Heat Network Opportunity Area</b>	Not within HNOA Fairly close proximity (200m) to Brighton University HNOA

<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
DA3 – Lewes Road CP3.5 Employment	Within DA3 - strategy for the area is to develop and enhance the role of Lewes Road as the city's academic corridor, supporting development of housing, employment and community facilities. Loss of unallocated B8 sites only permitted where redundancy demonstrated. Priority for re-use for alternative employment or housing.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	33
<b>Implied Site Density</b>	103dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Mixed use area along Lewes Road with the Bear Road residential neighbourhood to the east. Located in close proximity to main A road with various good transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Big Yellow Self Storage
<b>Willingness of land owner to develop site</b>	Representation received at Proposed Submission stage indicated that the owners are not looking to redevelop the site within the plan period. Site not considered to be available.
<b>Achievability</b>	No longer considered achievable for housing delivery.
<b>Overall Summary</b>	
<p>The site is situated within DA3. It is located within close proximity to the mixed-use area of Lewes Road, with the adjacent Bear Road residential neighbourhood to the east. The site slopes steeply upwards in an easterly direction following the gradient of Coombe Road. The site has good, close access to local facilities and services including health, recreation, shops, public transport, schools and utilities. Health facilities, primary schools and catchment secondary schools appear to have capacity. The site is situated within the Lewes Road Tall Building Corridor and is in fairly close proximity to the Brighton University Heat Network Opportunity Area and has good access to main A roads and the SRN. The site is unlikely to have any issues relating to biodiversity designations, heritage, archaeology, geology, recreation or landscape.</p> <p>The site is situated within the AQMA and is adjacent to a road with high levels of traffic noise. Small parts of the site have a risk of surface water flooding. Groundwater levels between 0.5-5m below surface present a risk of emergence however are not within high risk categories. The SFRA considered the site to have a low risk overall and did not require further consideration by the SFRA. The site is situated within GSPZ 1, 2 and 3. It is unknown whether the site has any potential for contamination. Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.</p> <p>The site is currently in use as a self-storage facility (B8) and appears to be well used. Although the site was considered to have potential for redevelopment as housing, representation received on Proposed Submission CPP2 indicated that the site would not be available for redevelopment within the plan period. Housing not likely to be achieved on this site therefore not considered suitable as a housing allocation.</p>	

## Site Profile Whitehawk Clinic, Whitehawk Road, Brighton

Site Details	
	<b>Site Name / Address</b> Whitehawk Clinic, Whitehawk Road, Brighton, BN2 5FR
	<b>Ward</b> East Brighton
	<b>Site Area (ha)</b> 0.1ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Predominantly residential
	<b>Surrounding Area Density</b> 39dph across E. Brighton although in close proximity to higher density 3 storey flatted development.
<b>Current Use / Former Use &amp; Condition of Site</b>	Clinic. D1
<b>Site In Use Or Vacant</b>	Vacant
<b>Relevant Planning History</b>	BH2017/01665 Demolition of D1 clinic and erection of 5 storey building to provide 38 dwellings. Approved. BH2018/02492 Approval of some conditions approval. Under consideration.

Proximity of services	
<b>Vehicular access</b>	Site on Whitehawk Road, however no existing vehicular access onto site.
<b>Distance to Strategic Road Network</b>	6,500m to nearest A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Bus stop 0m with regular bus service (every 7 minutes)
<b>Primary School</b>	City Academy Whitehawk 530m (capacity on allocation day 17/18) St Marks' CE Primary 700m (limited capacity on allocation day 17/18)
<b>Secondary School</b>	Catchment secondary school –Longhill 5100m (capacity on allocation day 17/18) Nearest school –Varndean (not catchment) 4500 (no capacity on allocation day 17/18)
<b>GP Surgery</b>	Wellsbourne Health Centre 290m (accepting new patients 11/17)

