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at Brighton & Hove City Council

Site Allocations Topic Paper

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Brighton & Hove
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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 Draft City Plan Part Two (CPP2).

1.2 The Paper has been updated to reflect the further work undertaken following the consultation on the Draft CPP2 in July-September 2018.

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 Assessment¹. 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, have been used to inform further site allocations for housing in the Draft City Plan Part Two.

¹ '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

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)². 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 process³. 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,

² www.brighton-hove.gov.uk/content/planning/planning-policy/strategic-housing-land-availability-assessment

³ 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)⁴. 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 for 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 process⁵. The site profiles 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.

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.

⁴ Housing and Employment Land Study, DLP Consultants, 2018.

⁵ Profiles for allocated sites are available to view in Appendix 4.

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) Final draft policy for consultation

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

4.13 A full audit trail showing all sites considered and the stage at which they were excluded if not allocated is set out in Appendix 1.

8) Consultation on Draft CPP2

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

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 a 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
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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 (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
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 expressed as a minimum so a denser development would not be in conflict with the policy. Viability would be considered in the determination of a planning application
Post Office site, 62 North Road, Brighton	Quantum of development represents underdevelopment	No change – the quantum is expressed as a minimum and does not preclude denser development if design and amenity considerations allow.
	Policy should not specifically	Some specification is

Site	Change Requested	Action Taken
	reference the commercial use class. Flexibility may bring forward offices, leisure uses, or retail, or a mixture which would reduce risk of vacancy	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 in closest proximity has limited capacity to accommodate the proposed development	Additional criteria added to policy in relation to the identified sites to require necessary infrastructure improvements.

Table 4: Actions Taken in Response to Representations by Other Stakeholders

4.21 A number of sites where planning permissions had been implemented and construction was substantially underway were also 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.

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 have been 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 assessment⁶ which formed a background evidence document to CPP1 and the 2015 Further Assessment of Urban Fringe Sites⁷ which comprised further assessments relating to landscape and ecology⁸ and archaeology⁹. These

⁶ '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

⁷ Available at www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-two-background-studies

⁸ 'Brighton and Hove: Further Assessment of Urban Fringe Sites 2015 - Landscape and Ecological Assessments', Land Use Consultants (2015).

further assessments have 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 have 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 of August 2019, development has been permitted with regard to the following sites:

- Mile Oak Road, Portslade (planning consent granted for 125 dwellings, October 2017);
- Land west of Falmer Avenue, Saltdean (planning consent granted for 32 dwellings, December 2016);
- Cluster at Coombe Farm (planning consent granted for 60 dwellings, June 2018);
- Land to the rear of 28-30 Longhill Road (planning consent granted for 2 dwellings, July 2016);
- Land adjacent to Ovingdean and Falmer Road (planning consent for 45 dwellings allowed on appeal, June 2018);
- Land at Wanderdown Road Open Space (planning consent granted for 3 dwellings, July 2019);
- Land to north east of Coldean Lane (Planning Committee approval subject to legal agreement for 242 dwellings, July 2019).

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 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.

⁹ 'Brighton & Hove: Further Assessment Of Urban Fringe Sites 2015: Archaeological Desk-Based Assessment', Archaeology South East (2016)

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.

Outcome

5.9 At the Draft Plan 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. It is important to note that four of the urban fringe sites are also proposed Local Green Spaces, consultation responses to which will also be taken into account when determining the Submission Plan (for example with regard to the sites at Benfield Valley and Ladies Mile Road).

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

5.10 At the time of 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) has been 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 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	No change to allocation. The scale/density of development

Site	Key Issues Raised	Action Taken
	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
Land at and adj Brighton Race	Site has potential for a	Allocation reduced to 30 units

Site	Key Issues Raised	Action Taken
Course (Site 30)	significantly larger housing development Indicative proportion of family sized homes is not appropriate	(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
Various sites	Development needs ensure continuing access to existing	Additional wording added to policy in relation to the

Site	Key Issues Raised	Action Taken
	water and/or wastewater infrastructure under site	identified sites requiring development to ensure future access to existing water and/or wastewater infrastructure.

Table 5: 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 7 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.

6. Purpose Built Student Accommodation (Policy H3)

6.1 City Plan Policy CP21 allocated five specific sites for new PBSA development; of which Pelham Street remains currently undeveloped and without an extant permission. Additionally, the Falmer Released Land 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).

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 have been 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, Moulsecoomb 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 6: 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 The site faces directly onto the main Lewes Road adjacent to bus stops to the city centre and university campuses at Falmer and is considered to have a degree of separation from nearby residential streets. The University of Brighton Moulsecoomb campus, which has the greatest shortfall of PBSA provision, is less than 10 minutes' walk. For these reasons, the site is proposed for allocation in City Plan Part Two.

6.5 Discussions have also taken place relating to the potential redevelopment of a site at 118-132 London Road which could provide a significant amount of PBSA. This site has now gained planning consent and is allocated in Policy H3 for a minimum of 232 bedspaces to reflect the permitted scheme.

6.6 Representations were also received during the consultation on the Draft Plan putting forward three additional sites for PBSA use:

- 45 and 47 Hollingdean Road. This site was subject to a planning application¹⁰ for an 88 bedspace 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 clear conflict with City Plan Part One Policy CP3.4 which allocates the site for employment led mixed use residential development.

6.7 45 and 47 Hollingdean Road is therefore included in the Part Two Plan as an additional allocation. The site is allocated with a smaller indicative number of bedspaces as it is anticipated the reasons for refusal could be overcome through a smaller scheme.

¹⁰ Reference BH2017/01873

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, 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
	provision should be 700 sq.m at Peacock Industrial Estate rather than 1,000 sqm in line with recent planning consent Allocation is capable of supporting a significantly higher quantum of housing than a minimum of 300 units	pending commencement of the planning permission No change to housing requirements as current proposals for the site closely align to the 300 figure.
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 7: 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 it is therefore considered that the site is not suitable as a strategic allocation in the CPP2.

Existing site allocations (H1, H2, H3, SSAs)

7.10 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.

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

Appendices

Appendix 1 – Housing and Mixed Use Sites Audit Trail

The table below shows the steps that were undertaken in the site assessment process, beginning with the SHLAA Long List. Green shading indicates a site was considered during the relevant stage and not excluded. Red shading indicates exclusion and the reason for exclusion is provided.

A map showing the location of allocated sites is provided after the table

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan 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.
Covers Yard, Melbourne Street	Completed 2013				
Rear 38 Lewes Road, Brighton			Considered to be post-plan		

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
(Pavillion Car Sales)			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				
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 (HRA site)				Allocated.	Removed as now under construction
Above Co-operative 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				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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.
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	Outcome of Draft Plan 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				Allocated as Strategic	Allocated as

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
Yard, Sackville Road				allocation.	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 Road & Goldstone Lane Hove		Site in alternative use and unavailable in plan 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.

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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, Elm Grove, Brighton				Allocated as strategic allocation.	Allocated.
Manchester Street/Charles Street, Brighton				Allocated.	Allocated.
Ocean Hotel, Longridge Drive	Completed 2010/11				
Eastwoods Garden Centre 251-253 Ditchling Road	Completed 2010/11				
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				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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	Completed 2012/13				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
Brighton					
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 Portslade	Completed 2014				
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				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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 45 Franklin Road & 67 67a & 67b	Completed 2016				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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 Square, Brighton		Fewer than 10 units			
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.

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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	Allocated in City Plan Part One Policy CP3				

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
House)					
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.			
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.		

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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			
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			

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
		redevelopment.			
(Not Zylow 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.

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
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 Patcham Brighton				Allocated.	Removed due to 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		Fewer than 10 units			

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
Hove					
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 Stadium Nevill Road Hove		Site in active use and undeliverable during plan period.			
20-36 Baden Road Brighton		Fewer than 10 units			
EDF Whitegates Substation Site London Road Brighton			No evidence to suggest the site is deliverable.		
Tesco Petrol Station and Tesco Express Corner of Dyke Road and the Upper Drive			No evidence to suggest the site is deliverable.		
Land to Rear of 62-68 Beaconsfield Road, Brighton				Undeliverable in plan period due to	

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
				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.
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.
Bus Garage corner of Whitehawk Road and Henley Road Brighton			Availability uncertain as currently in use as bus depot. Attempt to gain information from landowner unsuccessful.		
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 (Patrick Moorhead				Allocated.	Allocated

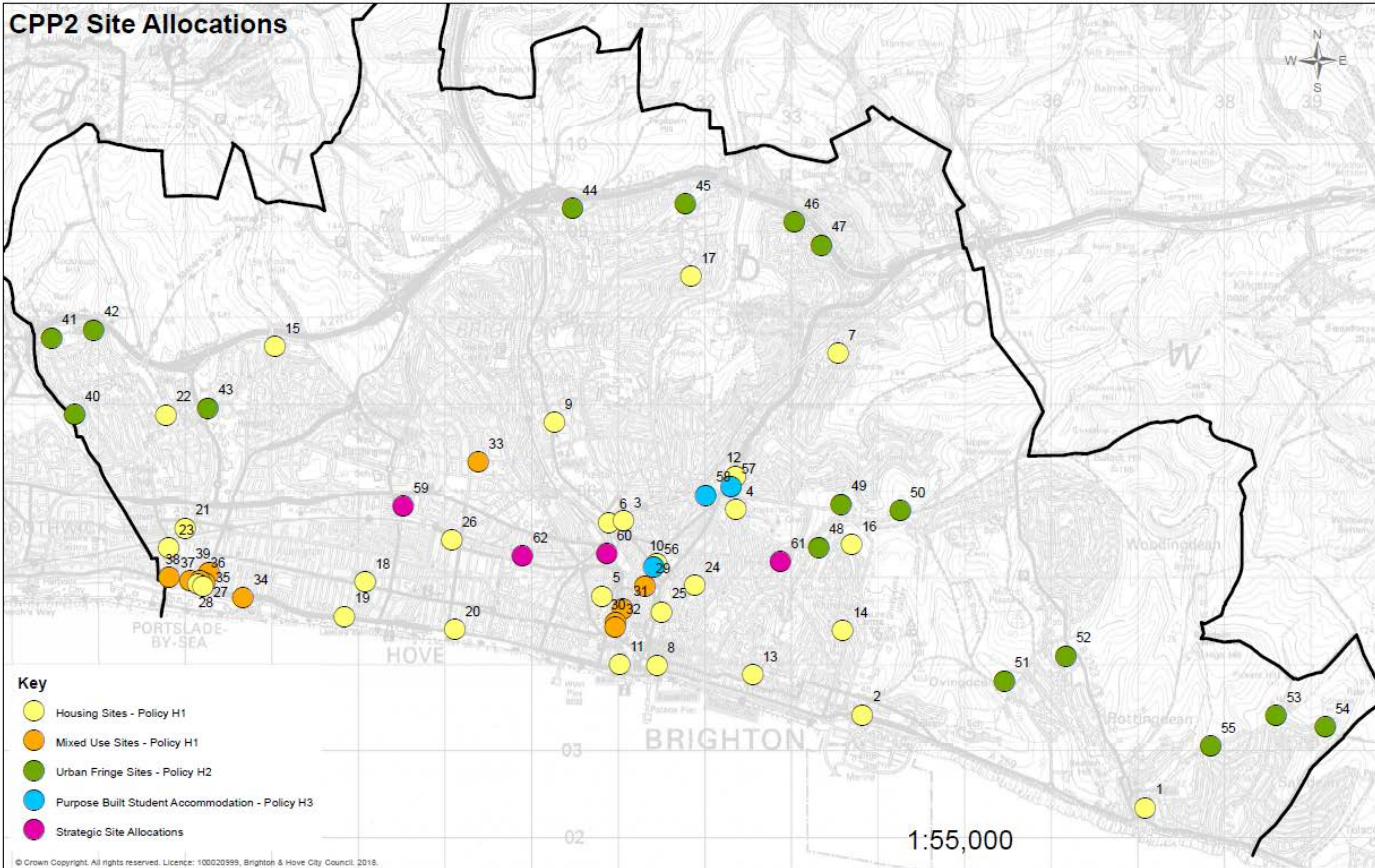
Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
Antiques/warehousing) (Old PO Sorting Office)					
235-237 Hangleton Road, Hove (ODM Office Supplies)		In active employment use and considered to be unavailable in 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 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
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

Site Name	SHLAA Long List	Stage 1 Review List	Stage 2 Review	Further Review/Status at Draft Plan Stage	Outcome of Draft Plan Consultation
					allocation
Outpatients Department, Royal Sussex County Hospital (for C3)					Put forward as omission site - allocated

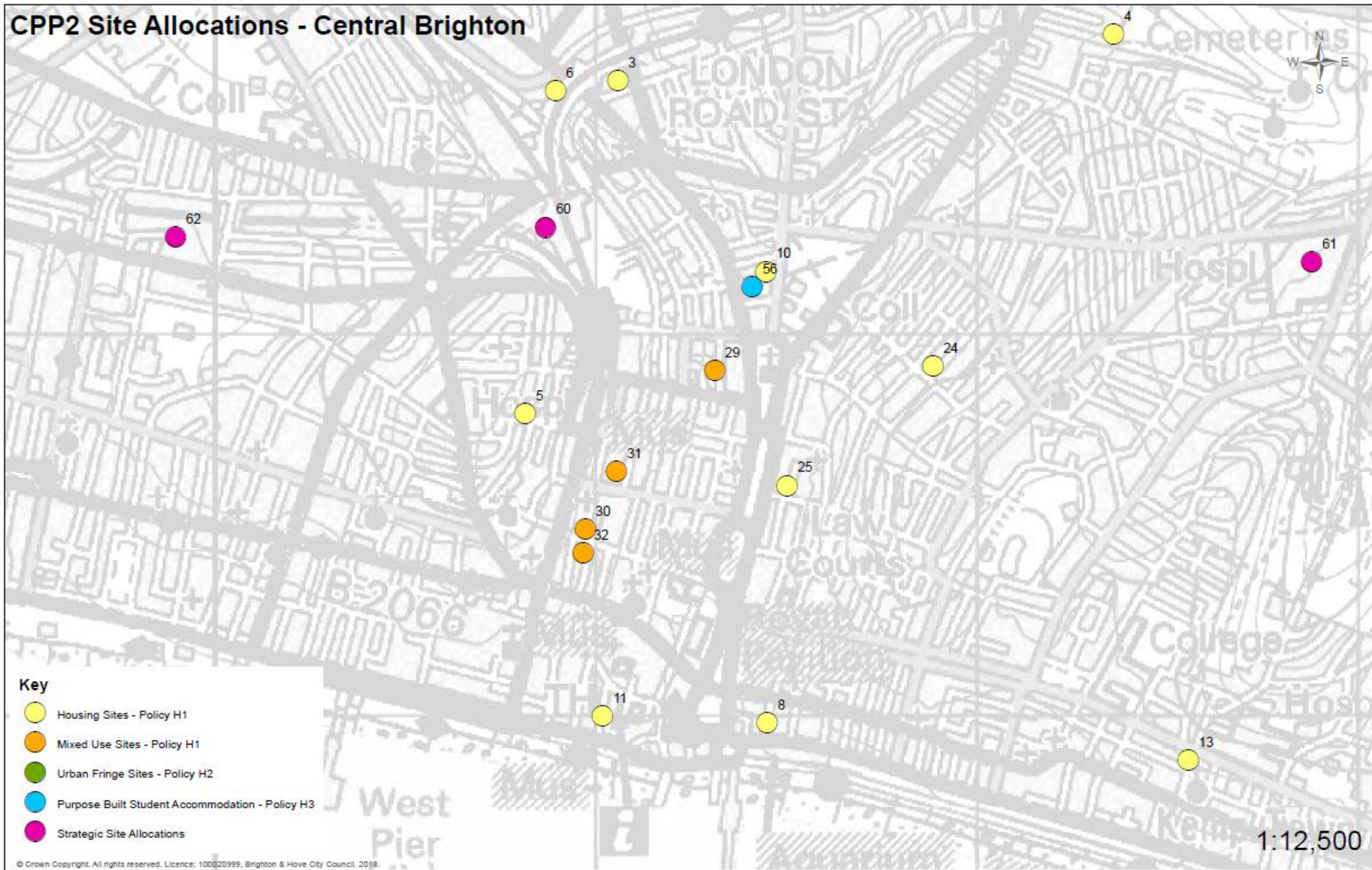
Appendix 2 – Map of Allocated Sites (Policies H1, H2, H3 and SSAs)

The maps below show the location of allocated housing sites through policies H1, H2 and H3, and the Strategic Site Allocation Policies SSA1 – SSA4. More detailed maps are provided for the Central Brighton and Shoreham Harbour areas, and tables below provide a key to the numbered sites.