<b>Local centre or convenience shops</b>	Whitehawk Road Local Centre 450m
<b>Park / Play area</b>	East Brighton Park 620m
<b>Access to Utilities including broadband exchange</b>	Broadband exchange 1460m (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Less than 55dcb
<b>Flood risk</b>	In floodzone 1. No risk of surface water flooding on site. No flooding incidents. Groundwater levels more than 5m from the surface.
<b>Groundwater Source Protection Zone</b>	Not within.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC 4,500m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI & NNR 4,500m Brighton to Newhaven Cliffs SSSI 1,100m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site. Sheepcote Valley LWS 560m Whitehawk Hill LNR 270m
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site. Whitehawk Camp SM 500m
<b>Archaeological Value (ANA)</b>	None on site. Whitehawk ANA 400m
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely
<b>Topography and gradients</b>	On steeply sloping site which rises in a northerly direction. 1m change in gradient across site.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
HO20	Retention of community facilities
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	38
<b>Implied Site Density</b>	380dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Situated within the residential neighbourhood of Whitehawk on one of the main roads through the estate, in an area of medium density housing.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Application submitted by Martin Homes.
<b>Willingness of land owner to develop site</b>	Recent planning application suggests willingness to develop site. Application to approve conditions.
<b>Achievability</b>	Achievable in short-term (1-5years)
<b>Overall Summary</b>	

Situated within the residential neighbourhood of Whitehawk on one of the main roads through the estate, in an area of low-medium density housing. The site is currently vacant and was formerly used as a health clinic which has been replaced by a more recent nearby development. It is situated on sloping ground with good, close access to local facilities including health, primary schools, recreation, public transport, a local centre and utilities. Some primary schools appear to have capacity, as do health facilities. The catchment secondary school is located some distance away, although this does appear to have capacity. The site is located some distance from the SRN.

The site is not within a Tall Building Corridor and is not within a heat network opportunity area.

The site is unlikely to have any issues relating to geological or archaeological designations, air quality, surface water flood risk, road noise, groundwater, landscape, recreation, heritage or contamination.

Groundwater levels more than 5m below surface. The site is within 500m of an LNR and could result in increased recreational pressure. The site has policy constraints relating to loss of community facilities.

Southern Water has indicated that layout will need to be planned to ensure future access to existing water/waste-water infrastructure for maintenance and upsizing.

The site has an extant planning consent, and an application to approve conditions, which suggests the owner is willing to develop the site.

The site has potential for residential development in accordance with its planning consent.

Update March 2021: development underway/complete. No longer proposed for allocation.

## Site Profile Land at and adjoining Horsdean Recreation Ground, Patcham

Site Details		
<p>The map shows Horsdean Recreation Ground at the top center, with a green hatched area indicating the site of potential. To the left are Gardens, a Station, and a Track. Below the track are Allotment Gardens and a Graveyard. To the right is a residential area with streets labeled 'CREAGLES AVENUE' and 'VALE ROAD'. A 'Recreation Ground' and 'Play Area' are also marked. Two 'Path (um)' labels point to paths within the site. 'E AVENUE' is labeled on the left side of the map.</p>	<b>Site Name / Address</b>	Land at and adjoining Horsdean Recreation Ground, Patcham (nearest postcode BN1 8UA)
	<b>Ward</b>	Patcham
	<b>Site Area (ha)</b>	1.17 (area of potential)
	<b>Land Type (PDL or GF)</b>	GF (UF site 16)
	<b>Within a City Plan DA</b>	No
	<b>Within JAAP</b>	No
	<b>Within Neighbourhood Area</b>	No
<b>Surrounding Land Uses</b>	Open space (natural/semi-natural, outdoor sports, parks & gardens, allotments); A27 to north; residential to south. SDNP across A27.	
<b>Surrounding Area Density</b>	17pdh (Patcham neighbourhood)	
<b>Current Use / Former Use &amp; Condition of Site</b>		Open space with public access.
<b>Site In Use Or Vacant</b>		In use as open space (natural/semi-natural).
<b>Relevant Planning History</b>		None

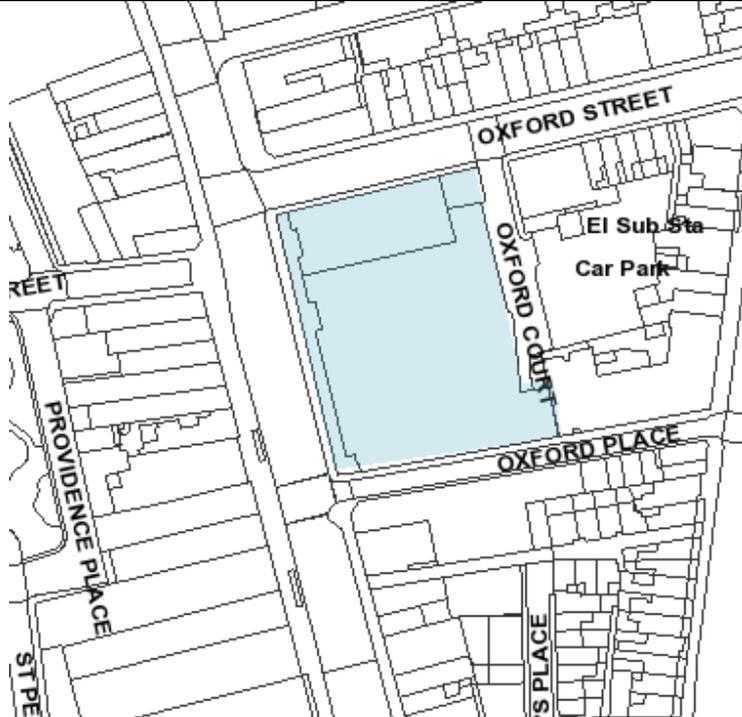
Proximity of services	
<b>Vehicular access</b>	Horsdean Recreation Ground is located at the end of Vale Road. A gravel track continues for a short distance around the recreation ground, however there is no other vehicular access to the area of potential.
<b>Distance to Strategic Road Network</b>	<600m to A27/A23 junction.
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Nearest bus stop 400m (bus every 10 minutes) Preston Park train station 3,100m
<b>Primary School</b>	Patcham infants 860m (no spare capacity allocation day 17/18) Carden Primary School 1850m (limited capacity allocation day 17/18)
<b>Secondary School</b>	Patcham High School 550m (no capacity on allocation day 17/18)
<b>GP Surgery</b>	County Oak Medical Centre, Carden Hill, 2,200m
<b>Local centre or convenience shops</b>	Ladies Mile Local Centre 430m