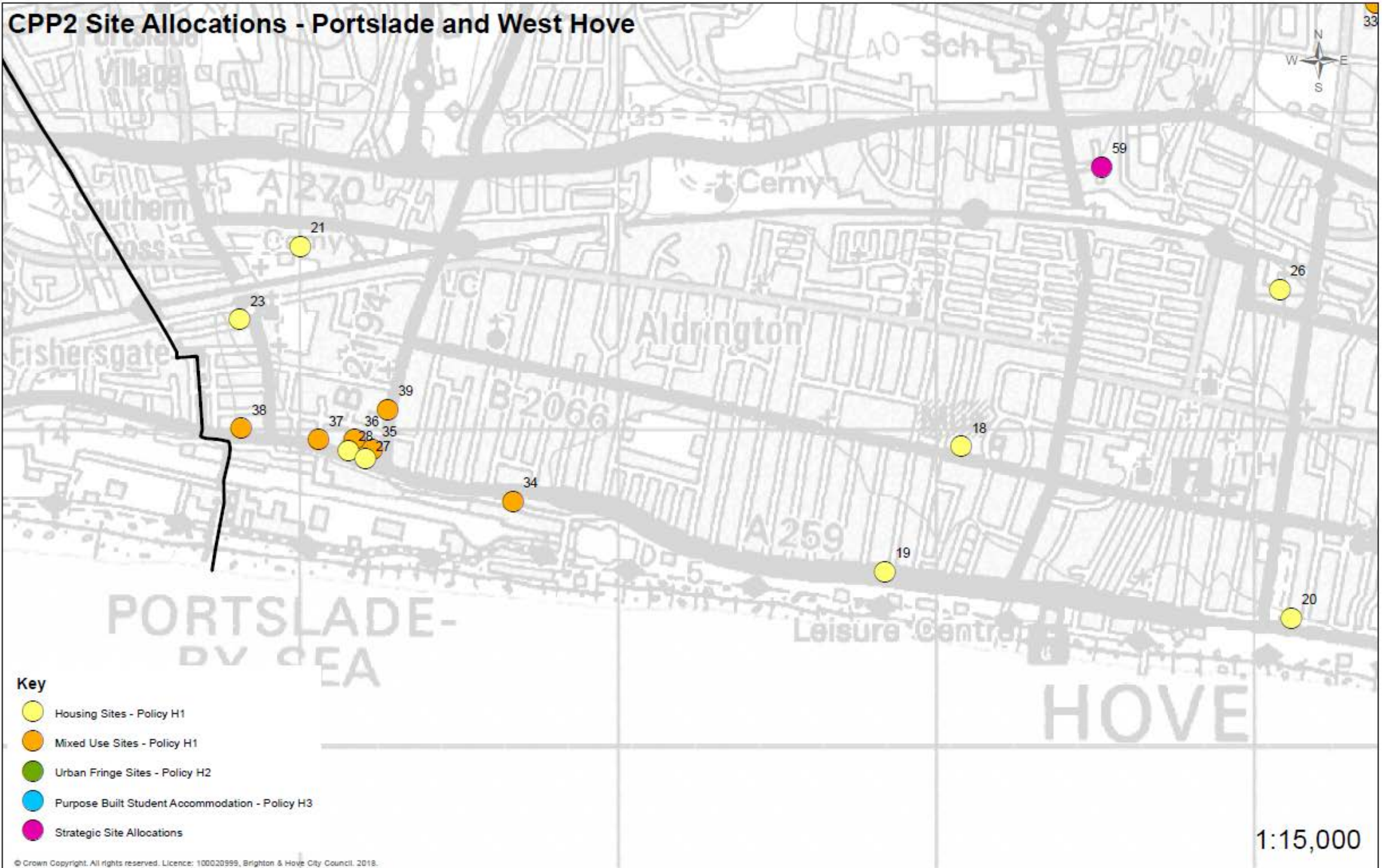
CPP2 Site Allocations



CPP2 Site Allocations - Central Brighton



CPP2 Site Allocations - Portslade and West Hove



Site Number	Site Name	Allocation
1	Former St Aubyn's School, 76 High Street, Rottingdean, Brighton, BN2 7JN	H1 - Housing
2	60-62 & 65 Gladstone Place, Brighton	H1 - Housing
3	25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton	H1 - Housing
4	George Cooper House, 20-22 Oxford Street, Brighton	H1 - Housing
5	Land between Marina Drive and rear of 2-18 The Cliff, Brighton	H1 - Housing
6	87 Preston Road, Brighton, BN1 4QG	H1 - Housing
7	Eastergate Road Garages, Moulsecoomb, Brighton, BN2 4PB	H1 - Housing
8	Land between Manchester Street/Charles Street, Brighton, BN2 1TF	H1 - Housing
9	Preston Park Hotel, 216 Preston Road, Brighton, BN1 6UU	H1 - Housing
10	76-79 & 80 Buckingham Road, Brighton, BN1 3RJ	H1 - Housing
11	Old Ship Hotel (garage), 31-38 Kings Road Brighton	H1 - Housing
12	2-16 Coombe Road, Brighton	H1 - Housing
13	Outpatients Department, Royal Sussex County Hospital	H1 - Housing
14	Whitehawk Clinic, Whitehawk Road, Brighton	H1 - Housing
15	Buckley Close garages, Hangleton, BN3 8EU	H1 - Housing
16	Former playground, Swanborough Drive, Whitehawk	H1 - Housing
17	Former Hollingbury Library, Brighton	H1 - Housing
18	29-31 New Church Road, Hove, BN3 4AD	H1 - Housing
19	189 Kingsway, Hove, BN3 4GU	H1 - Housing
20	Kings House, Grand Avenue, Hove, BN3 2LS	H1 - Housing
21	Victoria Road Former Housing Office (adjacent Portslade Town Hall), Victoria Road, Portslade	H1 - Housing
22	Land at the corner of Fox Way and Foredown Road, Mile Oak	H1 - Housing
23	Smokey Industrial Estate, Corner of Church Road, Lincoln Road & Gladstone Road Portslade, BN41 1LJ	H1 - Housing
24	Land south of Lincoln Street Cottages, 15-26 Lincoln Street, Brighton BN2 9UJ	H1 - Housing
25	Saunders Glassworks, Sussex Place, Brighton, BN2 9QN	H1 - Housing
26	Hove Sorting Office, 88 Denmark Villas, Hove	H1 - Housing
27	Belgrave Centre and ICES, Clarendon Place, Portslade BN41 1DJ	H1 - Housing
28	Wellington House, Portslade	H1 - Housing
29	City College, Pelham Tower (and car-park), Pelham Street, BN1 4FA	H1 – Mixed Use
30	71 - 76 Church Street, Brighton	H1 – Mixed Use
31	Post Office site, 62 North Road, Brighton	H1 – Mixed Use
32	27-31 Church Street (corner with Portland Street)	H1 – Mixed Use
33	35-39 The Droveaway, Hove, BN3 6LF	H1 – Mixed Use
34	Kingsway/Basin Road North, Portslade	H1 – Mixed Use
35	Prestwich House, Portslade	H1 – Mixed Use
36	Regency House, Portslade	H1 – Mixed Use
37	Former Flexer Sacks, Portslade	H1 – Mixed Use
38	Church Road/Wellington Road/ St Peter's Road, Portslade	H1 – Mixed Use
39	Station Road, Portslade	H1 – Mixed Use
40	Land at Oakdene, Southwick Hill / Land West of Mile Oak Road	H2 – Urban Fringe
41	Land at Mile Oak Road. Portslade	H2 – Urban Fringe
42	Land off Overdown Rise, Mile Oak	H2 – Urban Fringe
43	Benfield Valley	H2 – Urban Fringe
44	Land at and adjoining Horsdean Recreation Ground, Patcham	H2 – Urban Fringe
45	Land at Ladies Mile, Carden Avenue	H2 – Urban Fringe
46	Land to north east of Coldean Lane	H2 – Urban Fringe
47	Land north of Varley Halls, Coldean Lane	H2 – Urban Fringe
48	Land at and adjoining Brighton Race Course	H2 – Urban Fringe
49	Land at South Downs Riding School & Reservoir Site	H2 – Urban Fringe
50	Land north of Warren Road (Ingleside Stables)	H2 – Urban Fringe
51	Land at Ovingdean Hall Farm & Land at Bulstrode / Ovingdean Farm	H2 – Urban Fringe
52	Land adjacent to Ovingdean and Falmer Road, Ovingdean	H2 – Urban Fringe

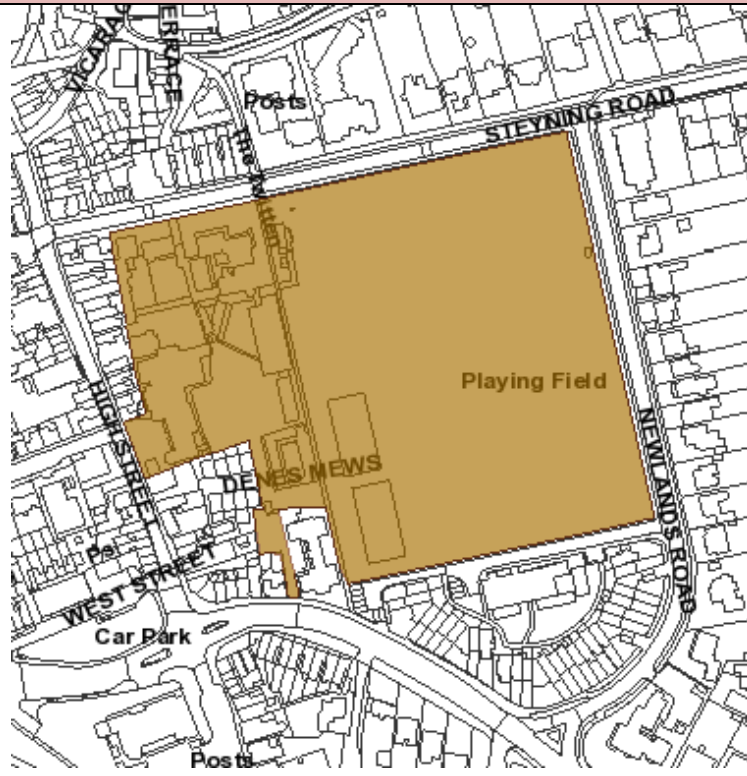
Site Number	Site Name	Allocation
53	Land at former nursery, Saltdean	H2 – Urban Fringe
54	Cluster at Coombe Farm and Saltdean Boarding Kennels, Westfield Avenue North, Saltdean	H2 – Urban Fringe
55	Land west of Falmer Avenue, Saltdean	H2 – Urban Fringe
56	118-132 London Road, Brighton	H3 - PBSA
57	Lewes Road Bus Garage	H3 - PBSA
58	45 & 47 Hollingdean Road, Brighton	H3 - PBSA
59	Sackville Trading Estate and Coal Yard	SSA4
60	Combined Engineering Depot	SSA2
61	Brighton General Hospital	SSA1
62	Land at Lyon Close	SSA3

Appendix 3 - Urban Fringe Sites

UFA Site Reference	Allocated in CPP2	Site name in CPP2
1	Yes	Land at Oakdene, Southwick Hill /
2	Yes	Land West of Mile Oak Road
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	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	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 4 – Housing and Mixed use Site Proformas

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

Site Details	
	Site Name / Address Former St Aubyn's School, Rottingdean, BN2 7JN
	Ward Rottingdean
	Site Area (ha) 3.4ha comprised of 0.86 school campus and 2.54 fields
	Land Type (PDL or GF) PDL and GF (playing fields)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area Yes Rottingdean Neighbourhood Plan Area
	Surrounding Land Uses Predominately residential. Close to High Street with mix of A uses.
	Surrounding Area Density 10dph
Current Use / Former Use & Condition of Site Former school with playing fields (D1)	
Site In Use Or Vacant Vacant	
Relevant Planning History 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	
Vehicular access	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.
Distance to Strategic Road Network	6km to A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	C6.5km to Brighton Station; 6.5km to Falmer Station Several bus services available from central Rottingdean area c150m

Primary School	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)
Secondary School	Longhill School 1,700m (capacity on 17/18 allocation day)
GP Surgery	Rottingdean & Saltdean Medical Practice , Meadow Parade, Rottingdean (1,150m) Saltdean & Rottingdean Medical Practice, Longridge Avenue, Saltdean (1,930m) (both accepting patients 09/17)
Local centre or convenience shops	High Street Rottingdean Local Shopping Centre <50m
Park / Play area	Kipling Gardens <300m Rottingdean Fields c. 600m
Access to Utilities including broadband exchange	Rottindgean Exchange c.500m (good access) Unlikely to be issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Site boundary is in very close proximity to Rottingdean High Street AQMA.
Noise	Southern part of site has road noise levels of between within 55-65dcbL.
Flood risk	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.
Groundwater Source Protection Zone	Not within
International Ecological Designations (SAC)	None on site. Castle Hill SAC c3,000m
National Ecological Designations (SSSI)	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).
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	Black Rock to Friars Bay RIGS c170m
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	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).
Archaeological Value (ANA)	Part of site within Rottingdean ANA
Contamination/remediation or geological issues	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.
Topography and gradients	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.
Site within Article 4 Direction	Within Rottingdean Conservation Area Article 4 Direction (mainly relates to minor householder developments)
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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)
SHLAA Analysis (where relevant)	
Site Capacity	93
Implied Site Density	0.86ha school campus + 1.1ha open space = 1.96ha area of development = 47dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Predominantly residential with nearby retail area (Rottingdean Local Centre)
Land ownership and control – no constraints or complex multiple ownership	Fairfax own the site. No constraints known.
Willingness of land owner to develop site	Recent applications suggest owner is willing to develop site
Achievability	1-5 year supply
Overall Summary	

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

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

	17/18) Whitehawk City Academy 1670m (capacity on allocation day 17/18)
Secondary School	Longhill School 4100m (catchment) (capacity on allocation day 17/18)
GP Surgery	Broadway Surgery (Wellsbourne Centre) 1,300m (currently accepting patients 11/17)) Ardingly Court Surgery, Brighton 2,300m (currently accepting patients 11/17)
Local centre or convenience shops	Whitehawk Road Local Centre 400m Asda & Brighton Marina shops 650m(although very poor links to site across A259)
Park / Play area	East Brighton Park 350m
Access to Utilities including broadband exchange	Nearest broadband 1600m (good access) Unlikely to be existing utilities on site, however adjacent to existing resident area.
Constraints	
Asset of Community Value	No
AQMA	Not within AQMA
Noise	High levels of road noise across site between 60-74dcbls reflecting proximity to the A259.
Flood risk	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.
Groundwater Source Protection Zone	Not within GSPZ.
International Ecological Designations (SAC)	Not on site. Castle Hill SAC 4,000m
National Ecological Designations (SSSI)	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)
Local and other Ecological Designations (SNCI/LNR)	The entire site is a newly designated LWS – Cliff Road Paddock, designated for chalk grassland with reptiles. Sheepcote Valley SNCI 150m.
Geological designations	Black Rock to Newhaven Cliffs SSSI & RIGS <20m (SSSI/RIGS adjacent to sea-side of A259) separated from site by the A259
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	Not within or adjacent to any heritage assets.
Archaeological Value (ANA)	Within ANA (Roedean)
Contamination/remediation or geological issues	Unknown but considered unlikely.
Topography and gradients	Site slopes steeply in a north to south direction, with approximately 4m level change.

Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No, however it is noted that the adjacent Marina is a tall building node.
Within District Heat Network Opportunity Area	No, however in close proximity to Brighton Marina Heat Network Opportunity Area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	10
Implied Site Density	11dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC owned. Site covered by a covenant which restricts the number of dwellings that can be delivered.
Willingness of land owner to develop site	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.
Achievability	Achievable within medium term (6-10 years)
Overall Summary	
<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	
	Site Name / Address 25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton, BN1 4QL
	Ward Preston Park ward
	Site Area (ha) 0.09
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA4
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses 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.
	Surrounding Area Density Round Hill Area – 62dph
Current Use / Former Use & Condition of Site	Various businesses registered at Beaconsfield Workshops and Studios including car garages, fashion accessories, decorators, photographers, graphic designers. Exact use class unknown.
Site In Use Or Vacant	In use
Relevant Planning History	None

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

	17/18) Cardinal Newman 1655m (no spare capacity on allocation day 17/18)
GP Surgery	Preston Park Surgery 270m (accepting new patients 10/17)
Local centre or convenience shops	London Road Town Centre 110m Beaconsfield Road Local Centre 160m
Park / Play area	Preston Park 300m
Access to Utilities including broadband exchange	Nearest broadband exchange 1,700m Unlikely to be issues with other utilities due to existing uses on site.
Constraints	
Asset of Community Value	No
AQMA	Adjacent to AQMA
Noise	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.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site or within close proximity Castle Hill SAC 6,000m
National Ecological Designations (SSSI)	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 3,000m
Local and other Ecological Designations (SNCI/LNR)	London Road LWS 180m
Geological designations	None on site.
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Not within ANA however adjacent to Preston Villa ANA
Contamination/remediation or geological issues	Possibly due to former uses, however unknown.
Topography and gradients	Situated on fairly level ground
Site within Article 4 Direction	Situated within Central Brighton, NEQ and London Rd Article 4 Direction Area for office to residential.
Opportunities	
Within Tall Building Area	Not within London Road TBC although in close proximity.
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	

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
SHLAA Analysis (where relevant)	
Site Capacity	15
Implied Site Density	166dph
Viability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	One owner. Workshops are let on individual leases to the various businesses.
Willingness of land owner to develop site	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.
Achievability	Achievable in long-term (11-15 year)
Overall Summary	
<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.</p> <p>The site is adjacent to the Grade II* listed London Road Railway Viaduct and is likely to be within its setting. Although not within the AQMA, the site is situated between Beaconsfield Road and London Road both of which are within the AQMA. 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.</p> <p>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	
	Site Name / Address 60-62 & 65 Gladstone Place Brighton BN2 3QE
	Ward Hanover & Elm Grove
	Site Area (ha) 0.16
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA3
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses 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.
	Surrounding Area Density 44pdh
Current Use / Former Use & Condition of Site	Currently occupied as B1/B8 use by music equipment distributor (GAK) - looking to relocate larger site
Site In Use Or Vacant	In use
Relevant Planning History	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	
Vehicular access	Existing access to site via Gladstone Place. Site situated at end of cul-de-sac
Distance to Strategic Road Network	3,700m to A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	Situated 200m from Lewes Road with numerous bus services. Moulsecoomb train station 1,300m

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

	<p>CP15 Heritage HE3 Setting of Listed Buildings HE11 Historic Parks & Gardens Site bounded by Woodvale, Extra-mural & 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>
SHLAA Analysis (where relevant)	
Site Capacity	10
Implied Site Density	62dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Existing commercial site situated within a residential area. In close proximity to Lewes Road mixed use area.
Land ownership and control – no constraints or complex multiple ownership	Unknown. Pre –app PRE2016/05005 suggests prospective purchaser– McLaren Property
Willingness of land owner to develop site	Pre-application discussions suggest owner is willing to develop site.
Achievability	Achievable in medium term (6-10)
Overall Summary	
<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 & 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>	

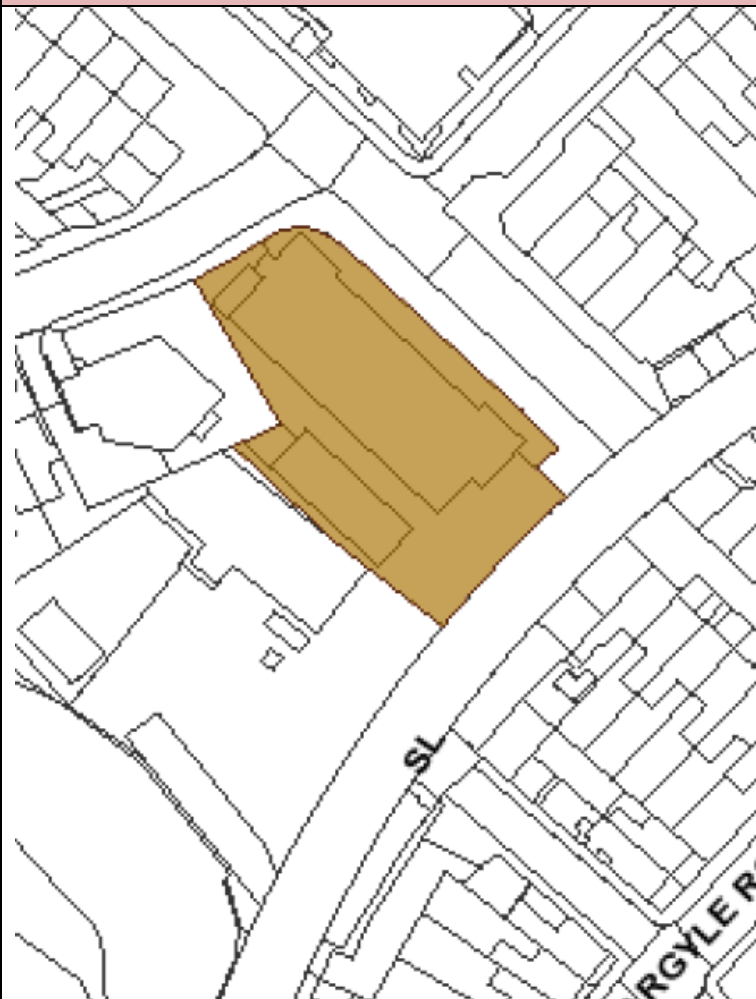
Site Profile 76-79 & 80 Buckingham Road, Brighton

Site Details	
	Site Name / Address 76-79 & 80 Buckingham Road , Brighton, BN1 3RJ
	Ward St Peter's & North Laine
	Site Area (ha) 0.13
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Predominantly residential in the immediate vicinity of the site. Close to Brighton Regional Centre
	Surrounding Area Density Buckingham Rd consist of terraces of mid 19 th century 3 storey houses, many of which have been converted to flats c.150dph
Current Use / Former Use & Condition of Site	Formerly used as health facilities (D1) and two dwellings (C3)
Site In Use Or Vacant	Vacant
Relevant Planning History	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

Proximity of services	
Vehicular access	Current access via Buckingham Road, Buckingham Street and Upper Gloucester Road.
Distance to Strategic Road Network	4,000m to A27 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop 230m from site with various regular services Brighton Station 290m from site
Primary School	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)
Secondary School	Cardinal Newman 1880m (no capacity allocation day 17/18) Dorothy Stringer 2890m (no capacity 17/18 allocation day)
GP Surgery	Brighton Station Health Centre 260m (accepting new patients)
Local centre or convenience shops	Convenience shop <50m. 160m to shops within Brighton Regional Centre
Park / Play area	St Ann's Wells Gardens 730m
Access to Utilities including broadband exchange	Broadband exchange 1400m (good access) Unlikely to be issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	Not within, but immediately adjacent.
Noise	Less than 55dcbLs
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 6,500m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI & NNR 6,500m Brighton to Newhaven Cliffs SSSI 2,900m
Local and other Ecological Designations (SNCI/LNR)	None on site. Brighton Station SNCI 380m
Geological designations	None on site.
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Not within ANA
Contamination/remediation or geological issues	Unknown but unlikely
Topography and gradients	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.