<b>Park / Play area</b>	Vale Avenue (equipped) – 100m
<b>Access to Utilities including broadband exchange</b>	Nearest broadband exchange 1,800m (good access) No utilities on site.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within
<b>Noise</b>	Road noise varies across site from 55-74 dcbls depending on proximity to A27
<b>Flood risk</b>	<p>Within flood zone 1. No flooding incidents on site. No risk of SW flooding on area with potential, however high risk (1 in 30 year event) present on part of adjacent recreation ground (not within area with potential) with ponding and accumulation likely on southern half of site.</p> <p>Groundwater levels between 0.025m and 0.5m and therefore is within one of the higher risk categories. SFRA suggested that the sequential and exception tests should be undertaken for this site due to the proportion of the site within groundwater depths between the surface and 0.5m.</p>
<b>Groundwater Source Protection Zone</b>	Within GSPZ 2, 3.
<b>International Ecological Designations (SAC)</b>	None on site. Castle Hill SAC c.6,000m
<b>National Ecological Designations (SSSI)</b>	None on site. Castle Hill SSSI and NNR c.6,000m Black Rock to Newhaven Cliffs SSSI c.6,500m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	<p>Site contains Patcham Court Field LWS- designated in 2018. Braeside Avenue Scrub LWS 150m; Ladies Mile LNR 660m; Withdean &amp; Westdene Woods LNR 800m.</p> <p>No TPOS on site.</p> <p>Part of the site was identified as having some potential for residential development in the Urban Fringe Assessment 2014 (potential 30 dwellings). Landscape and Archaeological Assessment was undertaken in the 2015 UFA study however, due to lack of local ecological designations on site at that time, no ecological assessment was undertaken at this stage. The UFFA 2015 confirmed potential for some residential development but suggested the yield should be reduced to allow for appropriate mitigation including the need to protect important views to the nearby Conservation Area and listed buildings lying to the south of the site. The yield was subsequently reduced to 25 dwellings.</p> <p>Following designation as a LWS in 2018, a phase 1 habitat survey was undertaken in the updated UFA 2021. This assessment considered that the scale of development proposed would result in significant loss of habitat that contributes to the LWS. This would require significant mitigation/compensation which is not considered achievable. The UFFA 2021 concluded the site only had potential for c.5 dwellings subject to very careful design and mitigation.</p>
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	Yes. Publicly accessible open space. Noted that there is no over-riding deficiency in open space within the ward or sub-area.
<b>Landscape Issues / SDNP</b>	Potential. SDNP boundary adjoins the A27 (<50m from northern extent of site), however A27 screened from site by extensive tree

	cover. The slopes to the east and west of the sports pitch become more sensitive with elevation as inter-visibility with the SDNP increases, although the A27 has an impact on landscape character in this location. Landscape assessment undertaken in UFFA 2015 confirmed potential for some residential development but suggested the yield suggested in the UFA 2014 should be reduced to allow for appropriate mitigation including the need to protect important views to the nearby Conservation Area and listed buildings lying to the south of the site. The yield was subsequently reduced to 25 dwellings.
<b>Heritage Assets</b>	Dovecote at Patcham Court Farm SM c.400 to the east; Ewe Bottom SM, Patcham c. 800m to the north. Earthworks and lynchets near Eastwick Barn SM, Patcham c.900m to the west. Tegdown Hill SM c. 990m to the northeast. Patcham Conservation Area located c.200m southwest of the area of potential. Numerous listed buildings contained within Conservation Area. Locally listed buildings also contained within Conservation Area. Conservation Area Character Statement says “the open spaces towards the outer edges of the conservation area and immediately beyond it are important in retaining a physical and visual green buffer between the historic village and surrounding suburbs. Long views to Coney Hill and the South Downs form particularly important backdrops”. Part of recreation ground identified as “green buffer” within character statement.
<b>Archaeological Value (ANA)</b>	Area of potential is within the Horsdean ANA.
<b>Contamination/remediation or geological issues</b>	Unknown but unlikely.
<b>Topography and gradients</b>	Whole of the site formed of in a type of bowl, with the lowest level part forming the sports pitch. Slopes rise to the east and west of the sports pitch. There is an approximate 2m change in levels across the area of potential.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
SA4 Urban Fringe SA5 Within setting of SDNP CP10 Biodiversity CP15 Heritage CP16 Open Space HE3 Setting of listed buildings HE6 Development within of affecting the setting of conservation area HE12 SM and Archaeology	Allows development within urban fringe where a site has been allocated for development within a DPD. UFA 2014 is a material consideration in determination of applications prior to adoption of Part 2. Site within Nature Improvement Area and contains LWS. Loss of open space. Impacts on settings of Listed Buildings, Conservation Areas, Scheduled Monuments and Archaeology.
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	5 following updated UFA 2021
<b>Implied Site Density</b>	5dph

<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	An urban fringe site situated outside the built up area boundary. Separated from the SDNP by the A27. Area of potential consists of a LWS which publicly accessible open space (natural/semi-natural), adjacent to the Patcham neighbourhood, with good access to the SRN.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	BHCC ownership.
<b>Willingness of land owner to develop site</b>	There are no current planning applications to develop any part of the site.
<b>Achievability</b>	Achievable in medium term (6-10 years)
<b>Overall Summary</b>	
<p>The entire site is owned by BHCC and is designated open space of various typologies including parks &amp; gardens, outdoor sports and natural/semi-natural. It is also a designated Local Wildlife Site. It is an urban fringe site situated between the built-up area boundary and the A27, with low density residential development to the south.</p> <p>Part of the site was identified as having some potential for residential development in the Urban Fringe Assessment 2014 (potential for 30 dwellings). The 2015 Urban Fringe Assessment (UFA) undertook landscape and archaeological assessment on the site and confirmed potential for some residential development but suggested the yield should be reduced to allow for appropriate mitigation including the need to protect important views to the nearby Conservation Area and listed buildings lying to the south of the site. The yield was subsequently reduced to 25 dwellings. No ecological assessment was undertaken in 2015 as the site did not contain a nature conservation designation at that time. Following designation as a LWS in 2018, a phase 1 habitat survey was undertaken in the updated UFA 2021. This assessment considered that the scale of development proposed would result in significant loss of habitat that contributes to the LWS. This would require significant mitigation/compensation which is not considered achievable. The UFA 2021 considered that a small amount of low density housing (c5 units) could feasibly be delivered on the site, subject to very careful design and mitigation. However, ensuring measurable biodiversity net gain would be challenging and may require provision of offsite compensation.</p> <p>As the identified site potential is now considered to be less than 10 units, the threshold at which sites are allocated within the City Plan Part Two, the site is no longer considered suitable for a housing allocation.</p>	

**Site Profile: Boots / Co-op, 118-132 London Road, Brighton**

Site Details	
	<b>Site Name / Address</b> 118-132 London Road, Brighton, BN1 4JH
	<b>Ward</b> St Peter's and North Laine
	<b>Site Area (ha)</b> 0.25ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> DA4 New England Quarter & London Road
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Within London Road Town Centre with a mix of uses.
<b>Surrounding Area Density</b> NEQ c.45dph London Rd c33dph	
<b>Current Use / Former Use &amp; Condition of Site</b>	118-119 occupied by Boots Chemists. 120-132 occupied by the Co-op.
<b>Site In Use Or Vacant</b>	In use
<b>Relevant Planning History</b>	BH2018/02699: Demolition of existing and erection of 5 storey building with A1, community hub and 232 student rooms. Approved subject to S106. 118-119 – BH2010/02968 – advertisement application. Part approved. 120-132 – Bh2014/00760 –internal and external alterations to facilitate subdivision of existing unit. Approved.

Proximity of services	
<b>Vehicular access</b>	Site located on London Road with good existing access.
<b>Distance to Strategic Road Network</b>	C. 4,800m to A23/A27 junction
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	C. 700m to Brighton Station 0m to very regular bus services located along London Road
<b>Primary School</b>	St Bartholemew's CE Primary 165m (spare capacity on allocation day 2017/2018) Carlton Hill Primary 905m (no spare capacity on allocation day 17/18)
<b>Secondary School</b>	Dorothy Stringer 2,165m (no spare capacity on allocation day 17/18)