Site within Article 4 Direction	Yes in relation to the Conservation Area.
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No but in very close proximity to the New England Quarter and London Road opportunity area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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
SHLAA Analysis (where relevant)	
Site Capacity	34
Implied Site Density	261dph
Viability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC own the freehold Buckingham Developments submitted planning application
Willingness of land owner to develop site	Recent extant and new planning application suggests willingness to develop site.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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: 87 Preston Road, Brighton (former City College building)

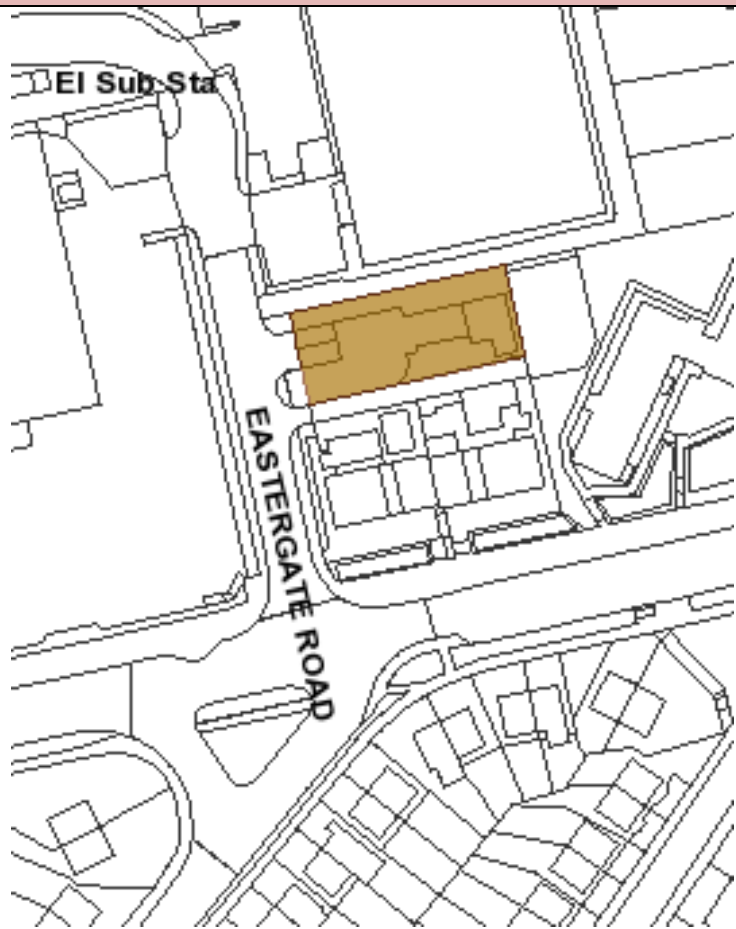
Site Details	
	Site Name / Address 87 Preston Road, Brighton, BN1 4QG
	Ward Preston Park
	Site Area (ha) 0.14
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA4
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Situated on Preston Road/London Road mixed commercial area; adjacent to Railway Viaduct.
	Surrounding Area Density NEQ c.45dph London Rd c33dph
Current Use / Former Use & Condition of Site	87 Preston Road formerly used by city college for educational uses (D1).
Site In Use Or Vacant	City College building vacant since September 2016.
Relevant Planning History	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	
Vehicular access	Existing vehicular access to site.
Distance to Strategic Road Network	Located on main A road. 4.3km to nearest junction of A23/A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	Numerous regular bus services available from London road London Road train station 500m
Primary School	Downs Infant 750m (some capacity allocation day 17/18)

	Stanford Infants 810m (no capacity allocation day 17/18)
Secondary School	Cardinal Newman 1460m (no capacity allocation day 17/18) Dorothy Stringer 1570m (no capacity allocation day)
GP Surgery	Preston Park Surgery 310m (accepting new patients 10/17)310m
Local centre or convenience shops	London Road Town Centre 70m
Park / Play area	Preston Park 150m
Access to Utilities including broadband exchange	Nearest broadband exchange 1,700m Unlikely to be issues with other utilities due to existing uses on site.
Constraints	
Asset of Community Value	No
AQMA	Yes within.
Noise	Road noise between 60-75 dcbl on site. Adjacent to railway viaduct.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site or within close proximity Castle Hill SAC 6,000m
National Ecological Designations (SSSI)	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 3,000m
Local and other Ecological Designations (SNCI/LNR)	London Road LWS 60m
Geological designations	None on site.
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Part of site lies within Preston Park Villa ANA
Contamination/remediation or geological issues	Unknown but considered unlikely due to former uses.
Topography and gradients	87 Preston Road situated on level ground.
Site within Article 4 Direction	Yes within Office to Residential Article 4 Direction Area.
Opportunities	
Within Tall Building Area	Yes London Road TBC

Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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
SHLAA Analysis (where relevant)	
Site Capacity	25
Implied Site Density	178dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Preston Road Apartments submitted planning application for 87 Preston Road in July 2017.
Willingness of land owner to develop site	87 Preston Road – willing to develop site. Application approved in July 2017. Some pre-commencement conditions approved.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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.</p> <p>It is unknown whether the site has any potential for contamination.</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 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>	

Site Profile Eastergate Road Garages, Moulsecomb

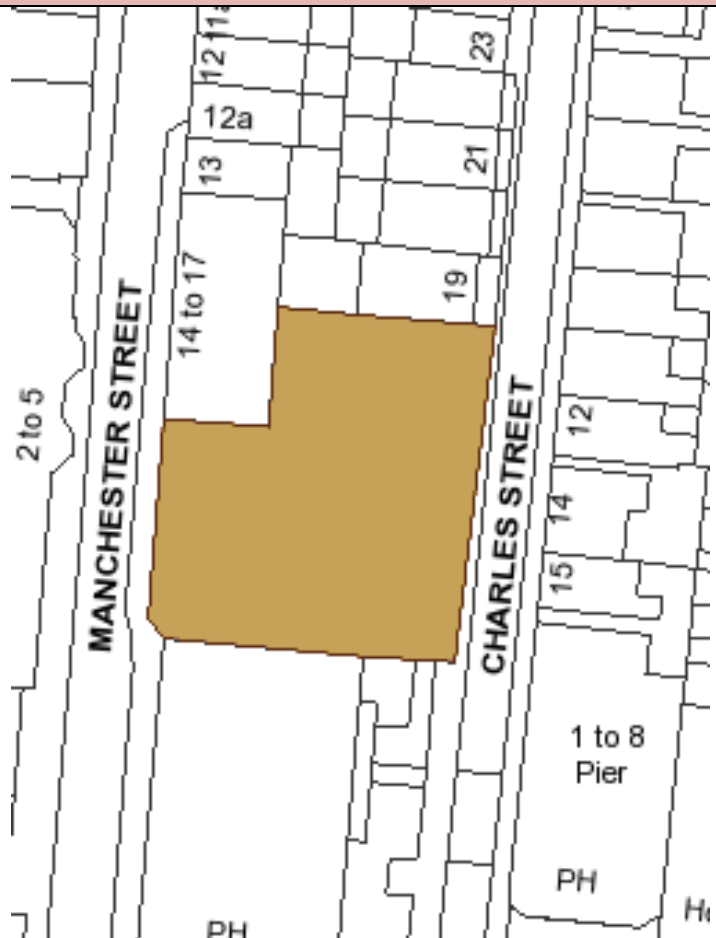
Site Details		
	Site Name / Address	Eastergate Road Garages, Moulsecomb, Brighton BN2 4PB
	Ward	Moulsecomb & Bevendean
	Site Area (ha)	0.07
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	DA3
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Moulsecomb & Fairways Industrial Estate, bingo hall, small parade of shops, some residential including flats and semi-detached properties.
	Surrounding Area Density	21dph overall, although located adjacent to a 3 storey flatted development.
Current Use / Former Use & Condition of Site		BHCC owned garage site. Site largely cleared with only 2 garages remaining.
Site In Use Or Vacant		In use (2 garages let) / Site also used by Mears group for storage and parking.
Relevant Planning History		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	
Vehicular access	Existing access from Eastergate Road
Distance to Strategic Road Network	1,800m to A27 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	100m to bus stop – bus service every 10 minutes. Additional bus services available from Lewes Road (400m) 1,400m to Moulsecomb train station
Primary School	Moulsecomb Primary 500m (capacity on allocation day 17/18)
Secondary School	BACA 1,000m (capacity on allocation day 17/18)

GP Surgery	The Avenues Surgery 1,100m (accepting new patients 11/17)
Local centre or convenience shops	Convenience store 100m from site; however no other shopping parade located nearby; nearest is Lewes Road District Centre 2,200m
Park / Play area	Hodshrove Park 400m
Access to Utilities including broadband exchange	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.
Constraints	
Asset of Community Value	No
AQMA	Not within AQMA
Noise	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.
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 1, 2 & 3.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 3,800m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 3,800m
Local and other Ecological Designations (SNCI/LNR)	None on site. Westlain plantation LWS 600m Bevendean Downland LNR 300m
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	SDNP boundary adjoins the Moulsecomb neighbourhood, however development of site unlikely to result in landscape issues due to existing surrounding urban context.
Heritage Assets	None on site or within vicinity.
Archaeological Value (ANA)	Not within ANA
Contamination/remediation or geological issues	Environmental Health indicated that the land is likely to be contaminated.
Topography and gradients	Situated on sloping ground, rising in an easterly direction. Natural gradient on the site changes by approximately 2m from west to east of site.
Site within Article 4 Direction	C3 to HMO A4 area
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
DA3	Within DA3
SHLAA Analysis (where relevant)	
Site Capacity	24 (SHLAA)
Implied Site Density	342dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC – approval to lease to YMCA
Willingness of land owner to develop site	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.
Achievability	Achievable in short term (1-5years)
Overall Summary	
<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	
	Site Name / Address Land between Manchester Street/Charles Street, Brighton, BN2 1TF
	Ward Queen's Park
	Site Area (ha) 0.06
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Mixed uses including residential, public house/night-club, language school.
Surrounding Area Density 	
Current Use / Former Use & Condition of Site	Currently used as a car-park
Site In Use Or Vacant	In use – car park
Relevant Planning History	BH2017/03841 replacement fencing approved. BH2016/02277 erection of replacement fencing – refused.

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

Park / Play area	Tarner Park 650m
Access to Utilities including broadband exchange	Broadband access 800m (good access) Unlikely to be issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Within AQMA
Noise	Part of site subject to road noise of 55-69dcb. l.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	Castle Hill SAC 5540m
National Ecological Designations (SSSI)	Castle Hill SAC/NNR 5540m Black Rock to Newhaven Cliffs SSSI 2,000m
Local and other Ecological Designations (SNCI/LNR)	Volk's Railway SNCI 300m
Geological designations	Black Rock to Newhaven Cliffs RIGS 2,000m
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	In Little Laine ANA.
Contamination/remediation or geological issues	Unknown.
Topography and gradients	Level site
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No – within Conservation Area.
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
	HE3 Within setting of listed building HE6 Within Conservation Area CP6 Within hotel core zone.
SHLAA Analysis (where relevant)	
Site Capacity	12
Implied Site Density	200dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	NEK Holdings Ltd
Willingness of land owner to develop site	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.
Achievability	Achievable in long-term (11-15 years)
Overall Summary	
<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 situated within the AQMA and 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.</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 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

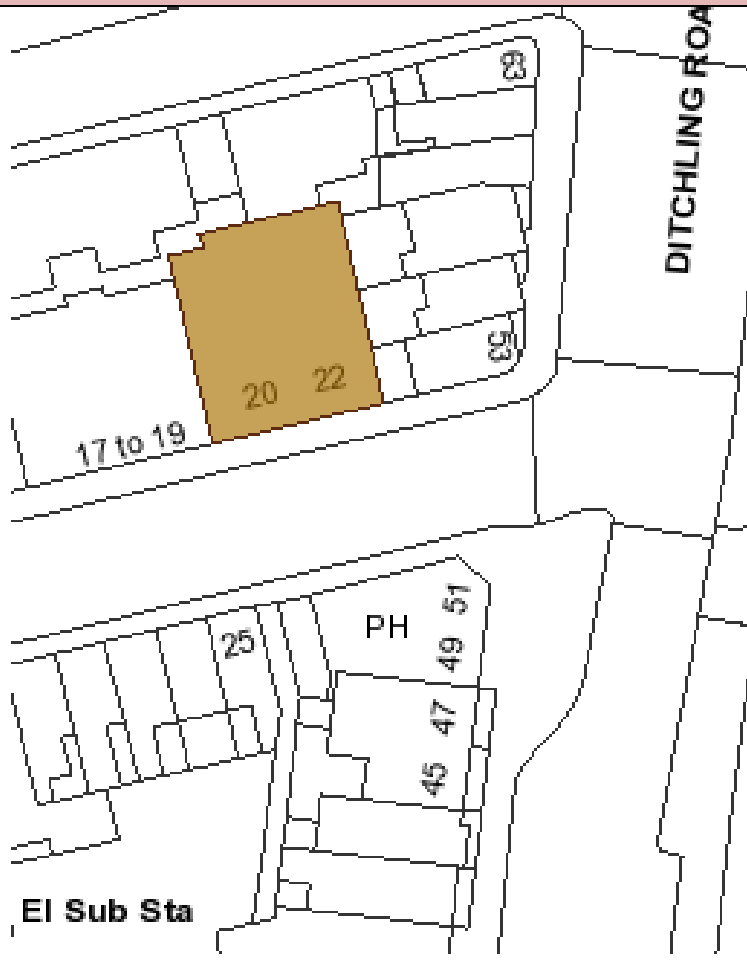
Site Details	
	Site Name / Address Preston Park Hotel, 216 Preston Road, Brighton, BN1 6UU
	Ward Withdean
	Site Area (ha) 0.25
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Predominantly residential, school adjacent.
Surrounding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

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

Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 6,100m from site
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 6,100m from site
Local and other Ecological Designations (SNCI/LNR)	None on site. Tivoli Copse & Railway Woodland LWS 250m Eldred Avenue & Withean Woods proposed and declared LNR 700m TPO covering most of site.
Geological designations	None on site.
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Not within.
Contamination/remediation or geological issues	Unlikely.
Topography and gradients	Level site.
Site within Article 4 Direction	Yes (relating to the Conservation Area)
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
HE6 CP6	Development within or affecting the setting of conservation areas. Outside Hotel Core Zone
SHLAA Analysis (where relevant)	
Site Capacity	22
Implied Site Density	88dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Preston Park Hotel Ltd
Willingness of land owner to develop site	Recent planning application suggests willingness to develop site.

Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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: George Cooper House, 20-22 Oxford Street, Brighton

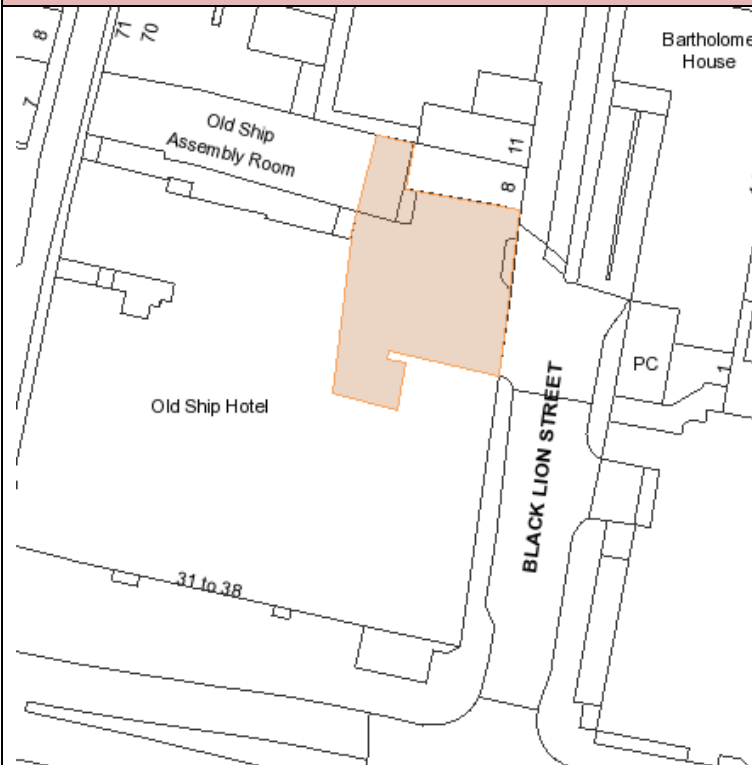
Site Details	
	Site Name / Address George Cooper House, 20-22 Oxford Street, Brighton, BN1 4LA
	Ward St Peter's & North Laine
	Site Area (ha) 0.02
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA4
	Within JAAP No
	Within Neighbourhood Area No
Surrounding Land Uses Predominantly retail at ground floor level with residential above, other uses nearby include health and a pub.	
Surrounding Area Density Central London Road 18dph due to nature of residential being situated above commercial properties.	
Current Use / Former Use & Condition of Site	Former housing office (B1a)
Site In Use Or Vacant	Vacant.
Relevant Planning History	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	
Vehicular access	Site situated on Oxford Street, although there is no other access to the site.
Distance to Strategic Road Network	4,600m to A27/A23 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop <10m from site with numerous regular services Brighton Station 480m
Primary School	St Bartholemew's CE Primary 240m (capacity on allocation day)

	17/18) Downs Infant 860m (some capacity on allocation day 17/18)
Secondary School	Varndean 2,100m (no capacity on allocation day 17/18) Dorothy Stringer 2240m (no capacity on allocation day 17/18)
GP Surgery	St Peter's Medical Centre, Oxford Street, 30m
Local centre or convenience shops	Situated within London Road Town Centre with numerous shops and services.
Park / Play area	The Level 50m
Access to Utilities including broadband exchange	Broadband exchange 1180m (good access) Unlikely to be issues as utilities existing on site.
Constraints	
Asset of Community Value	No
AQMA	Within AQMA
Noise	Road noise between 55-59 dcbls.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 4,900m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 4,900m Black Rock to Newhaven cliffs SSSI 2,600m
Local and other Ecological Designations (SNCI/LNR)	Brighton Station LWS 350m
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Not within ANA.
Contamination/remediation or geological issues	Unknown but unlikely based on former use.
Topography and gradients	Situated on level ground.
Site within Article 4 Direction	Within A4 office to residential area.
Opportunities	
Within Tall Building Area	No but adjacent to London Road tall building corridor.
Within District Heat Network Opportunity Area	In the New England Quarter heat cluster opportunity area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	

Site Capacity	10
Implied Site Density	500dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC owned - housing
Willingness of land owner to develop site	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.
Achievability	Achievable in short term (1-5years)
Overall Summary	
<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>	

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

Site Details	
	Site Name / Address Old Ship Hotel, 31-38 Kings Road, Brighton, BN1 1NR
	Ward Regency
	Site Area (ha) 0.04ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
Surrounding Land Uses Within Central Brighton area with various mixed uses including hotels, office, car-parking and various A uses.	
Surrounding Area Density 	
Current Use / Former Use & Condition of Site	Garage, valet parking for the hotel, and staff accommodation block forming part of hotel (no longer used)
Site In Use Or Vacant	In use as car-park only.
Relevant Planning History	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	
Vehicular access	Access to site via Black Lion Street
Distance to Strategic Road Network	Adjacent to A259. 6,200m to nearest junction of A27.
Public Transport Access (train station/bus route/distance to nearest bus stop)	Numerous bus services available from the Old Steine/North Street c.200m Brighton train station 1,200m
Primary School	Middle Street Primary 300m (no capacity allocation day 17/18)
Secondary School	Cardinal Newman 2760m (no capacity allocation day 17/18) Dorothy Stringer 3475m (no capacity allocation day 17/18)
GP Surgery	Pavilion Surgery, Old Steine 220m (accepting new patients 11/17)
Local centre or convenience shops	Within central Brighton – various shops and services within close

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

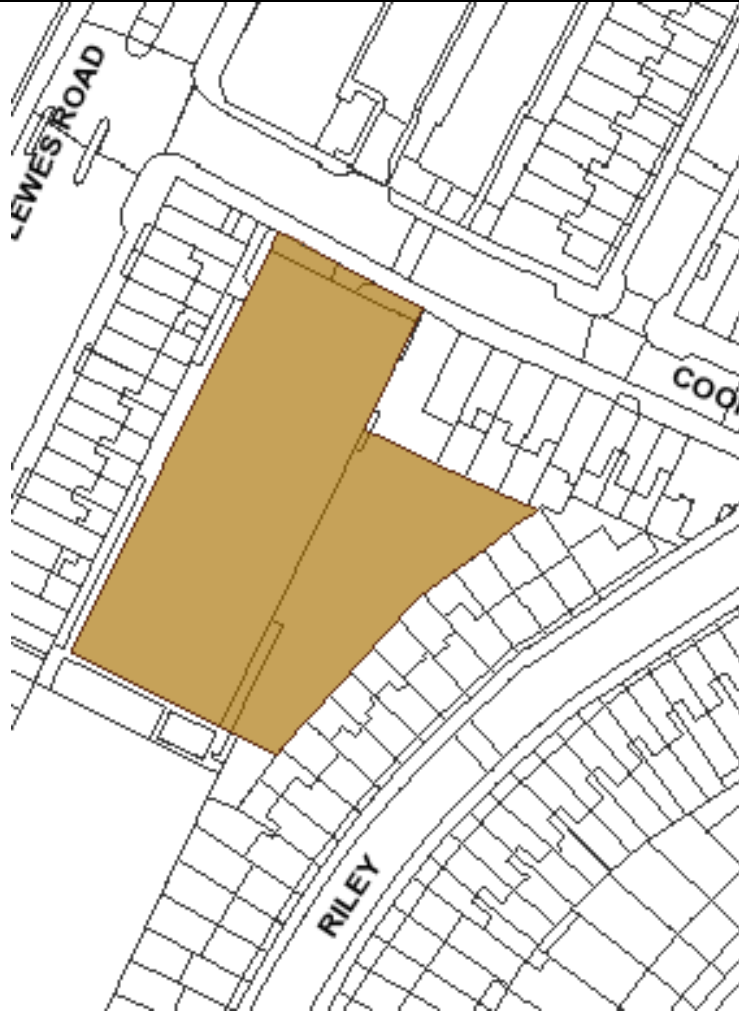
Site Details	
	Site Name / Address Saunders Glassworks, Sussex Place, Brighton, BN2 9QN
	Ward Queen's Park
	Site Area (ha) 0.14ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Within a mixed use area. Situated to the rear of 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.
Surrounding Area Density C.68 across Hanover & Elm Grove area, although Albion Hill neighbourhood has pockets of higher density housing.	
Current Use / Former Use & Condition of Site	Former glassworks. Buildings demolished and site cleared 2013. Currently used as coach park.
Site In Use Or Vacant	Vacant. Site demolished/ site cleared.
Relevant Planning History	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	
Vehicular access	Existing road access to site via Sussex Place.
Distance to Strategic Road Network	C5,000m to A23/A27 junction

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

Within Tall Building Area	Not within a tall building node or corridor.
Within District Heat Network Opportunity Area	Within Edward Street Heat Network Opportunity Area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
	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.
SHLAA Analysis (where relevant)	
Site Capacity	49
Implied Site Density	350dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Unknown however presumed no issues due to planning consent.
Willingness of land owner to develop site	Yes. Recent planning consent and some demolition and site preparation works indicates willingness to develop site.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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 clearance having taken place and some pre-commencement conditions discharged, indicating that the owner is willing to develop the site. The site is suitable for residential development, subject to mitigation.</p>	