<b>GP Surgery</b>	St Peters Medical Centre, Oxford Street 60m
<b>Local centre or convenience shops</b>	Site within London Road Town Centre
<b>Park / Play area</b>	The Level c100m
<b>Access to Utilities including broadband exchange</b>	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Site within AQMA
<b>Noise</b>	Site suffers from road noise of between 55-75 dcbls.
<b>Flood risk</b>	Within flood zone 1. No flooding incidents on site, but in close proximity. Entire site has a low risk of surface water flooding (1:1000yr event); 1% of site has high risk and 4% has medium risk of surface water flooding. Adjacent to surface water flow path(along London Road) with high risk of surface water flooding. Site within surface water accumulation zone. Site has no risk of groundwater flooding. SFRA recommended that the site should be considered through the sequential/exceptions test due to the proportion of the site within the surface water accumulation zone.
<b>Groundwater Source Protection Zone</b>	Not within a GSPZ
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity Castle Hill SAC 6,000m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	London Road Station LWS c.290m from site
<b>Geological designations</b>	None on site
<b>Recreational Value</b>	None.
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	Not within. Valley Garden Conservation Area c.40m from rear of site. Separated by existing buildings. Prominent Listed Building St Bartholomew's Church c.60m to the west of the site although separated by buildings on London Road. Site may be within the setting of this asset.
<b>Archaeological Value (ANA)</b>	Not within an ANA
<b>Contamination/remediation or geological issues</b>	Unlikely due to current retail uses.
<b>Topography and gradients</b>	Situated on level ground.
<b>Site within Article 4 Direction</b>	Within Central Brighton, NEQ and London Road Office to Residential Article 4 Area.
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	Within London Road tall building corridor
<b>Within District Heat Network Opportunity Area</b>	Within London Road & New England Quarter HNOA
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
Within DA4 CP4 SR5	Strategy for the DA4 area is to create a major new business quarter for the city.

HE6 HE3	COU from retail only permitted where there is no a break in frontage of more 15m. OCU to residential at ground floor not permitted. Within London Road Town Centre Within Setting of Conservation Area Within Setting of Listed Building
<b>SHLAA Analysis (where relevant)</b>	
<b>Site Capacity</b>	232 student beds of which 184 within 36 cluster flats and 48 individual studios. (Recently approved)
<b>Implied Site Density</b>	84/0.25 = 336dph
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	Site within a busy mixed use area within London Road Town Centre. Located on main A roads with various good transport links.
<b>Land ownership and control – no constraints or complex multiple ownership</b>	Boots – owned by Alliance Boots Co-op – owners by the Cooperative Group.
<b>Willingness of land owner to develop site</b>	Site not put forward during call for sites. Recently approved planning application for PBSA.
<b>Achievability</b>	Short-term.
<b>Overall Summary</b>	
<p>The site is situated within DA4. It is located within a mixed-use area, on level ground with good, close access to local facilities and services including health, recreation, shops, public transport, primary schools and utilities. Secondary schools are located further away. Health facilities and some primary schools appear to have capacity, however secondary schools in the catchment area are over-subscribed. The site is situated within a Tall Building Corridor. It is within the London Road &amp; New England Quarter Heat Network Opportunity Area and has good access to main A roads, although is some distance from the SRN. The site is unlikely to have any issues relating to biodiversity designations, archaeology, geology, recreation, groundwater contamination, groundwater flooding or landscape. It is unknown whether there are any contamination issues however are unlikely due to retail uses.</p> <p>The site is in fairly close proximity to the Valley Gardens Conservation Area, and could be within the setting of the St Bartholomew's Church Listed Building. Majority of site has a low risk of flooding however is adjacent to an area with high flood risk, where there has been flooding incidents. SFRA recommended that the site should be considered through the sequential/exceptions test due to the proportion of the site within the surface water accumulation zone. The site is within the AQMA and adjacent to a road with high levels of traffic noise.</p> <p>The site is currently in retail uses and is occupied by two retail units. Various policies would apply to any redevelopment of the site including those relating to retail and heritage.</p> <p>The recent application for PBSA and other uses for the site demonstrates willingness to develop the site.</p> <p>The site has potential for a mix of uses subject to mitigation.</p> <p>Update March 2021: development largely now compete. No longer proposed for allocation.</p>	