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

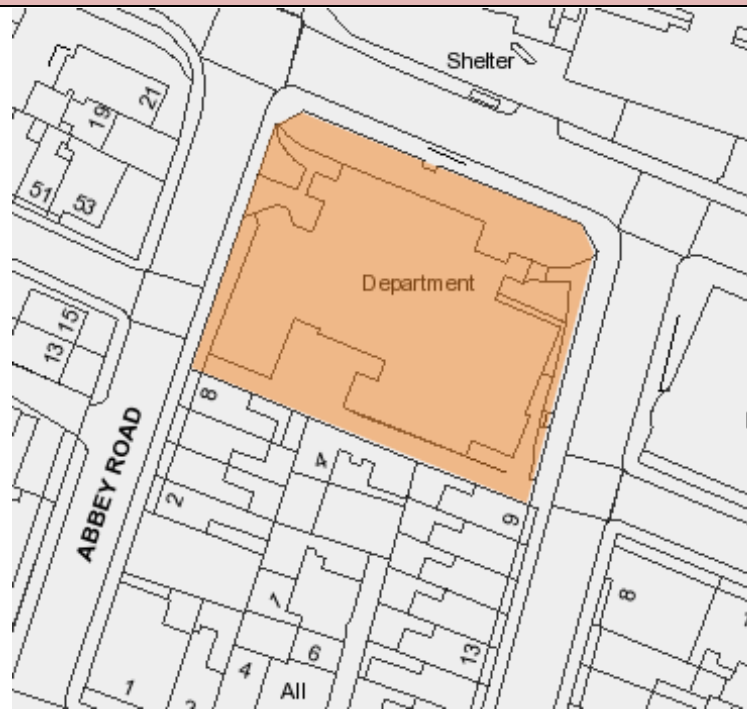
Site Details	
	Site Name / Address Tyre Co, 2-16 Coombe Road, Brighton, BN2 4EA
	Ward Moulsecoomb & Bevendean
	Site Area (ha) 0.32
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA3
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Located behind mixed use (residential/retail) fronting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

Proximity of services	
Vehicular access	Site has existing road access to site via entrance on Coombe Road.
Distance to Strategic Road Network	3,000m to A27 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	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
Primary School	Coombe Road Primary 360m (spare capacity allocation day 17/18) St Martins CE Primary 720m (limited capacity allocation day

	17/18)
Secondary School	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.
GP Surgery	Church Surgery 50m (accepting new patients 09/17)
Local centre or convenience shops	Convenience store 0m from site. Lewes Road District Centre c.100m Sainsburys c.100m
Park / Play area	Saunders Park c.50m
Access to Utilities including broadband exchange	Kemptown exchange c. 1,600m (good access) Unlikely to be issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	Within AQMA
Noise	Road traffic daytime noise between 55-75dcbL adjacent to site
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 1, 2 and 3.
International Ecological Designations (SAC)	None on site nor within close proximity. Castle Hill SAC >4,500m
National Ecological Designations (SSSI)	None on site nor within close proximity. Black Rock to Friars Bay SSSI c.3000m Castle Hill SSSI >4,500m
Local and other Ecological Designations (SNCI/LNR)	None on nor adjacent to site. Some within close proximity. Woodvale Cemetery LWS <300m Crespin Way LWS <400m Bevendean Downland LNR <600m
Geological designations	None within or adjacent to site
Recreational Value	None
Landscape Issues / SDNP	Unlikely
Heritage Assets	None within or adjacent to site Woodvale Cemetery Historic Park and Garden c.400m
Archaeological Value (ANA)	None within or adjacent to site
Contamination/remediation or geological issues	Unknown.
Topography and gradients	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.
Site within Article 4 Direction	None of relevance
Opportunities	
Within Tall Building Area	Within Lewes Road TBC
Within District Heat Network Opportunity Area	Not within HNOA Fairly close proximity (200m) to Brighton University HNOA

Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	33
Implied Site Density	103dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Big Yellow Self Storage
Willingness of land owner to develop site	Unknown. Not put forward during call for sites. No recent planning applications. Appears to be well used for storage purposes.
Achievability	Achievable in long term (11-15 years)
Overall Summary	
<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. Any change of use would need to meet the policy tests of CP3.5 regarding proving redundancy. 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.</p>	

Site Profile RSCH Outpatients Department

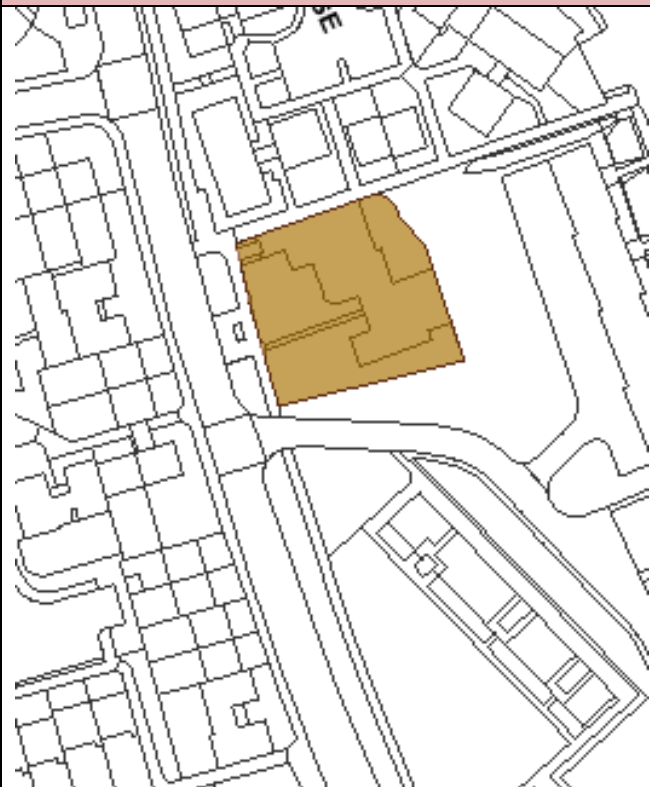
Site Details	
	Site Name / Address Eastern Road, Brighton, BN2 5BE
	Ward East Brighton
	Site Area (ha) 0.22ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA Yes DA5 Eastern Rd and Edward Street
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Opposite Royal Sussex County Hospital; near to Brighton College; and residential.
Surrounding Area Density 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.	
Current Use / Former Use & Condition of Site	In use as RSCH out-patients department (D1).
Site In Use Or Vacant	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.
Relevant Planning History	BH2006/01611 for windows - approved Bh2005/05670 for windows – refused.

Proximity of services	
Vehicular access	Current access via Eastern Road. Access could also be gained from Abbey Road or Paston Place.
Distance to Strategic Road Network	c. 8.3km to nearest junction on A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop c.10m from site with regular services (every 7 minutes).
Primary School	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)
Secondary School	Nearest school Cardinal Newman 4126m (no capacity allocation day 19/20) Nearest catchment school Varndean 4286m (no capacity allocation day 19/20)
GP Surgery	Wellsbourne Centre, 179 Whitehawk Road, c2,000m (accepting new patients 03/19)
Local centre or convenience shops	St George's Road Local Centre c. 280m with various shops and services.
Park / Play area	Queen's Park c.900m
Access to Utilities including broadband exchange	Kemptown Exchange c.1,000m (good access) Unlikely to be issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Within AQMA
Noise	Less than 55dcbcls.
Flood risk	Within flood zone 1. No risk of surface water on site. GW levels more than 5m below surface. No historic flooding incidents on site.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 4,800m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI & NNR 4,800m Brighton to Newhaven Cliffs SSSI 1,400m
Local and other Ecological Designations (SNCI/LNR)	None on site. Stevenson Road Quarry LWS (new LWS) 550m Whitehawk Hill LNR 350m
Geological designations	None on site Black Rock to Friars Bay RIGS1,000m
Recreational Value	None.
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	No ANA on site.
Contamination/remediation or geological issues	Unknown. Potential due to medical uses.
Topography and gradients	Site slopes steeply downwards in a north to south direction.
Site within Article 4 Direction	No.
Opportunities	
Within Tall Building Area	Within Eastern Road tall building corridor which incorporates several existing tall buildings. Opposite RSCH which incorporates tall buildings.
Within District Heat Network Opportunity Area	Within Eastern Road Heat Network Opportunity Area.

Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	35
Implied Site Density	159dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Situated within a mixed area comprised of residential, hospital and educational uses, on main transport route with good access to bus services.
Land ownership and control – no constraints or complex multiple ownership	Mid Group.
Willingness of land owner to develop site	Put forward for residential (C3) use (for key-workers/hospital staff) during consultation on CPP2 by Mid Group. Put forward for c.80 dwellings.
Achievability	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.
Overall Summary	
<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 Whitehawk Clinic, Whitehawk Road, Brighton

Site Details	
	Site Name / Address Whitehawk Clinic, Whitehawk Road, Brighton, BN2 5FR
	Ward East Brighton
	Site Area (ha) 0.1ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Predominantly residential
	Surrounding Area Density 39dph across E. Brighton although in close proximity to higher density 3 storey flatted development.
Current Use / Former Use & Condition of Site	Clinic. D1
Site In Use Or Vacant	Vacant
Relevant Planning History	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	
Vehicular access	Site on Whitehawk Road, however no existing vehicular access onto site.
Distance to Strategic Road Network	6,500m to nearest A27 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop 0m with regular bus service (every 7 minutes)
Primary School	City Academy Whitehawk 530m (capacity on allocation day 17/18) St Marks' CE Primary 700m (limited capacity on allocation day 17/18)
Secondary School	Catchment secondary school –Longhill 5100m (capacity on allocation day 17/18) Nearest school –Varndean (not catchment) 4500 (no capacity on allocation day 17/18)
GP Surgery	Wellsbourne Health Centre 290m (accepting new patients 11/17)

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

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.

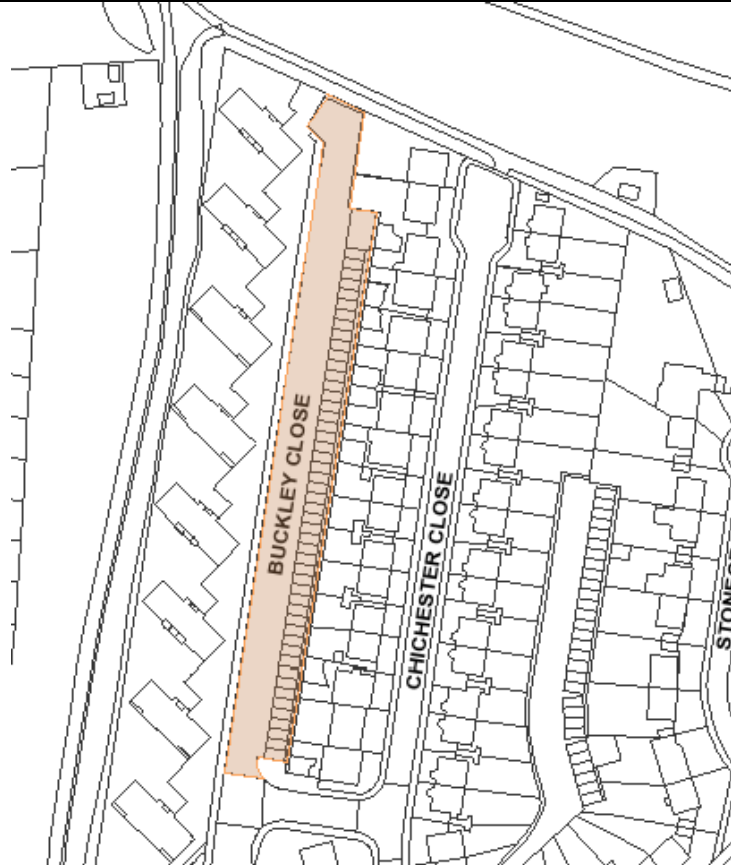
Groundwater levels more than 5m below surface. The site is within 500m of an LNR and could result in increased recreational pressure. The site has policy constraints relating to loss of community facilities.

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.

Site Profile: Land at Buckley Close Garages, Hove


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

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

Access to Utilities including broadband exchange	Broadband exchange 1800m Unlikely to be issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	No
Noise	Entire site subject to noise levels between 55-59dcbLs.
Flood risk	In flood zone 1. No historic flooding incidents on site, No risk of surface water flooding. Groundwater located more than 5m below surface.
Groundwater Source Protection Zone	Within GSPZ 3.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 9300m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI /NNR 9300m Black Rock to Newhaven Cliffs 7400m
Local and other Ecological Designations (SNCI/LNR)	None on site. Dyke Trail South LWS c.50m from site. No TPOs on site.
Geological designations	None on site.
Recreational Value	None
Landscape Issues / SDNP	Unlikely due to proximity to adjacent housing; A27 and adjacent open spaces.
Heritage Assets	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.
Archaeological Value (ANA)	Within Hangleton Way ANA.
Contamination/remediation or geological issues	Unlikely due to current use of site.
Topography and gradients	Site slopes down in a south-easterly direction following the gradient of Hangleton Way.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
HE12	Scheduled ancient monuments and other important archaeological sites.
SHLAA Analysis (where relevant)	
Site Capacity	12
Implied Site Density	48dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Situated within a low density residential area, with fairly good access to the SRN and some local services and facilities.
Land ownership and control – no constraints or complex	BHCC

multiple ownership	
Willingness of land owner to develop site	BHCC owned site, part of New Homes for Neighbourhoods programme, which brings back into used under-used council owned sites. Planning application under consideration.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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>	

Site Profile Former playground, Swanborough Drive, Whitehawk

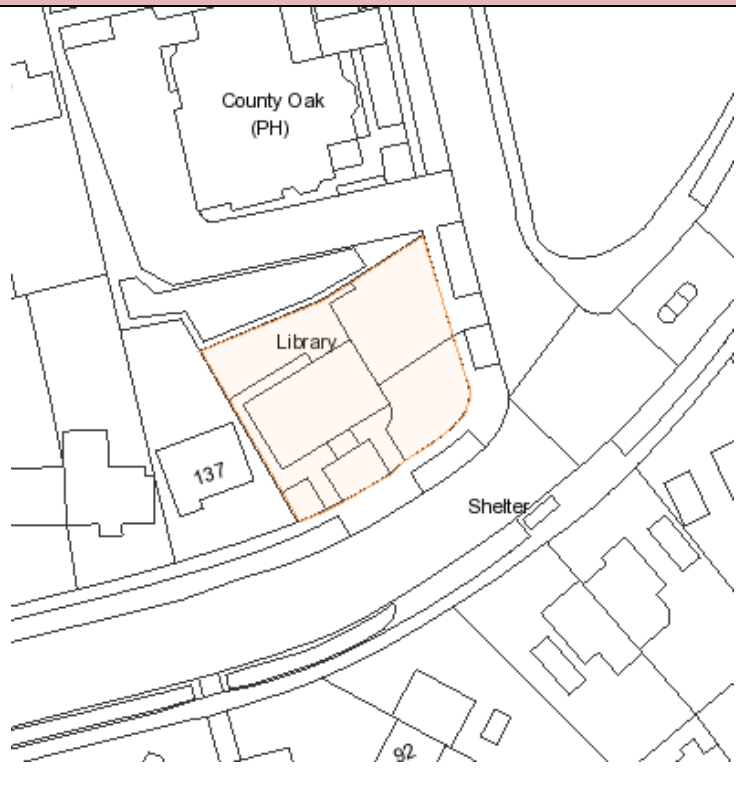
Site Details	
	Site Name / Address Former playground, Swanborough Drive, Whitehawk (BN2 5PH)
	Ward East Brighton
	Site Area (ha) 0.023ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Situating between some high rise residential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

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

Local centre or convenience shops	Convenience Store 130m
Park / Play area	Whitehawk Way playground 200m
Access to Utilities including broadband exchange	Broadband exchange 1,700m (good access) Unlikely to be other utilities on site.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Less than 55dcbLs.
Flood risk	Within flood zone 1. No risk of surface water flooding on site. Groundwater levels more than 5m below surface.
Groundwater Source Protection Zone	Not within GSPZ
International Ecological Designations (SAC)	None on site. Castle Hill SAC 4,500m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI & NNR 4,500m Brighton to Newhaven Cliffs SSSI 1,100m
Local and other Ecological Designations (SNCI/LNR)	None on site. Adjacent to Whitehawk Hill LNR. Wilson Avenue LWS 170; Sheepcote Valley LWS 250m.
Geological designations	None on site
Recreational Value	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.
Landscape Issues / SDNP	In fairly close proximity to SDNP however located within an existing urban context.
Heritage Assets	None on site or in close proximity.
Archaeological Value (ANA)	Whitehawk ANA on part of site.
Contamination/remediation or geological issues	Unlikely based on former uses.
Topography and gradients	Site slopes downwards in a north to south direction.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No however existing taller building adjacent to site.
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
CP16 HE12	Loss of designated open space – children's playspace Impacts on archaeology
SHLAA Analysis (where relevant)	
Site Capacity	39
Implied Site Density	195dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	A former playground within the residential area of Whitehawk, situated between two blocks of high density housing, adjacent to an allotments.
Land ownership and control – no constraints or complex multiple ownership	BHCC
Willingness of land owner to develop site	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.
Achievability	Medium term: 6-10 year supply
Overall Summary	
<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		
	Site Name / Address	Hollingbury Library, Carden Hill, Brighton BN1 8DA
	Ward	Hollingbury & Stanmer
	Site Area (ha)	0.063ha
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Predominantly residential. Adjacent to a pub. Opposite an area of open space (school grounds).
	Surrounding Area Density	21dph
Current Use / Former Use & Condition of Site		Former library. Part of site (c.50%) also has an open space designation (amenity greenspace)
Site In Use Or Vacant		Vacant (since October 2017)
Relevant Planning History		Bh2011/01276 – external signage - approved

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

AQMA	Not within
Noise	Less than 55dcbLs
Flood risk	Within flood zone 1; no risk of surface water flooding on site. Groundwater more than 5m below surface.
Groundwater Source Protection Zone	Within GSPZ 3.
International Ecological Designations (SAC)	Castle Hill SAC 4,800m
National Ecological Designations (SSSI)	Castle Hill SSSI 4,800m
Local and other Ecological Designations (SNCI/LNR)	Wild Park Local Nature Reserve 380m Hollingbury Industrial Estate LWS 770m
Geological designations	None
Recreational Value	None – library has been relocated.
Landscape Issues / SDNP	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.
Heritage Assets	Hollingbury Hillfort SM c.600m to the southeast of the site. No listed buildings or conservation areas in the vicinity of the site.
Archaeological Value (ANA)	Not within
Contamination/remediation or geological issues	Unlikely based on former use.
Topography and gradients	Site slopes fairly steeply downwards in a west to east direction and also a south to north direction
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
HO20	Retention of community facilities
CP16	Loss of amenity greenspace.
SHLAA Analysis (where relevant)	
Site Capacity	10
Implied Site Density	158dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Situated on a sloping site within an established low-density residential neighbourhood.
Land ownership and control – no constraints or complex multiple ownership	BHCC owned
Willingness of land owner to develop site	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.
Achievability	1-5 year supply (short-term)
Overall Summary	
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

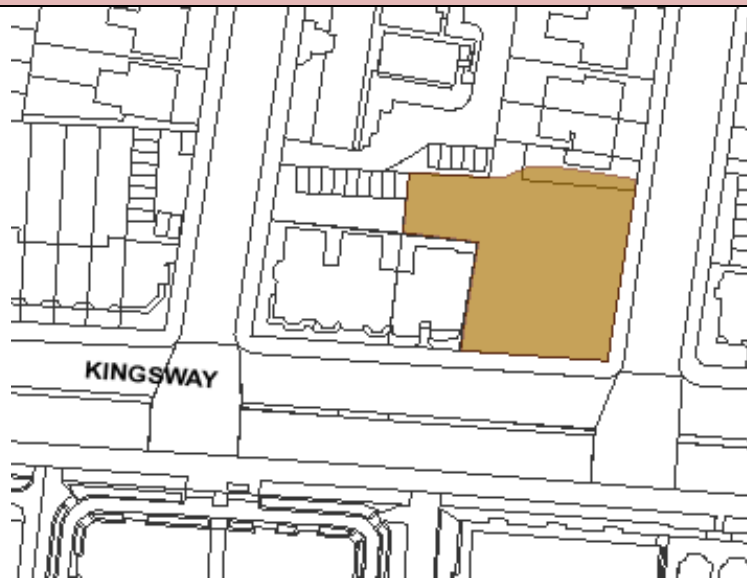
Site Details	
	Site Name / Address 29-31 New Church Road, Hove, BN3 4AD
	Ward Westbourne
	Site Area (ha) 0.41
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Predominantly residential, additionally close to health & community uses (Mental Health Hospital, School, Museum)
Surrounding Area Density 27pdh	
Current Use / Former Use & Condition of Site	In use as nursery and Place of Worship (Synagogue/Torah Montessori Nursery/Brighton & Hove Hebrew Congregation/Mark Luck Hall)
Site In Use Or Vacant	In use
Relevant Planning History	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	
Vehicular access	Existing access to site via New Church Road
Distance to Strategic Road Network	3,800m to nearest junction of A27.
Public Transport Access (train station/bus route/distance to nearest bus stop)	0m to regular bus services on New Church Road. Hove train station 1,500m; Aldrington Station 1000m
Primary School	West Hove Infants (Connaught Road) 550m (spare capacity on

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

Implied Site Density	100dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	In a prominent position of New Church Road, in a predominantly residential area, close to various facilities.
Land ownership and control – no constraints or complex multiple ownership	Brighton & Hove Hebrew Congregation
Willingness of land owner to develop site	Current planning application under consideration demonstrates willingness to develop site.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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 & 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 189 Kingsway, Hove

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

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

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

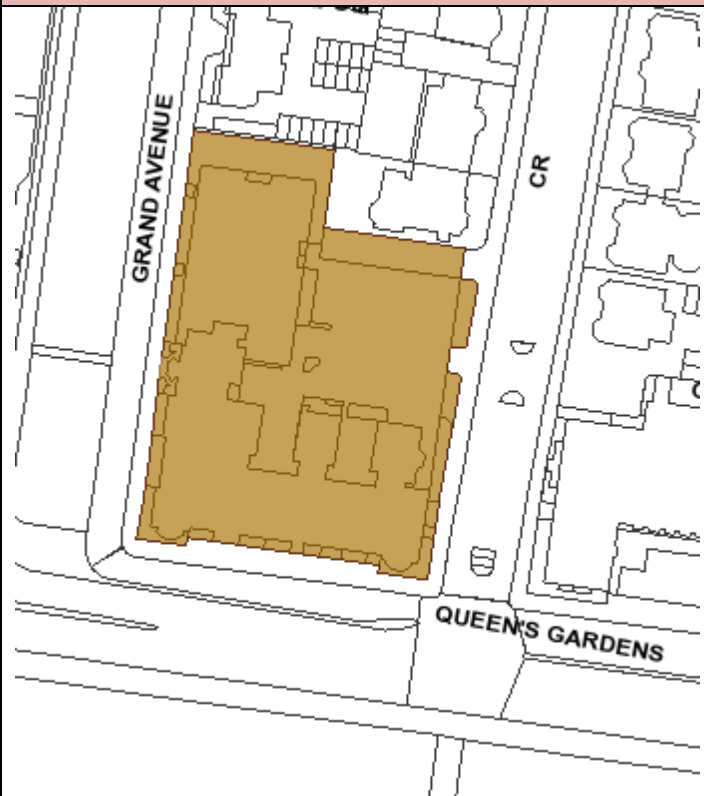
The site is unlikely to have any issues relating to biodiversity designations, geology, groundwater pollution, recreation, landscape and contamination.