## Site Profile: Land at Palmeira Avenue and Cromwell Road, Hove

Site Details	
	<b>Site Name / Address</b> <b>Land at Palmeira Avenue and Cromwell Road, Hove</b>
	<b>Ward</b> Goldsmid
	<b>Site Area (ha)</b> 0.3ha
	<b>Land Type (PDL or GF)</b> PDL
	<b>Within a City Plan DA</b> No
	<b>Within JAAP</b> No
	<b>Within Neighbourhood Area</b> No
	<b>Surrounding Land Uses</b> Predominantly residential
<b>Surrounding Area Density</b> C. 42dph, however various higher density flatted developments in the vicinity.	
<b>Current Use / Former Use &amp; Condition of Site</b>	The site contains 4 detached dwellings and a building that was used as a nursery (currently vacant after having been refurbished following arson).
<b>Site In Use Or Vacant</b>	Part in use / part vacant
<b>Relevant Planning History</b>	BH2020/01403 Redevelopment of site to provide 94 flats with basement parking and landscaping. Refused on grounds of design and amenity impacts due to excessive layout, scale and density, and affordable housing contributions.

Proximity of services	
<b>Vehicular access</b>	Access from both Cromwell Road and Palmeira Avenue
<b>Distance to Strategic Road Network</b>	C. 3,800 to A27
<b>Public Transport Access (train station/bus route/distance to nearest bus stop)</b>	Hove Station c.900m; Brighton Station c.1,400m 1 bus-service (number 7) on Cromwell Road <10m Various other services available from New Church Road c.600m.
<b>Primary School</b>	Hove Junior School, Holland Road, Hove, (330m) (spare capacity on allocation day 20/21) Brunswick Primary School, Somerhill Road, Hove, BN3 1RG (460m) (no spare capacity on allocation day 20/21)
<b>Secondary School</b>	Cardinal Newman School Upper Drive Hove (900m) (no spare capacity 20/21) Hove Park Upper (1,900m) (some spare capacity on allocation day 20/21)

<b>GP Surgery</b>	Charter Medical Centre 88, Davigdor Road, Hove (c.250m) (accepting new patients 11/20)
<b>Local centre or convenience shops</b>	Small parade Montefiore Road (400m); Hove Town Centre (600m)
<b>Park / Play area</b>	St Ann's Wells Gardens (400m)
<b>Access to Utilities including broadband exchange</b>	Hove Exchange c.350m (good access) Unlikely to be issues with other utilities.
<b>Constraints</b>	
<b>Asset of Community Value</b>	No
<b>AQMA</b>	Not within AQMA
<b>Noise</b>	Road and railway noise less than 55dcbLs.
<b>Flood risk</b>	In flood zone 1. No flooding incidents on site. There is no risk of surface water flooding on site. Groundwater levels between 0.5 to 5m.
<b>Groundwater Source Protection Zone</b>	Not within GSPZ
<b>International Ecological Designations (SAC)</b>	None on site or within close proximity. Castle Hill SAC >6,700m
<b>National Ecological Designations (SSSI)</b>	None on site or within close proximity. Black Rock to Friars Bay SSSI c.4,300m Castle Hill SSSI >6,700m
<b>Local and other Ecological Designations (SNCI/LNR)</b>	None on site or within close proximity. Nearest LWS: Brighton Station c.1,000m
<b>Geological designations</b>	None on site or within close proximity
<b>Recreational Value</b>	None
<b>Landscape Issues / SDNP</b>	None
<b>Heritage Assets</b>	None on site. The Willet Estate Conservation Area opposite Cromwell Road to the north of the site; boundary <10m.
<b>Archaeological Value (ANA)</b>	None
<b>Contamination/remediation or geological issues</b>	Unknown but considered unlikely due to current residential/community uses.
<b>Topography and gradients</b>	Situated on level ground.
<b>Site within Article 4 Direction</b>	No
<b>Opportunities</b>	
<b>Within Tall Building Area</b>	No
<b>Within District Heat Network Opportunity Area</b>	No
<b>Key Policy Issues (e.g. within a Special Area or other policy considerations)</b>	
CPP1 CP15 Heritage Local Plan: HE6 – Within setting of Conservation Areas HO20 - Loss of community facilities	Within immediate setting of Conservation Areas; any design would need to ensure conservation and enhancement of heritage assets. Would need to meet criteria of HO20 to justify loss of community facilities.
<b>SHLAA Analysis (where relevant)</b>	