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.

Site Profile: Kings House, Grand Avenue, Hove

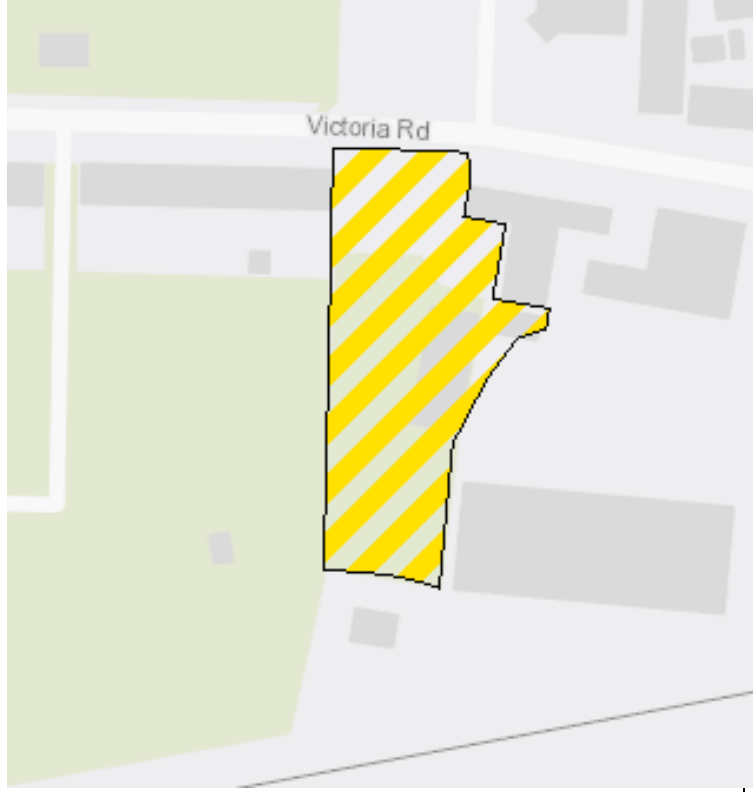
Site Details		
	Site Name / Address	Kings House, Grand Ave, Hove, BN3 2LS
	Ward	Central Hove
	Site Area (ha)	0.52
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Residential, open space.
	Surrounding Area Density	Flatted development and converted buildings therefore high density (>100dph)
Current Use / Former Use & Condition of Site		B1 offices. Recently vacated by BHCC
Site In Use Or Vacant		Vacant
Relevant Planning History		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	
Vehicular access	Good existing road access to site.
Distance to Strategic Road Network	4,100m to A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	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.
Primary School	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)
Secondary School	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)
GP Surgery	Trinity Medical Centre, Goldstone Villas Road (950m)

Local centre or convenience shops	Hove Town Centre (c300m)
Park / Play area	Hove Lawns adjacent St Ann Wells Gardens (c.1,200m)
Access to Utilities including broadband exchange	c.600m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	A259 within AQMA therefore part of site within and part of site immediately adjacent to AQMA.
Noise	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.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	c. 9,000m to Castle Hill SAC
National Ecological Designations (SSSI)	c. 9,000m to Castel Hill SSSI/NNR 4,400m to Black Rock to Newhaven Cliffs SSSI
Local and other Ecological Designations (SNCI/LNR)	Three Cornered Copse SNCI c2,500m
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	No issues likely
Heritage Assets	Kings House is a Grade II listed building. Situated within The Avenues Conservation Area.
Archaeological Value (ANA)	None on site
Contamination/remediation or geological issues	None known on site, however contamination considered unlikely based on former uses.
Topography and gradients	Site situated on level ground.
Site within Article 4 Direction	Within The Avenues Conservation Area Article 4 Direction (mainly relates to minor householder developments)
Opportunities	
Within Tall Building Area	The Avenues Conservation Area is not recommended for tall building (Urban Characterisation Study)
Within District Heat Network Opportunity Area	No
Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	169 units

Implied Site Density	325dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Building recently sold to Mortar Nova Grand Avenue (Rego Property & Pacific Investment).
Willingness of land owner to develop site	Current application under consideration suggests willingness to develop site.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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>	

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

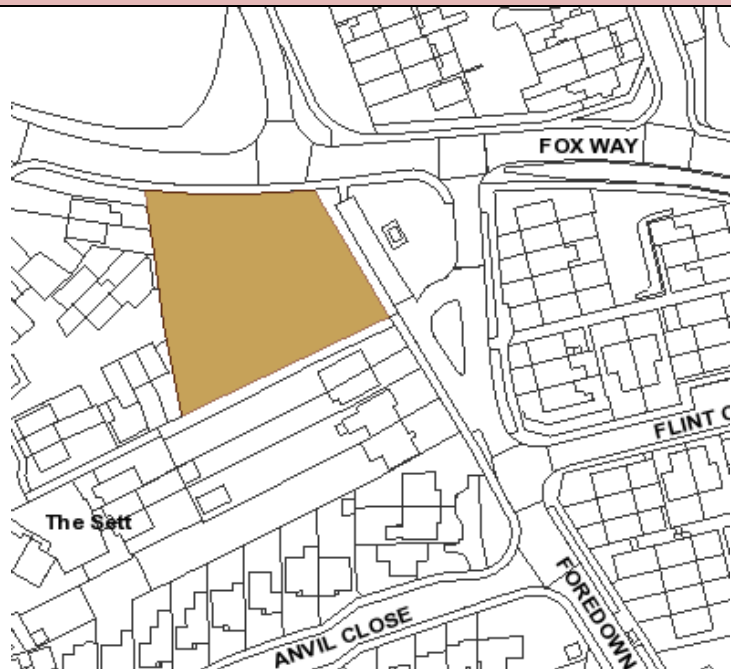
Site Details		
	Site Name / Address	Housing Office, Victoria Road, Portslade, BN41 1YF
	Ward	South Portslade
	Site Area (ha)	0.49ha
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Open space (cemeteries and outdoor sports: bowling),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

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

Park / Play area	Victoria Park 50m
Access to Utilities including broadband exchange	Broadband exchange 800m (good access) Utilities already on site serving existing building.
Constraints	
Asset of Community Value	No
AQMA	Not within. C.250m from the Portslade AQMA on Trafalgar Road and 400m from Boundary Road AQMA.
Noise	Less than 55dcbLs.
Flood risk	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.
Groundwater Source Protection Zone	Not within
International Ecological Designations (SAC)	None on site. Castle Hill SAC 11,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
Local and other Ecological Designations (SNCI/LNR)	None on site. Benfield Valley LWS 600m
Geological designations	None on site.
Recreational Value	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.
Landscape Issues / SDNP	None
Heritage Assets	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)
Archaeological Value (ANA)	Not within however Southern Cross ANA c.25m from site.
Contamination/remediation or geological issues	Unlikely based on current use.
Topography and gradients	On level ground.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	Yes in Shoreham Harbour Heat Network Cluster Area
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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
SHLAA Analysis (where relevant)	
Site Capacity	37
Implied Site Density	92dph

Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC ownership
Willingness of land owner to develop site	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.
Achievability	Achievable in short term (1-5years)
Overall Summary	
<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

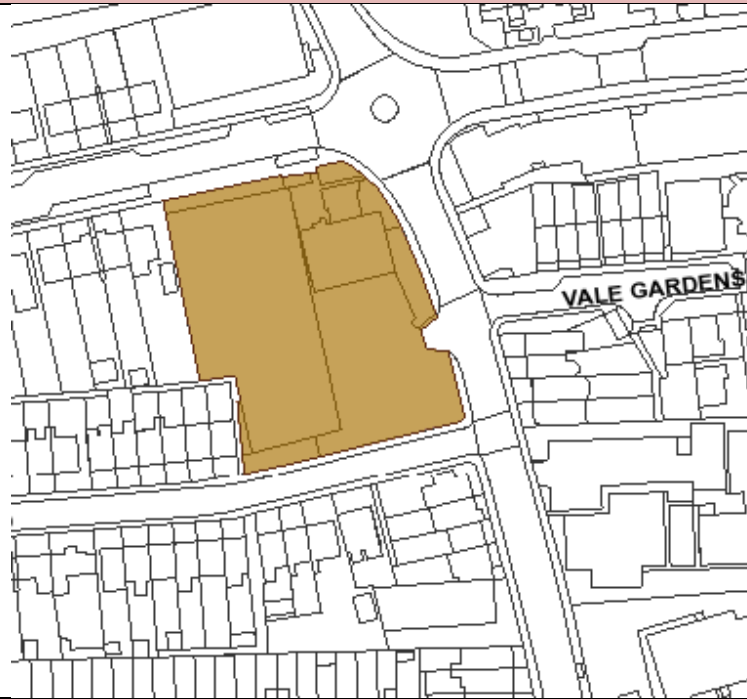
Site Details		
	Site Name / Address	Land at the corner of Fox Way and Foredown Road, Mile Oak
	Ward	North Portslade
	Site Area (ha)	0.2ha
	Land Type (PDL or GF)	GF
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Residential, SDNP
	Surrounding Area Density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

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

Asset of Community Value	No
AQMA	Not within AQMA
Noise	Road noise lower than 55dbl
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site or within close proximity Castle Hill SAC >11,000m
National Ecological Designations (SSSI)	None on site or within close proximity. Castle Hill >11,000m Black Rock Cliffs >8,000m
Local and other Ecological Designations (SNCI/LNR)	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
Geological designations	None on or adjacent to site. Hove Park LGS c.3,000m
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	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
Archaeological Value (ANA)	None on or adjacent to site. Hangleton Villa ANA <100m from site
Contamination/remediation or geological issues	Unknown but considered unlikely due to current open space uses.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
CPP1: CP16 CPP1: CP10	Privately owned open space with no access. Designated as open space: amenity greenspace. Within NIA
SHLAA Analysis (where relevant)	
Site Capacity	10

Implied Site Density	50dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	One owner.
Willingness of land owner to develop site	Site put forward by owner during Call for Sites exercise 2016 as being suitable for residential development.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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		
	Site Name / Address	Corner of Church Road, Lincoln Road & Gladstone Road Portslade, BN41 1LJ
	Ward	South Portslade
	Site Area (ha)	0.32ha
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Residential, school, some industrial warehousing.
	Surrounding Area Density	30dph
	Current Use / Former Use & Condition of Site	Site occupied by plastics buildings supplier.
Site In Use Or Vacant	In use.	
Relevant Planning History	BH1997/01456/FP –removal of timber boarding around site and replace with vertical metal cladding in Heritage Green	

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

Noise	Road noise varies from 55-74decbls across site. Site also in fairly close proximity to railway line.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 11,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
Local and other Ecological Designations (SNCI/LNR)	None on site. Benfield Valley LWS 650m
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	None on site or in close proximity.
Archaeological Value (ANA)	None on site. Church Road ANA located c.25m from southern extent of site.
Contamination/remediation or geological issues	Possibly due to current uses.
Topography and gradients	Situated on level ground.
Site within Article 4 Direction	No.
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	Yes – Shoreham Harbour Heat Cluster Opportunity Area
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
CP3 Employment Land	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.
SHLAA Analysis (where relevant)	
Site Capacity	32
Implied Site Density	100dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Avery Holdings Ltd (1997 applicant)
Willingness of land owner to develop site	Unknown.
Achievability	Achievable in long term (10-15 years)
Overall Summary	

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)

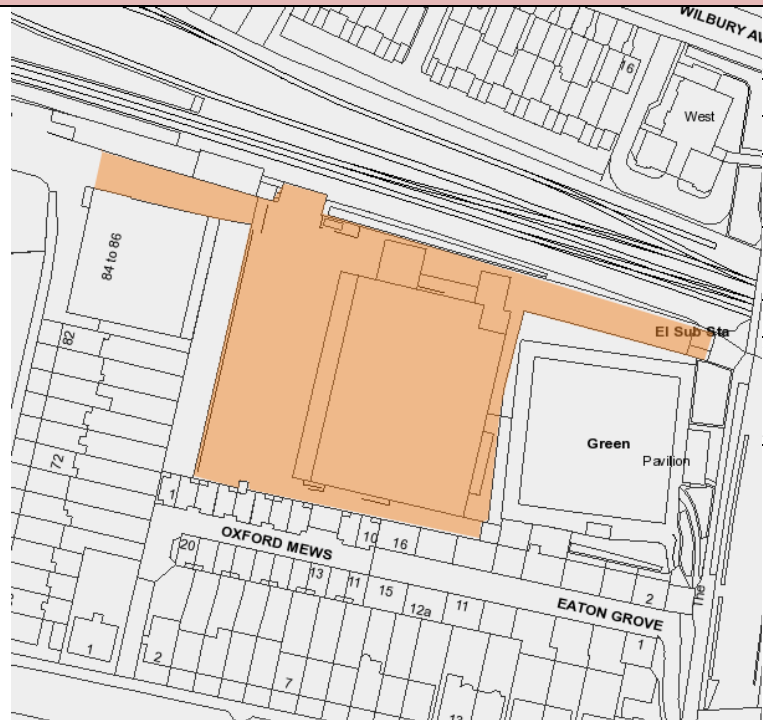
Site Details	
	Site Name / Address Land south of Lincoln Street Cottages, 15-26 Lincoln Street, Brighton BN2 9UJ
	Ward Hanover & Elm Grove
	Site Area (ha) 0.12
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Predominantly residential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

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

broadband exchange	Other utilities existing or close to site.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Road noise less than 55dcbls.
Flood risk	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.
Groundwater Source Protection Zone	Not within GSPZ.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 5,400m
National Ecological Designations (SSSI)	None on site. Castle Hill NNR and SSSI 5,400m Black Rock to Newhaven Cliffs SSSI 2,200m
Local and other Ecological Designations (SNCI/LNR)	None on site. Nearest LWS 860m (Woodvale Cemetery), Whitehawk Hill LNR 950m.
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Not within
Contamination/remediation or geological issues	Potential due to current uses.
Topography and gradients	Site slopes upwards in a west to east direction.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	18
Implied Site Density	150dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Privately owned.
Willingness of land owner to	No planning applications have been received for the site.

develop site	
Achievability	Achievable in long term (11-15years)
Overall Summary	
<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	
	Site Name / Address 88 Denmark Villas, Hove, BN3 3UG
	Ward Goldsmid ward
	Site Area (ha) 0.6ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA6 Hove Station
	Within JAAP No
	Within Neighbourhood Area Yes Hove Station NP
	Surrounding Land Uses 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.
Surrounding Area Density Wilbury neighbourhood c.42dph although residential development adjacent to site likely to be higher density (c.60dph).	
Current Use / Former Use & Condition of Site	Currently in use as post office sorting/delivery office. Includes area of hard-standing/parking. (sui generis?)
Site In Use Or Vacant	In use.
Relevant Planning History	BH2007/01097 replacement underground fuel -tank – approved.

Proximity of services	
Vehicular access	Existing access road onto site via Denmark Villas.
Distance to Strategic Road Network	C3.5km from SRN
Public Transport Access (train station/bus route/distance to nearest bus stop)	150m from Hove railway station. 150m from nearest bus stop with regular services (every 6 minutes)
Primary School	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)
Secondary School	Cardinal Newman 850m (no spare capacity on allocation day 19/20) Hove Park (upper) 1290m (spare capacity on allocation day 19/20)
GP Surgery	Trinity Medical Centre 510m (accepting new patients 03/19)
Local centre or convenience shops	Goldstone Villas ILP 170m plus garage and convenient store near site entrance.
Park / Play area	Hove Park 760m
Access to Utilities including broadband exchange	<1,000 to nearest exchange (good access). Unlikely to be any other issues with access to utilities.
Constraints	
Asset of Community Value	No
AQMA	Not within or adjacent to AQMA
Noise	No road noise. Site subject to varying levels of railway noise: 55-69dcbcls increasing with proximity to rail-line.
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 2 and 3.
International Ecological Designations (SAC)	None on site or within close proximity. SAC >7,300m
National Ecological Designations (SSSI)	None on site or within close proximity. Black Rock to Friars Bay SSSI c.5,000m Castle Hill SSSI >7,300m
Local and other Ecological Designations (SNCI/LNR)	None on site or within close proximity. Nearest LWS Cardinal Newman c. 580m. No TPOs on site.
Geological designations	None on site. The Goldstone, LGS Hove Park c.800m Black Rock to Friars Bay RIGS c.5,000m
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	None on site. Willetts 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.
Archaeological Value (ANA)	Not in an ANA
Contamination/remediation or geological issues	Unknown. The site was previously used as an ice-rink prior to royal mail. Underground fuel tanks could cause contamination issues.
Topography and gradients	Site slopes downwards in a north to south direction, although has been levelled.

Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	Yes, within Hove Station node – extends either side of the railway and westwards to include the existing tall buildings.
Within District Heat Network Opportunity Area	Adjacent to Hove Station Heat Network Opportunity Area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	67 dwellings
Implied Site Density	100dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Royal Mail
Willingness of land owner to develop site	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).
Achievability	SHLAA indicates achievability in the medium term (6-10 year supply) (Subject to a suitable site being found for Royal Mail to relocate to.)
Overall Summary	
<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	
	Site Name / Address Former Belgrave Centre, Clarendon Place, Portslade BN41 1DJ
	Ward Portslade
	Site Area (ha) 0.25 (inc car park)
	Land Type (PDL or GF) PDL
	Within a City Plan DA Yes DA8 Shoreham Harbour
	Within JAAP Yes. "SP2" within Character Area 3 North Quayside and South Portslade – for proposed residential
	Within Neighbourhood Area No
	Surrounding Land Uses Within South Portslade Industrial Area which contains a mix including B and D uses
Surrounding Area Density Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
Current Use / Former Use & Condition of Site	Formerly D2 use as a daycare centre for adults with learning disabilities. Site also includes car park.
Site In Use Or Vacant	Vacant.
Relevant Planning History	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	
Vehicular access	Existing access via Clarendon Place.
Distance to Strategic Road Network	2,800m to A27

Public Transport Access (train station/bus route/distance to nearest bus stop)	Regular bus services from A259 (300m) Portslade train station 700m
Primary School	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)
Secondary School	Hove Park Lower 1800m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)
GP Surgery	Portslade Health Centre 650m (accepting new patients)
Local centre or convenience shops	Boundary Road District Centre 130m
Park / Play area	Vale Park 550m
Access to Utilities including broadband exchange	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Site within AQMA
Noise	Road noise varies from 55-75 dcbl across site. Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
Flood risk	In Floodzone 1. No risk of SW flooding. High risk of surface water flooding adjacent to site. No risk groundwater flooding.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 11,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
Local and other Ecological Designations (SNCI/LNR)	None on site. Basin Road South LWS 400m (across harbour)
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	None on site or in vicinity
Archaeological Value (ANA)	None on site. Shoreham Harbour ANA in fairly close proximity.
Contamination/remediation or geological issues	Unknown but considered unlikely due to current uses.
Topography and gradients	Level site.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	Yes – Shoreham Harbour tall building node
Within District Heat Network Opportunity Area	Yes – Shoreham Harbour Heat Cluster Opportunity Area
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	104
Implied Site Density	416dpn
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC. Recent agreement to sell the site to the Joint Venture for housing. Site formerly used as day care centre.
Willingness of land owner to develop site	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).
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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 & 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>	

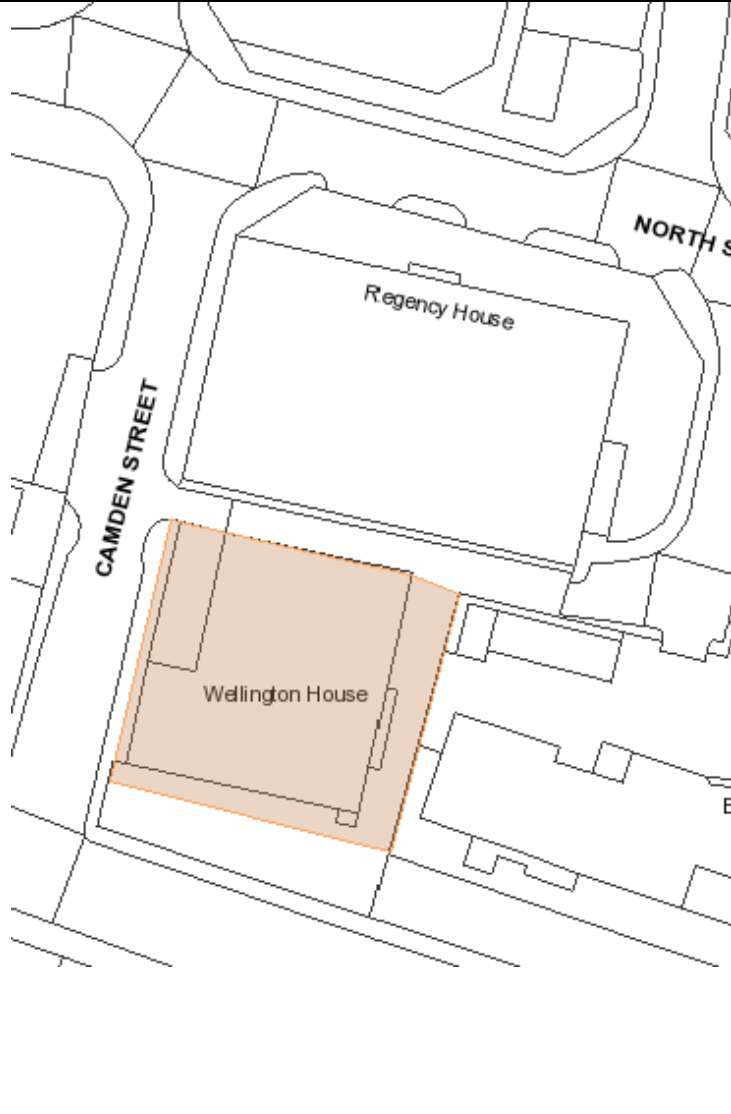
Wellington Road street-front in this area and improve the designated Green Corridor between the road and the site.

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

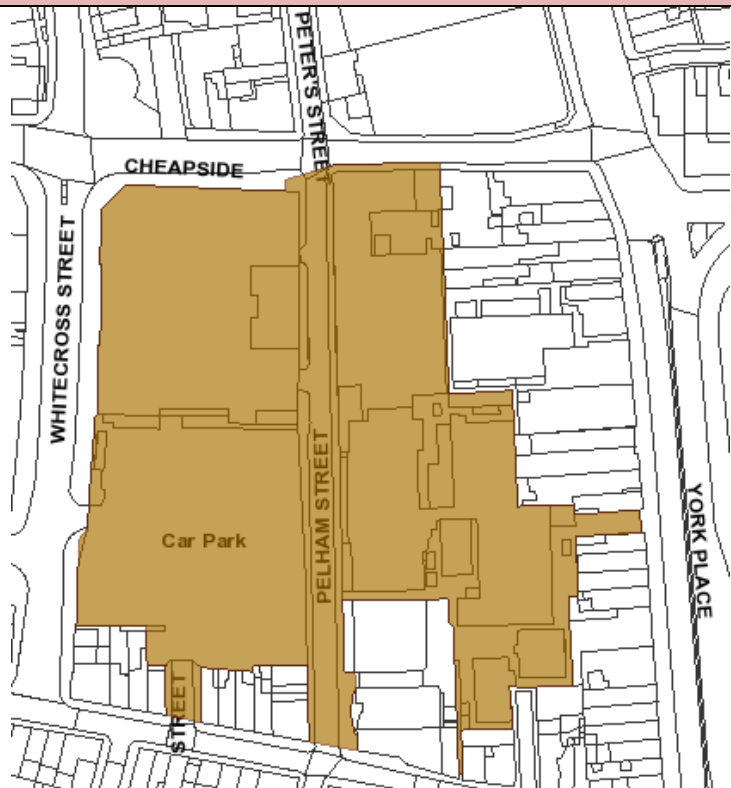
Site Details		
	Site Name / Address	Wellington House, 1 Camden Street, Portslade, BN41 1DU
	Ward	Portslade
	Site Area (ha)	0.09
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	Yes DA8 Shoreham Harbour
	Within JAAP	Yes. Site Allocated as "SP1" within Character Area 3 North Quayside and South Portslade – for proposed residential
	Within Neighbourhood Area	No
	Surrounding Land Uses	Site situated within South Portslade Industrial Area which contains a mix of uses including B and D uses.
Surrounding Area Density	Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
Current Use / Former Use & Condition of Site	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)	
Site In Use Or Vacant	In use.	
Relevant Planning History	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.	

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

Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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)
SHLAA Analysis (where relevant)	
Site Capacity	20
Implied Site Density	222dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Silvi Trimming Ltd (planning application 2002) Wellington House consists of 8 units, presumed to be leased to individual tenants. Unknown terms of lease.
Willingness of land owner to develop site	Site not put forward during call for sites. No recent planning applications submitted to redevelop the site.
Achievability	Achievable in medium term (6-10yr supply)
Overall Summary	
<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 City College Pelham Street Brighton

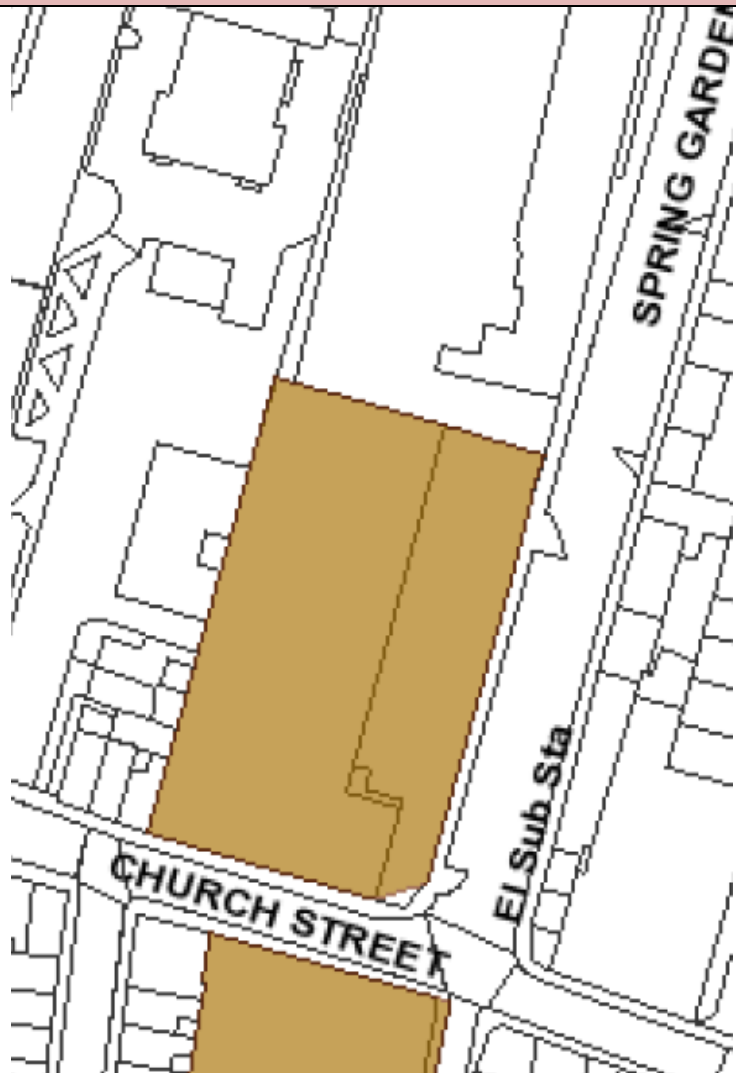
Site Details	
	Site Name / Address City College, Pelham Tower (and car-park), Pelham Street, BN1 4FA
	Ward St Peter's and North Laine
	Site Area (ha) 0.63
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA4
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Mixed uses including residential, commercial, retail and education.
	Surrounding Area Density NEQ c.45dph London Rd c33dph
Current Use / Former Use & Condition of Site	Pelham Tower is in educational uses. The car-park is used by the college.
Site In Use Or Vacant	In use.
Relevant Planning History	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	
Vehicular access	Good existing access via Pelham St, Whitecross St and Cheapside (A270). Close proximity to London Road.
Distance to Strategic Road Network	C. 4,800m to A23/A27 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	C. 400m to Brighton Station. Site situated in close proximity to London Road bus corridor with multiple services. Bus Stops 200m with various services.

Primary School	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)
Secondary School	Dorothy Stringer 2300m (no spare capacity on allocation day 2017/18)
GP Surgery	North Laine Medical Centre 250m (accepting new patients 09/17)
Local centre or convenience shops	London Road Town Centre <100m Adjacent to North Laine shopping area and Regional Centre
Park / Play area	The Level 200m
Access to Utilities including broadband exchange	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	Within AQMA
Noise	Road traffic daytime noise between 55-75dcbL on/adjacent to site
Flood risk	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.
Groundwater Source Protection Zone	Not within GSPZ
International Ecological Designations (SAC)	None on site or within close proximity Castle Hill SAC 6,000m
National Ecological Designations (SSSI)	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
Local and other Ecological Designations (SNCI/LNR)	None on or adjacent to site. Brighton Station LWS c.250m
Geological designations	None on or adjacent to site.
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Trafalgar Street ANA across part of site.
Contamination/remediation or geological issues	Unknown.
Topography and gradients	Situated on level ground. Cheapside slopes upwards from east to west.
Site within Article 4 Direction	Within Central Brighton, NEQ and London Rd Office to Residential Article 4 Area.
Opportunities	

Within Tall Building Area	Within Brighton Station East Tall Building Node and adjacent to the London Road Tall Building Corridor.
Within District Heat Network Opportunity Area	Within London Road & New England Quarter HNOA
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
Within DA4 H020 HE6 HE3	Loss of community facilities – potential loss of education floorspace Within Setting of Conservation Area Within Setting of Listed Building
SHLAA Analysis (where relevant)	
Site Capacity	135 units (based on 2018 Planning Consent)
Implied Site Density	214 (across whole site).
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Mixed use area adjacent to London Road and North Laine areas. Located within close proximity to main A road with various good transport links.
Land ownership and control – no constraints or complex multiple ownership	City College
Willingness of land owner to develop site	Site put forward for redevelop during CPP2 Scoping Consultation. Recent approved scheme indicates willingness to develop site.
Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<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	
	Site Name / Address 71-76 Church Street, Brighton, BN1 1RL
	Ward St Peter's & North Laine
	Site Area (ha) 0.22ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Within North Laine mixed use area. Adjacent to open space (parks & gardens), residential, retail, public house, tower point (car-park, office, gym).
Surrounding Area Density NEQ c.45dph; adjacent residential within North Laine likely to be much higher.	
Current Use / Former Use & Condition of Site	Patrick Moorhead Antiques (trade only –not retail) (formerly post office sorting office/drill hall)
Site In Use Or Vacant	In use
Relevant Planning History	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	
Vehicular access	Existing access to site via Church Street or Spring Gardens
Distance to Strategic Road Network	5,500m to A27/A23 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	Numerous regular services within 100m from site. Brighton Station 470m
Primary School	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)
Secondary School	Cardinal Newman 2500m (no capacity on allocation day 17/18) Dorothy Stringer 3030m (catchment) (no capacity on allocation day 17/18)
GP Surgery	North Laine Medical Centre 580m (accepting new patients)
Local centre or convenience shops	Convenience store 100m; 60m to Brighton Regional Centre
Park / Play area	St Nicolas Playground 350m
Access to Utilities including broadband exchange	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Within.
Noise	Less than 55dcbLs.
Flood risk	In flood zone 1. No risk of surface water flooding on site. Groundwater level >5m below surface.
Groundwater Source Protection Zone	Not within
International Ecological Designations (SAC)	None on site or within close proximity Castle Hill SAC 6,000m
National Ecological Designations (SSSI)	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
Local and other Ecological Designations (SNCI/LNR)	None on or adjacent to site. Brighton Station LWS c.470m
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	A Grade II Listed Building. Within North Laine Conservation Area.
Archaeological Value (ANA)	Adjacent to Brighton historic core ANA
Contamination/remediation or geological issues	Unknown but unlikely.
Topography and gradients	Church street slopes upwards in west to east direction.
Site within Article 4 Direction	Yes: relating to Conservation Area; COU from office to residential.
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	Yes within Brighton Centre heat network opportunity area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	50
Implied Site Density	227dph
Availability/Deliverability Issues	

Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Privately owned.
Willingness of land owner to develop site	No planning applications have been submitted to redevelop the site. Site owner may be looking to downsize business/redevelop site in the future.
Achievability	Achievable in longer term (11-15years)
Overall Summary	
<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

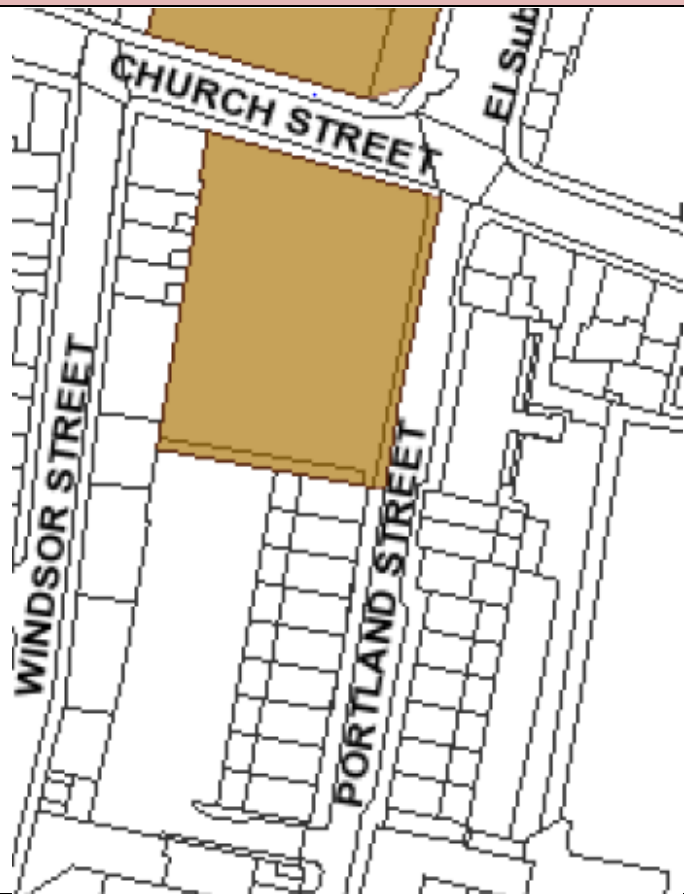
Site Details	
	Site Name / Address Post Office site, 62 North Road, Brighton, BN1 1AA
	Ward St Peters & North Laine
	Site Area (ha) 0.5ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Within North Laine mixed use area with residential,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

Proximity of services	
Vehicular access	Existing access to site via North Road and at rear of site from Gloucester Road.
Distance to Strategic Road Network	5,500m to A27/A23 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	Numerous regular services within 100m from site. Brighton Station 360m
Primary School	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)

Secondary School	Cardinal Newman 2300m (no capacity on allocation day 17/18) Dorothy Stringer 2800m (no capacity on allocation day 17/18)
GP Surgery	North Laine Medical Centre 430m (accepting new patients)
Local centre or convenience shops	Convenience store <100m; <100m to Brighton Regional Centre
Park / Play area	St Nicolas Playground 430m
Access to Utilities including broadband exchange	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	Partially within AQMA
Noise	Road noise less than 55dcbls.
Flood risk	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..
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site or within close proximity Castle Hill SAC 6,000m
National Ecological Designations (SSSI)	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
Local and other Ecological Designations (SNCI/LNR)	None on or adjacent to site. Brighton Station LWS c.370m
Geological designations	None on or adjacent to site.
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	Within North Laine Conservation Area. Listed buildings within close proximity to rear of site on Gloucester Road.
Archaeological Value (ANA)	Not within ANA
Contamination/remediation or geological issues	Unknown
Topography and gradients	Site slopes downwards in a west to east direction.
Site within Article 4 Direction	Yes. A4 office to residential.
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	Yes within Brighton Centre heat network opportunity area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	110
Implied Site Density	220dph

Availability/Deliverability Issues	
Overall Site Location and Surroundings	The site is situated within the North Laine mixed use area, comprising residential, retail and commercial services, with good access to various services.
Land ownership and control – no constraints or complex multiple ownership	Royal Mail
Willingness of land owner to develop site	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.
Achievability	Achievable in medium to long term (6-15 year supply).
Overall Summary	
<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 partially situated within 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>	

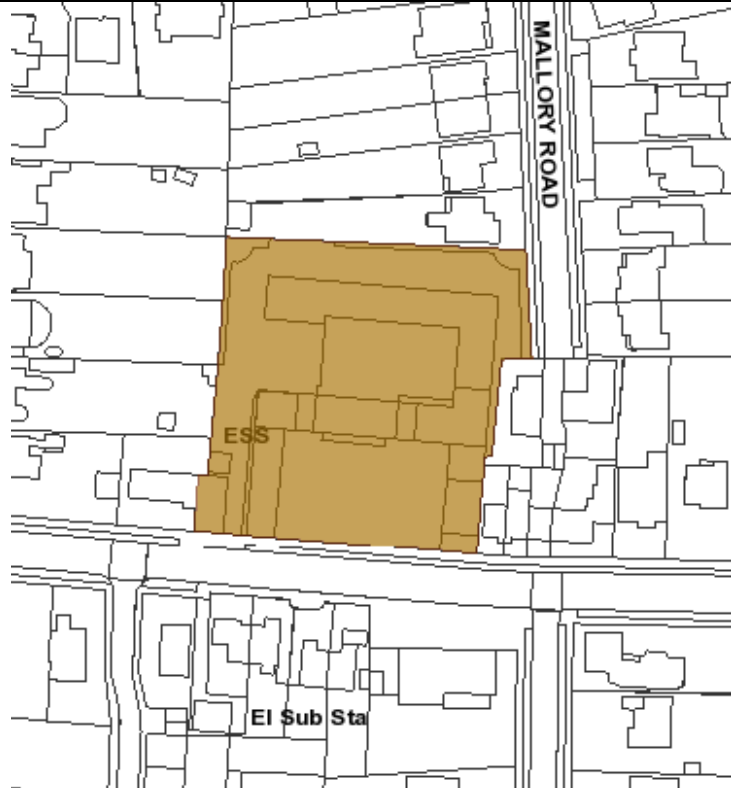
Site Profile: Land at 27-31 Church Street, Brighton

Site Details		
	Site Name / Address	27-31 Church Street, Brighton
	Ward	St Peter's & North Laine
	Site Area (ha)	0.12ha
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Within North Laine mixed use area. Adjacent to residential, retail, public house and offices.
	Surrounding Area Density	NEQ c.45dph; adjacent residential within North Laine likely to be much higher.
Current Use / Former Use & Condition of Site	Cleared site. Formerly consisted of a terrace of residential properties and some small industrial premises including a former metal works. Site cleared c. 1997.	
Site In Use Or Vacant	Vacant.	
Relevant Planning History	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.	

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

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.
SHLAA Analysis (where relevant)	
Site Capacity	10 dwellings
Implied Site Density	75dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Privately owned. Brockhampton Land Ltd.
Willingness of land owner to develop site	Approved planning consent, with some conditions discharged, however no actual ground works appear to have commenced on site.
Achievability	Achievable in short (1-5years)
Overall Summary	
<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	
	Site Name / Address Former Dairy Crest Site, 35-39 The Droveaway, Hove, BN3 6LF
	Ward Hove Park
	Site Area (ha) 0.44ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Housing and retail convenience store, tennis club
	Surrounding Area Density 10-30dph
Current Use / Former Use & Condition of Site	Formerly Dairy Crest depot (B8 Use) Site vacant since 2015
Site In Use Or Vacant	Vacant
Relevant Planning History	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.