<b>Site Capacity</b>	<p>Put forward by RKO Developments Ltd as an omission site with potential for allocation to provide 95 dwellings in line with the previously submitted planning application (BH2020/01403 scheme to provide 94 dwellings).</p> <p>The application was refused on various grounds including excessive layout, scale, and density and the harm this would have on the character, appearance and visual amenity of the area; and the overlooking, loss of privacy, overshadowing and loss of outlook to neighbouring properties that would result from its excessive height and scale.</p> <p>As the indicative amount of dwellings proposed is similar to the recently refused planning application, it is considered unlikely that the reasons for refusal could be addressed and a scheme of this scale delivered successfully on site.</p>
<b>Implied Site Density</b>	<p>95 dwellings would equate to a density of 300dph. As described above, one of the reasons for refusal was excessive density and the various impacts this would cause. It is therefore considered unlikely that a scheme of this density could be delivered successfully on site.</p>
<b>Availability/Deliverability Issues</b>	
<b>Overall Site Location and Surroundings</b>	<p>Located on a prominent corner position within a predominantly residential area comprised of a mix of low to high density dwellings. It has good access to bus services, as well as various services and facilities.</p>
<b>Land ownership and control – no constraints or complex multiple ownership</b>	<p>The site contains 5 different properties; all in different land ownership. This raises uncertainty regarding availability.</p>
<b>Willingness of land owner to develop site</b>	<p>Uncertain. Although there has been a recently refused planning application for development of the site, the site is being promoted by RKO Developments and remains in multiple ownership.</p>
<b>Achievability</b>	<p>Uncertain.</p> <p>Although there has been a recently refused planning application and the site has been put forward for allocation, there is uncertainty regarding whether the site is available due to the site being in multiple ownership. There is also uncertainty regarding whether development is achievable at the scale proposed and whether the reasons for refusal of the BH2020/01403 application could be overcome.</p>
<b>Overall Summary</b>	
<p>The site is located within a predominantly residential area, on level ground with good, close access to local facilities and services including health, recreation, schools and utilities. Some local primary schools and secondary schools, as well as health services appear to have some capacity. There is a small local parade and one bus service located close to the site, although a greater range of shops and bus services can be found around c.600m from the site within the Hove Town Centre area. There is fairly good access to main A roads which lead to the SRN, although this is located some distance from site.</p> <p>The site is unlikely to have any issues relating to air quality, road noise, biodiversity or geological designations, archaeology, groundwater contamination, surface water flood risk, recreation or landscape. The site is unlikely to suffer from contamination. The site is not within a tall building corridor, however some taller buildings are located in the vicinity, particular in the nearby Lyon Close area which is proposed as a Strategic Site Allocation. It is not within a heat network opportunity area.</p>	

The site is located opposite a Conservation Area and is therefore within its immediate setting. The site has a risk of groundwater flooding with levels between 0.5m and 5m below surface, although is not within the two highest risk categories. The site has policy constraints relating to heritage and loss of community facilities.

There are uncertainties regarding the site's potential as an allocation based on achievability, deliverability and availability. The site has been put forward for an allocation of 95 dwellings; this is on the same scale as the recently refused planning application BH2020/01403. There is uncertainty regarding whether a proposal of this scale could successfully overcome the reasons for refusal which included the harm to the character, appearance and visual amenity of the area, as well as amenity impacts on neighbouring occupiers resulting from the excessive layout, height, scale, and density of the development and therefore whether a successful scheme could be achieved. In addition, although there has been a recent planning application for the site, and the site has been promoted for allocation by a Development Company, the site is in multiple ownership raising uncertainty regarding availability.



Brighton & Hove  
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