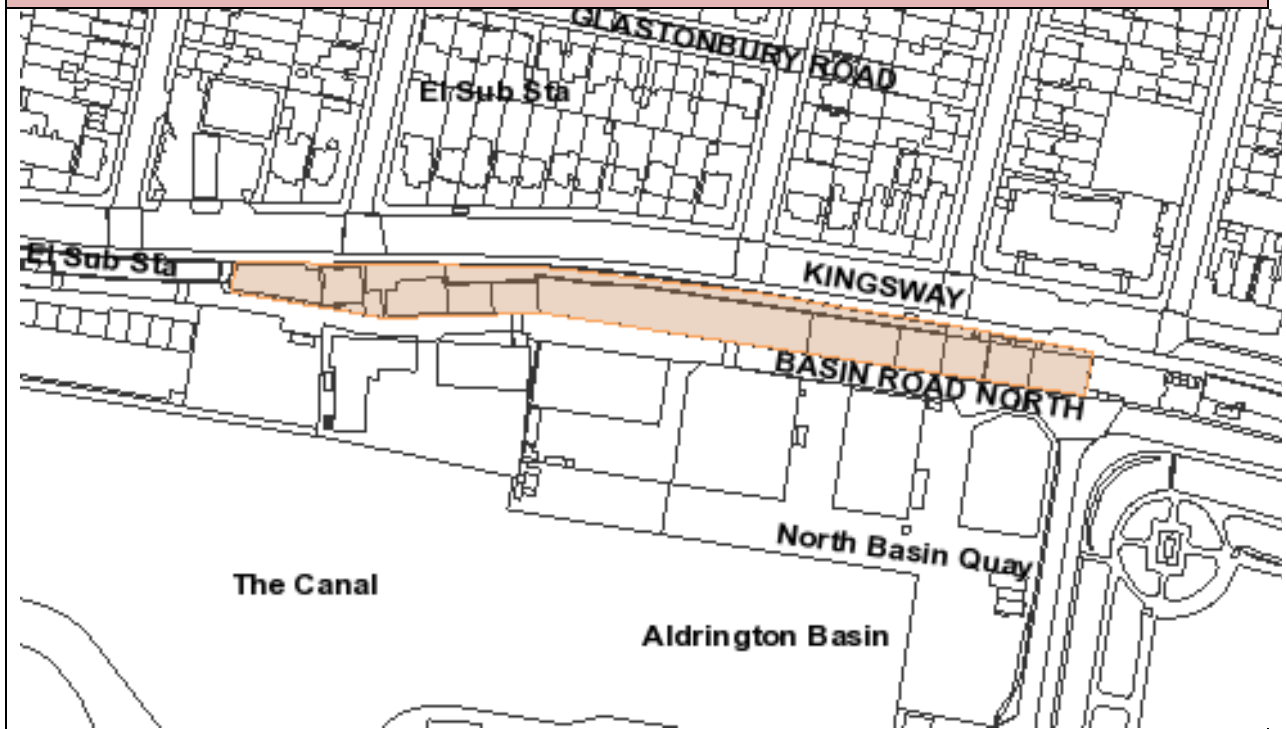
Proximity of services	
Vehicular access	Current access from site directly onto The Droveaway
Distance to Strategic Road Network	2.3km to A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	350m to bus stops on Dyke Road (regular bus services into Brighton)
Primary School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

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

no constraints or complex multiple ownership	
Willingness of land owner to develop site	Site put forward during call for sites exercise 2015 suggests willingness to develop site. Recent planning applications submitted demonstrate willingness to develop site.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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 19th 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



Site Name / Address	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
Ward	Wish
Site Area (ha)	0.56
Land Type (PDL or GF)	PDL
Within a City Plan DA	DA8 Shoreham Harbour
Within JAAP	Yes. Site allocated as AB4 within Character Area 2 Aldrington Basin for proposed mixed use.
Within Neighbourhood Area	N
Surrounding Land Uses	Residential to the north. Industrial and employments uses to the south and within the harbour.
Surrounding Area Density	Within West Hove neighbourhood with average dwelling density of c. 27dph.
Current Use / Former Use & Condition of Site	Occupied by various businesses and retail units including Magnet, Pets at Home, Ocean Sports, Britannia House (architects).
Site In Use Or Vacant	In use
Relevant Planning History	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

Proximity of services	
Vehicular access	Site can be accessed either from Kingsway or from Basin Road North.
Distance to Strategic Road Network	3.4km
Public Transport Access (train station/bus route/distance to nearest bus stop)	Regular services on A259 (0m) Portslade train station 1,000m
Primary School	St Peter's Primary 1200m (capacity on allocation day 17/18) Hove Juniors 1380m (no capacity allocation day 17/18)
Secondary School	Hove Park Lower 2230m (within catchment) –(capacity on allocation day 17/18)
GP Surgery	Portslade Health Centre 1,210
Local centre or convenience shops	Convenience Store (M&S Garage) 100m Boundary Road District Centre 800m
Park / Play area	Hove Lagoon 300m
Access to Utilities including broadband exchange	Broadband exchange 1200m (good access) Unlikely to be any issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Within
Noise	Road noise varies from between 55-75dcbls.
Flood risk	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.
Groundwater Source Protection Zone	Not within GSPZ
International Ecological Designations (SAC)	None on site. Castle Hill SAC 10,700m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 10,700m Black Rock to Newhaven cliffs SSSI 7,100m
Local and other Ecological Designations (SNCI/LNR)	None on site. Basin Road South LWS 270m (across harbour)
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	None on site or in vicinity
Archaeological Value (ANA)	Adjacent to Shoreham Harbour ANA but not within.
Contamination/remediation or geological issues	Unknown. Potential due to industrial uses or location within Harbour.
Topography and gradients	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.
Site within Article 4 Direction	No

Opportunities	
Within Tall Building Area	Yes – Shoreham Harbour tall building node
Within District Heat Network Opportunity Area	Yes – Shoreham Harbour Heat Cluster Opportunity Area
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	90 dwellings and A1, B1 and B3 uses.
Implied Site Density	160dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	In various ownership.
Willingness of land owner to develop site	Some applications for development on parts of the site have been approved suggesting willingness to develop parts of the site.
Achievability	Within short term (1-5year supply)
Overall Summary	
<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.</p> <p>The site is situated within the AQMA. It 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 has planning consent, suggesting that the owners of this part if willing to develop the site. Some other</p>	

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	
	Site Name / Address Prestwich House, 79 North Street, Portslade, Bn41 1DH
	Ward Portslade
	Site Area (ha) 0.05
	Land Type (PDL or GF) PDL
	Within a City Plan DA Yes DA8 Shoreham Harbour
	Within JAAP Yes. Site Allocated as "SP1" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	Within Neighbourhood Area No
Surrounding Land Uses Site situated within South Portslade Industrial Area which contains a mix of uses including B and D uses.	
Surrounding Area Density Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
Current Use / Former Use & Condition of Site	In use as dance studios (D2) on 1 st floor and car-service centre (B2) on ground floor. Site takes in adjoining electricity sub-station.
Site In Use Or Vacant	In use
Relevant Planning History	(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

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

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.
SHLAA Analysis (where relevant)	
Site Capacity	15 dwellings and B1 uses on lower floor
Implied Site Density	300dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Privately owned.
Willingness of land owner to develop site	Recent planning consent approved on southern part of site to deliver B1 and C3.
Achievability	Medium term (6-10 year supply).
Overall Summary	
<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 & 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

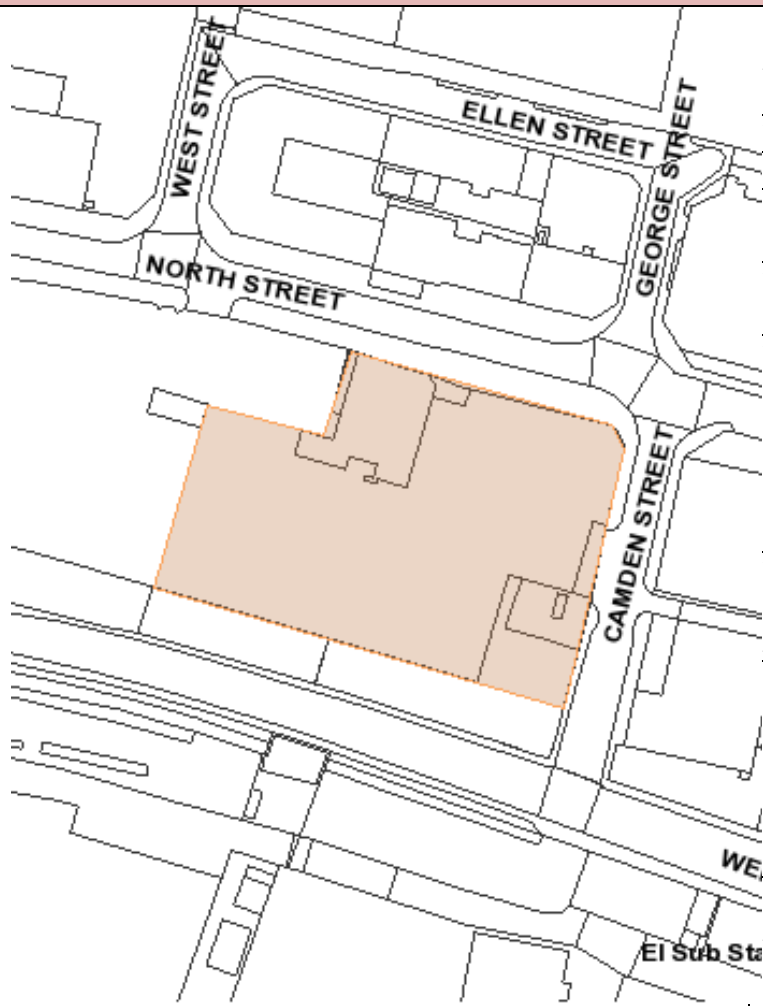
Site Details	
	Site Name / Address Regency House, North Street, Portslade, Bn41 1ES
	Ward Portslade
	Site Area (ha) 0.17
	Land Type (PDL or GF) PDL
	Within a City Plan DA Yes DA8 Shoreham Harbour
	Within JAAP Yes. Site Allocated as "SP4" within Character Area 3 North Quayside and South Portslade – for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

Proximity of services	
Vehicular access	Existing access via North Street
Distance to Strategic Road Network	2,800m to A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	Regular bus services from A259 (300m) Portslade train station 700m
Primary School	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)
Secondary School	Hove Park Lower 1800m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)
GP Surgery	Portslade Health Centre 650m (accepting new patients)
Local centre or convenience shops	Boundary Road District Centre 130m
Park / Play area	Vale Park 550m
Access to Utilities including broadband exchange	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Site within AQMA
Noise	No road noise issues on site Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
Flood risk	In Floodzone 1. No risk of surface water flooding or groundwater flooding on site.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 11,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
Local and other Ecological Designations (SNCI/LNR)	None on site. Basin Road South LWS 400m (across harbour)
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	None on site or in vicinity
Archaeological Value (ANA)	None on site.
Contamination/remediation or geological issues	Unknown. Potential due to industrial uses.
Topography and gradients	Level site.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	Yes – Shoreham Harbour tall building node
Within District Heat Network Opportunity Area	Yes – Shoreham Harbour Heat Cluster Opportunity Area
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	45 dwellings with B1 on lower floor

Implied Site Density	265dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Privately owned.
Willingness of land owner to develop site	Unknown. No recent planning applications to develop site.
Achievability	Medium term (6-10year supply)
Overall Summary	
<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	
	Site Name / Address Former Flexer Sacks, Wellington Rd, Portslade, Bn41
	Ward Portslade
	Site Area (ha) 0.6
	Land Type (PDL or GF) PDL
	Within a City Plan DA Yes DA8 Shoreham Harbour
	Within JAAP Yes. Site Allocated as "SP5" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	Within Neighbourhood Area No
	Surrounding Land Uses Site situated within South Portslade Industrial Area which contains a mix of uses including B and D uses.
Surrounding Area Density Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
Current Use / Former Use & Condition of Site In use as car-wash (ground floor) and gym/fitness studios (D2).	
Site In Use Or Vacant In use	
Relevant Planning History Various: Most recent include: Bh2016/05634 – 1 st 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	
Vehicular access	Existing access via North Street
Distance to Strategic Road Network	2,800m to A27

Public Transport Access (train station/bus route/distance to nearest bus stop)	Regular bus services from A259 (300m) Portslade train station 700m
Primary School	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)
Secondary School	Hove Park Lower 1800m (outside catchment) –(capacity on allocation day 17/18) PACA (within catchment) 3000m (capacity on allocation day 17/18)
GP Surgery	Portslade Health Centre 600m (accepting new patients)
Local centre or convenience shops	Boundary Road District Centre 170m
Park / Play area	Vale Park 550m
Access to Utilities including broadband exchange	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Site within AQMA
Noise	Road noise varies between 55-75dcbls. Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 11,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
Local and other Ecological Designations (SNCI/LNR)	None on site. Basin Road South LWS 400m (across harbour)
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	None on site or in vicinity
Archaeological Value (ANA)	None on site.
Contamination/remediation or geological issues	Unknown. Potential due to previous industrial uses.
Topography and gradients	Level site.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	Yes – Shoreham Harbour tall building node
Within District Heat Network Opportunity Area	Yes – Shoreham Harbour Heat Cluster Opportunity Area
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	45 dwellings with B1 uses on lower floors
Implied Site Density	75dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Privately owned. City Gateway Developments.
Willingness of land owner to develop site	Various recent applications to develop the site, although none for wholesale redevelopment to incorporate housing.
Achievability	Within 6-10 year period (medium term).
Overall Summary	
<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	
	Site Name / Address Site consists of 8 Church Rd, 105 and 137 Wellington Road, Builders Merchant and 2A St Peters Road, Portslade. (BN41 1DN)
	Ward Portslade
	Site Area (ha) 0.7ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA Yes DA8 Shoreham Harbour
	Within JAAP Yes. Site Allocated as "SP6" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	Neighbourhood Area No
	Surrounding Land Uses Site situated adjacent to South Portslade Industrial Area which contains a mix of uses including B and D uses. Adjacent to primary school.
Surrounding Area Density Site within predominantly industrial area. Some residential to the north. Residential in South Portslade c. 30dph	
Current Use / Former Use & Condition of Site	Buildings have various occupants including Hove Car Spares, builders merchants, iron designs (metal building products designers), capital coin machine (amusement arcade suppliers).
Site In Use Or Vacant	In use
Relevant Planning History	Various including for alterations e.g. BH2010/00432

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

Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	25 dwellings at rear of site (St Peters Road). Employment uses at front of site on Wellington Road.
Implied Site Density	250dph (on 0.1ha of site)
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Privately owned.
Willingness of land owner to develop site	Unknown. No applications to redevelop the sites.
Achievability	Within medium term (6-10 year supply)
Overall Summary	
<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	
	Site Name / Address 62-66 Station Road, Portslade, BN41 1DF
	Ward Portslade
	Site Area (ha) 0.17
	Land Type (PDL or GF) PDL
	Within a City Plan DA Yes DA8 Shoreham Harbour
	Within JAAP Yes. Site Allocated as "SP7" within Character Area 3 North Quayside and South Portslade – for proposed mixed use
	Within Neighbourhood Area No
Surrounding Land Uses Site situated on Boundary Road/Station Road which contains a mix of uses.	
Surrounding Area Density Some residential to the north. Residential in South Portslade c. 30dph	
Current Use / Former Use & Condition of Site In use as car service centre (kwik fit) (B2)	
Site In Use Or Vacant In use	
Relevant Planning History Various relating to alterations. BH2008/02133; Bh2008/01904; Bh1999/01889	

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

GP Surgery	Portslade Health Centre 550m (accepting new patients)
Local centre or convenience shops	Within Boundary Road District Centre (0m)
Park / Play area	Vale Park 450m
Access to Utilities including broadband exchange	Broadband exchange 900m (good access) Unlikely to be any issues with other utilities.
Constraints	
Asset of Community Value	No
AQMA	Site within AQMA
Noise	Road noise less than 55dcb. Potential for noise nuisance from uses in Shoreham Harbour and adjacent industrial/employment area.
Flood risk	In Floodzone 1. No surface water or groundwater flood risk on site.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 11,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven cliffs SSSI 7,400m
Local and other Ecological Designations (SNCI/LNR)	None on site. Basin Road South LWS 600m (across harbour)
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	None on site or in vicinity
Archaeological Value (ANA)	None on site.
Contamination/remediation or geological issues	Unknown. Potential due to current uses.
Topography and gradients	Level site.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	Within Station Road/Boundary Road tall building corridor
Within District Heat Network Opportunity Area	Yes – Shoreham Harbour Heat Cluster Opportunity Area
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	15 dwellings with potential for retail and B uses
Implied Site Density	88dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Site located within the Boundary Road district centre comprising a mix of uses.
Land ownership and control –	Privately owned. Stiles Harold Williams – leased to Harbour Motors.

no constraints or complex multiple ownership	
Willingness of land owner to develop site	Unknown
Achievability	Within medium term (6-10 year supply)
Overall Summary	
<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.</p> <p>The site is situated within the AQMA. 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 5 – Urban Fringe Site Proformas

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

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

Proximity of services	
Vehicular access	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.
Distance to Strategic Road Network	2,600m to junction of A27 (Holmbush)
Public Transport Access (train station/bus route/distance to nearest bus stop)	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.
Primary School	Mile Oak Primary 900m (spare capacity on allocation day 17/18) Peter Gladwin Primary 1,200m (spare capacity on allocation day 17/18)
Secondary School	PACA 965m (spare capacity on allocation day 17/18) King's School 1,000m (no spare capacity on allocation day 17/18)

GP Surgery	Mile Oak Medical Centre 670m (currently accepting new patients 10/17)
Local centre or convenience shops	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)
Park / Play area	Mile Oak Recreation Ground 900m
Access to Utilities including broadband exchange	Broadband exchange 1,800m (good access) Unlikely to be other issues with utilities due to proximity to existing residential uses.
Constraints	
Asset of Community Value	No
AQMA	Not within or adjacent to.
Noise	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.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 12km
National Ecological Designations (SSSI)	None on site Castle Hill SSSI and NNR 12km Black Rock to Newhaven Cliffs SSSI 9km
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site.
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	None on site or in close proximity.
Archaeological Value (ANA)	None on site or in close proximity.
Contamination/remediation or geological issues	Unknown but considered unlikely.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	30
Implied Area Density	25dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Site owned by BHCC –Education. No school usage of site for >15 years.
Willingness of land owner to develop site	No recent planning applications.
Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<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.

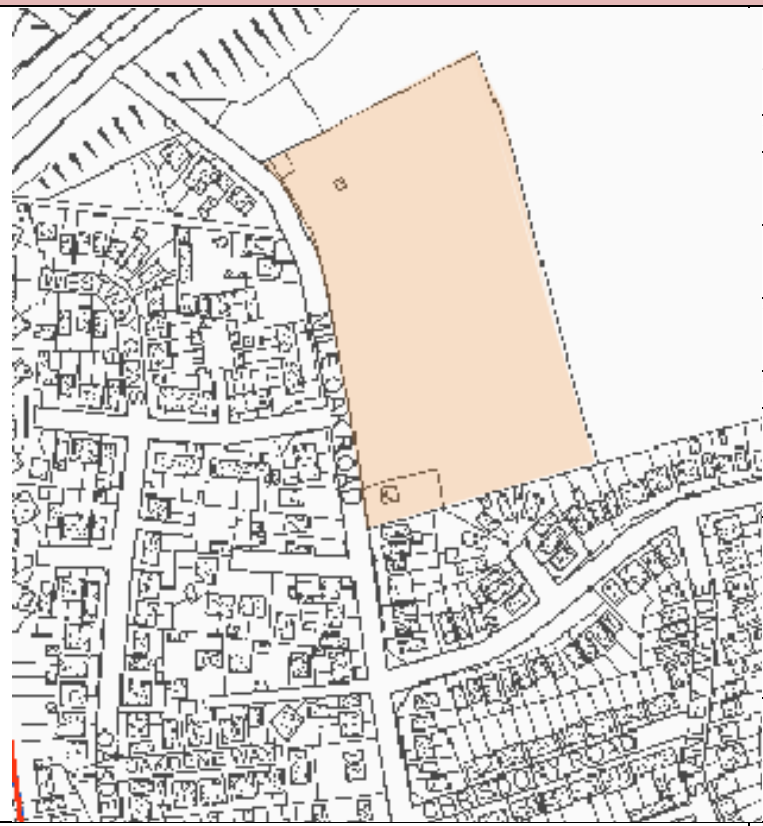
The site is unlikely to have any impact on European or national ecological designations, however, the majority of the site is a LWS and therefore development could impact upon this designation and any ecology on site. The site has high recreational value in its current form as is designated open space 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	
	Site Name / Address Land at Mile Oak Road, Portslade, (BN41 2RA)
	Ward North Portslade
	Site Area (ha) 2.31ha (area of potential)
	Land Type (PDL or GF) GF (UF sites 4, 4a)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Residential to the south and west; A27 to the north and east. SDNP beyond A27. Open space.
Surrounding Area Density 23dph (Mile Oak & Portslade)	
Current Use / Former Use & Condition of Site	Currently in open space (designated countryside).
Site In Use Or Vacant	In use as private open space, however with some public access.
Relevant Planning History	None.

Proximity of services	
Vehicular access	No existing road access to the site.
Distance to Strategic Road Network	From 3,150m to nearest junction of A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop 120m (regular bus service every 7 minutes) >2,000m to Fishersgate train station
Primary School	Mile Oak Primary 790m (capacity on allocation day 17/18)
Secondary School	Portslade Aldridge Community Academy 1025m (capacity on allocation day 17/18)
GP Surgery	Mile Oak Medical Centre 730m (currently accepting new patients 04/18)
Local centre or convenience shops	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).
Park / Play area	Mile Oak Recreation Ground 1,000m
Access to Utilities including	Broadband exchange 1,800m (good access)

broadband exchange	No utilities on site, however in close proximity to existing residential uses.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Road noise levels vary across site ranging from less than 55 to 59 dcbls from adjacent A27.
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 1, 2 and 3.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 12km
National Ecological Designations (SSSI)	None on site Castle Hill SSSI and NNR 12km Black Rock to Newhaven Cliffs SSSI 9km
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site.
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	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.

Archaeological Value (ANA)	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.
Contamination/remediation or geological issues	Unknown but unlikely due to greenfield nature.
Topography and gradients	Sites lie on Mile Oak Hill. Sites 4 and 4a occupy the steeper west-facing slope.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	Not within
Within District Heat Network Opportunity Area	Not within
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	70
Implied Site Density	30dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Sites are privately owned by one owner.
Willingness of land owner to develop site	Representation on draft CPP2 suggests willingness to develop site, although considers an increased amount of development could be delivered.
Achievability	Achievable short to medium term (1-10 years)
Overall Summary	
<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.

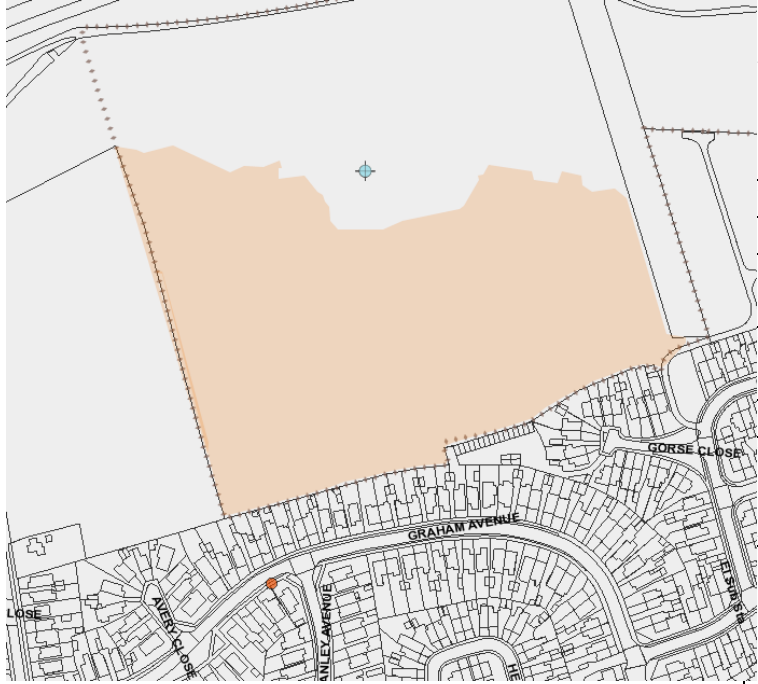
Southern Water has indicated that occupation of development will need to be phased to align with delivery of sewerage network reinforcement.

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	
	Site Name / Address Land at Mile Oak Road, Portslade (central postcode to sites(BN41 2YF))
	Ward North Portslade
	Site Area (ha) 3.98ha
	Land Type (PDL or GF) GF (UF sites 4b, 5, 5a)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
Surrounding Land Uses Residential to the south; A27 to the north. SDNP beyond A27. Open space surrounding.	
Surrounding Area Density 23dph (Mile Oak & Portslade)	
Current Use / Former Use & Condition of Site	Non-designated open space and open space (countryside and natural/semi-natural).
Site In Use Or Vacant	In use as private open space, however with some public access.
Relevant Planning History	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	
Vehicular access	No existing road access to the sites. Single track access to allotments via Overdown Rise.
Distance to Strategic Road Network	From track access adjacent to 21 Overdown Rise, BN41 2YF) 2,500m to nearest junction of A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop 120m (regular bus service every 7 minutes) >2,000m to Fishersgate train station
Primary School	Mile Oak Primary 480m (capacity on allocation day 17/18)

Secondary School	Portslade Aldridge Community Academy 740m (capacity on allocation day 17/18)
GP Surgery	Mile Oak Medical Centre 720m (currently accepting new patients 11/17)
Local centre or convenience shops	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).
Park / Play area	Mile Oak Recreation Ground 400m
Access to Utilities including broadband exchange	Broadband exchange 1,800m (good access) No utilities on site, however in close proximity to existing residential uses.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Road noise levels vary across site ranging from 55-74 dcbls from adjacent A27.
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 1, 2 and 3.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 12km
National Ecological Designations (SSSI)	None on site Castle Hill SSSI and NNR 12km Black Rock to Newhaven Cliffs SSSI 9km
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site.
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	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.
Archaeological Value (ANA)	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.
Contamination/remediation or geological issues	Unknown but unlikely due to greenfield nature.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	Not within
Within District Heat Network Opportunity Area	Not within
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	125 (as per planning consent)
Implied Site Density	31dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Remaining sites are privately owned in multiple ownership.
Willingness of land owner to develop site	Recent planning applications suggests willingness to develop the sites (4b, 5 and 5a).
Achievability	Achievable short to medium term (1-10 years)
Overall Summary	

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.

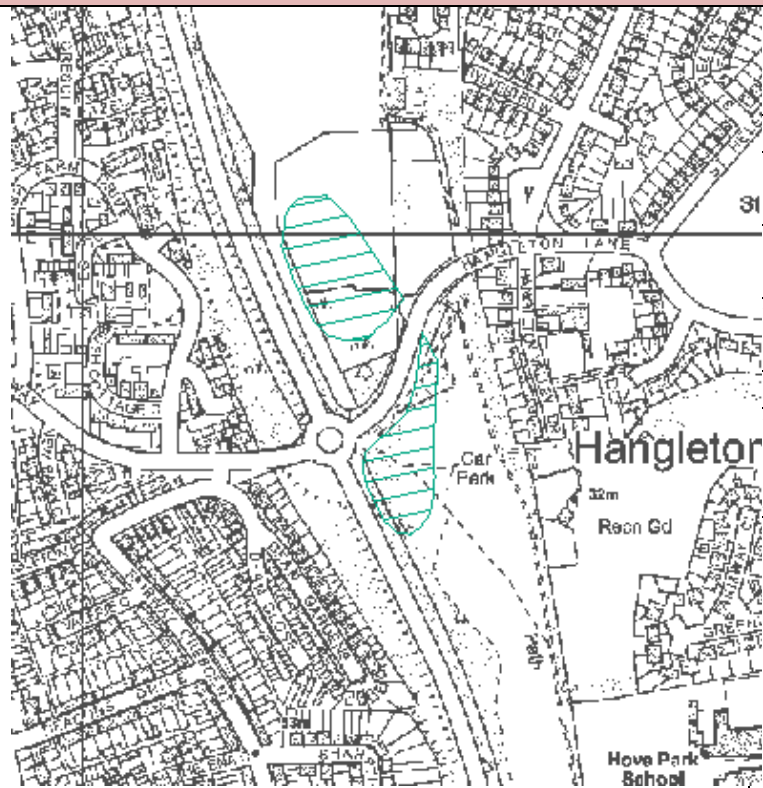
The site has policy constraints relating to ecology/biodiversity, landscape, open space, archaeology and the protection of the aquifer. Although there is a small area at risk of surface water flooding within the wider site, the SFRA considered the overall risk to be low.

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	
	Site Name / Address Benfield Valley, Hangleton Way, Hove (BN3 8EB)
	Ward Hangleton & Knoll
	Site Area (ha) 1.6ha (area of potential)
	Land Type (PDL or GF) GF (UF sites 11 and 12)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Residential, commercial, school and school grounds, open space SRN (A27 and Hangleton Link Road). Site intersected by Hangleton Lane.
Surrounding Area Density 23dph	
Current Use / Former Use & Condition of Site	Designated open space (natural/semi-natural and foot-golf course)
Site In Use Or Vacant	Area north of Hangleton Lane in use as a foot-golf course.
Relevant Planning History	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	
Vehicular access	Adjacent to Hangleton Link Road. Hangleton Lane separates the northern and southern parts of the site.
Distance to Strategic Road Network	0m Adjacent to Hangleton Link Road.
Public Transport Access (train station/bus route/distance to nearest bus stop)	Regular bus services 800m (from central point of site) Portslade train station 1,500m
Primary School	Hangleton Primary 790m (appears to have capacity 17/18)
Secondary School	Hove Park Lower School (700m) appear to have capacity 17/18
GP Surgery	Hove Medical Centre, West Way, Hove 1000m (accepting new

	patients 09/17) Portslade County Clinic, Old Shoreham Road, Portslade 1200m
Local centre or convenience shops	Mill Cross Road Local Parade, Portslade, 800m Hangleton Road Local Parade (Grenadier) Hangleton, 1,100m Sainsburys, southern part of site.
Park / Play area	Greenleas Recreation Ground, Hangleton - adjacent to southern section of site
Access to Utilities including broadband exchange	Broadband exchange 1,200m (good access) Some utilities likely to be on site due to existing buildings, however not likely to be extensive.
Constraints	
Asset of Community Value	No
AQMA	Not within AQMA
Noise	Proximity to SRN means majority of site subject to road noise ranging from 60->75dcbIs
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	Castle Hill SAC 11,000m
National Ecological Designations (SSSI)	Castle Hill SSSI and NNR 11,000m Black Rock to Newhaven Cliffs SSSI 8,000m
Local and other Ecological Designations (SNCI/LNR)	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 indicates that areas with potential were of relatively low ecological value and that impacts could be mitigated, e.g. through habitat enhancement, based on this yield.
Geological designations	None
Recreational Value	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.
Landscape Issues / SDNP	<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.</p>
Heritage Assets	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 th century housing.
Archaeological Value (ANA)	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.
Contamination/remediation or geological issues	Unknown.
Topography and gradients	Site slopes downwards in a north to south direction.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
SA4 Urban Fringe	Allows development within urban fringe where a site has been

<p>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</p>	<p>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.</p>
SHLAA Analysis (where relevant)	
Site Capacity	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.
Implied Site Density	Approx 60dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	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.
Willingness of land owner to develop site	Site was put forward during Call for Sites exercise (2016). Site has been promoted for development several times.
Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<p>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.</p> <p>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.</p> <p>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.</p>	

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. 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.

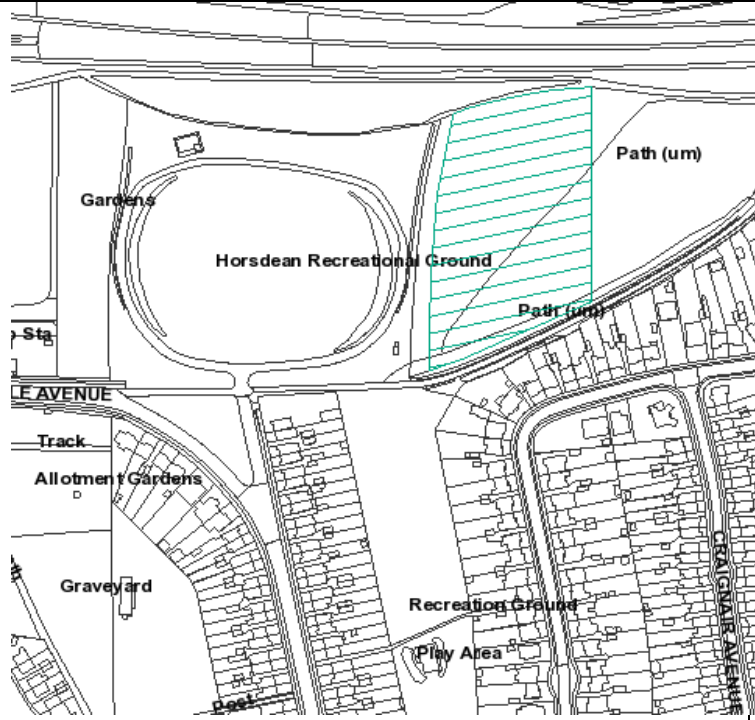
The current lease-holders appear willing to develop the site and the site has been promoted for development on a number of occasions.

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 and Heritage Team and East Sussex County Council's Ecologist and Landscape Architect. As a consequence, the two potential development areas have been 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 has also been reviewed.

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 and adjoining Horsdean Recreation Ground, Patcham

Site Details	
	Site Name / Address Land at and adjoining Horsdean Recreation Ground, Patcham (nearest postcode BN1 8UA)
	Ward Patcham
	Site Area (ha) 1.17 (area of potential)
	Land Type (PDL or GF) GF (UF site 16)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Open space (natural/semi-natural, outdoor sports, parks & gardens, allotments); A27 to north; residential to south. SDNP across A27.
Surrounding Area Density 17pdh (Patcham neighbourhood)	
Current Use / Former Use & Condition of Site Open space with public access.	
Site In Use Or Vacant In use as open space (natural/semi-natural).	
Relevant Planning History None	

Proximity of services	
Vehicular access	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.
Distance to Strategic Road Network	<600m to A27/A23 junction.
Public Transport Access (train station/bus route/distance to nearest bus stop)	Nearest bus stop 400m (bus every 10 minutes) Preston Park train station 3,100m
Primary School	Patcham infants 860m (no spare capacity allocation day 17/18) Carden Primary School 1850m (limited capacity allocation day 17/18)
Secondary School	Patcham High School 550m (no capacity on allocation day 17/18)
GP Surgery	County Oak Medical Centre, Carden Hill, 2,200m
Local centre or convenience shops	Ladies Mile Local Centre 430m

Park / Play area	Vale Avenue (equipped) – 100m
Access to Utilities including broadband exchange	Nearest broadband exchange 1,800m (good access) No utilities on site.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Road noise varies across site from 55-74 dcbIs depending on proximity to A27
Flood risk	<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>
Groundwater Source Protection Zone	Within GSPZ 2, 3.
International Ecological Designations (SAC)	None on site. Castle Hill SAC c.6,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR c.6,000m Black Rock to Newhaven Cliffs SSSI c.6,500m
Local and other Ecological Designations (SNCI/LNR)	Site contains Patcham Court Field LWS. Braeside Avenue Scrub LWS 150m; Ladies Mile LNR 660m; Withdean & Westdene Woods LNR 800m. No TPOS on site.
Geological designations	None on site
Recreational Value	Yes. Publically accessible open space. Noted that there is no over-riding deficiency in open space within the ward or sub-area.
Landscape Issues / SDNP	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.
Heritage Assets	<p>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.</p> <p>Patcham Conservation Area located c.200m southwest of the area of potential. Numerous listed buildings contained within Conservation Area.</p> <p>Locally listed buildings also contained with 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”</p>

	within character statement.
Archaeological Value (ANA)	Area of potential is within the Horsdean ANA.
Contamination/remediation or geological issues	Unknown but unlikely.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	25
Implied Site Density	20dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	An urban fringe site situated outside the built up area boundary. Separated from the SDNP by the A27. Area of potential consists of publically accessible open space (natural/semi-natural), adjacent to the Patcham neighbourhood, with good access to the SRN.
Land ownership and control – no constraints or complex multiple ownership	BHCC ownership.
Willingness of land owner to develop site	There are no current planning applications to develop any part of the site.
Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<p>The entire site is owned by BHCC and is designated open space of various typologies including parks & gardens, outdoor sports and natural/semi-natural. It is an urban fringe site situated between the built up area boundary and the A27, with low density residential development to the south. Part of the site was identified as having some potential for residential development in the Urban Fringe Assessment 2014 (potential 30 dwellings). The 2015 UFA study 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>The site has good, close access to the SRN, primary and secondary schools, recreation, local shops, and bus services. The site has good broadband access but is unlikely to have any utilities on site. Health facilities are located further from the site. Local schools did not appear to have capacity on allocation day, whereas health facilities appear to have capacity.</p>	

The site is unlikely to have any issues with air quality, European or national biodiversity designations, geological designations, and contamination. The site is not suitable for tall buildings and is not within a heat network opportunity area.

The site has various constraints. The area adjacent to the proposed allocation has a high risk of surface water flooding including an area susceptible to ponding, although there is no surface water risk on the site proposed for allocation. The entire site has a high risk of groundwater flooding due to groundwater levels being between 0.025-0.5m below surface. The SFRA indicated that the sequential and exceptions tests would need to be undertaken in order to allocate this site based on groundwater levels.

Other constraints include proximity to the SNDP may result in landscape sensitivities, particularly on the higher slopes of the site. The site contains a LWS (Patcham Court Field). The site suffers from road noise due to proximity to the A27. The site has a high recreation value as is publically accessible designated open space although there is no over-riding deficiency in open space within the ward or sub-area. The site is in fairly close proximity to heritage assets of various importance and any development may impact upon their setting. The site forms part of the NIA. The site is within Groundwater Source Protection Zone 2.

The site therefore has several policy constraints relating to ecology, flood risk, landscape, open space, biodiversity, archaeology, and heritage and may raise issues relating to protection of the aquifer.

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 the sequential and exceptions tests and appropriate mitigation.

GP Surgery	County Oak Medical Centre 590m (accepting new patients 11/17)
Local centre or convenience shops	Retail units in Hollingbury Retail Park (including a supermarket) 300m; Ladies Mile Local Centre nearest c. 1000m
Park / Play area	Carden Park Recreation Ground c.200m
Access to Utilities including broadband exchange	Nearest Broadband exchange 3,000m (greater than 2,000m which would provide good access). No utilities on site.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Road noise 55-59 dcbls on site.
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 3.
International Ecological Designations (SAC)	None on site. Castle Hill SAC c.5,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR c.5,000m Black Rock to Newhaven Cliffs SSSI c.6,000m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site
Recreational Value	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.
Landscape Issues / SDNP	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.

Heritage Assets	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.
Archaeological Value (ANA)	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.
Contamination/remediation or geological issues	Unknown but unlikely.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
SA4 Urban Fringe CP10 Biodiversity CP16 Open Space HE12 SM and Archaeology NC4 – SNCI 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.
SHLAA Analysis (where relevant)	
Site Capacity	35
Implied Site Density	28dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	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.
Willingness of land owner to develop site	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.

Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<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	
	Site Name / Address Land to the northeast of Coldean Lane, Coldean (BN1 9GR)
	Ward Hollingdean & Stanmer
	Site Area (ha) 1.58ha (area of potential as per UFFA)
	Land Type (PDL or GF) GF (UF site 21)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
Surrounding Land Uses PBSA (Varley Park), open space (natural/semi-natural), A27, residential (Coldean).	
Surrounding Area Density 24dph (Coldean)	
Current Use / Former Use & Condition of Site	Northern part of site includes natural/semi-natural open space; majority of site non-designated open space (countryside).
Site In Use Or Vacant	In use as designated open space.
Relevant Planning History	BH2018/03451: Erection of 2x7 storey buildings and 4x6 storey buildings to provide 242 C3 units (on northern part of site, site 21). Approved.

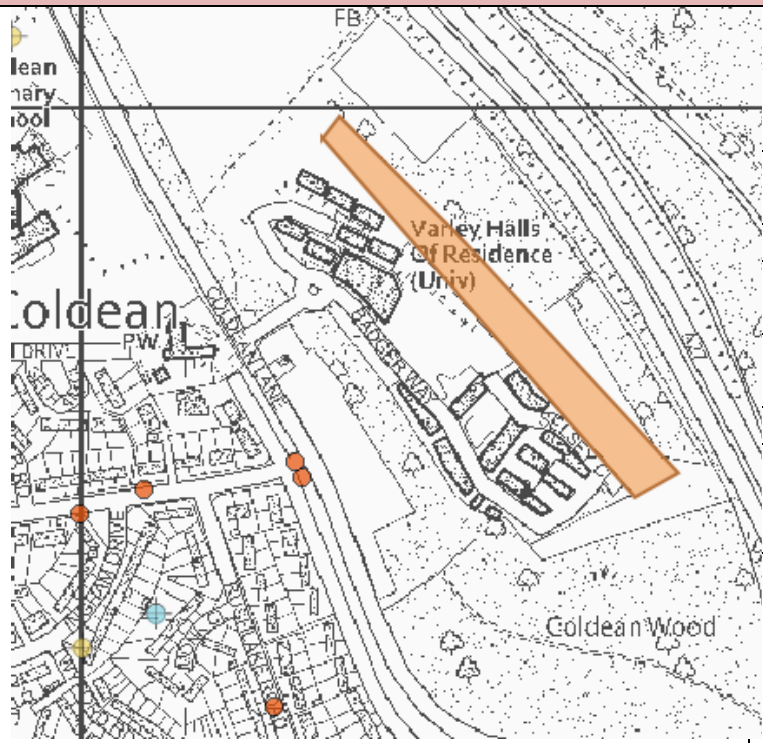
Proximity of services	
Vehicular access	No existing direct access. Access to sites through Chalvington Close which serves the Varley Park development may be a possibility.
Distance to Strategic Road Network	1,200m to nearest junction of A27.
Public Transport Access (train station/bus route/distance to nearest bus stop)	Nearest bus stop c250m from site (21a) with bus services every 20 minutes.
Primary School	Coldean Primary School 650m (capacity on allocation day 17/18)
Secondary School	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)
GP Surgery	New Larchwood Surgery, Coldean 560m (accepting new patients 11/17)
Local centre or convenience shops	Convenience store 450m; nearest designated centre is Lewes Road District Centre c3,700m
Park / Play area	Wolseley Road playground 830m
Access to Utilities including broadband exchange	Nearest exchange >4,500m No utilities on site but utilities serving adjacent PBSA development.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Adjacent to A27 – noise levels vary across site ranging from 55-75dcbLs.
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 2/3.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 4,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 4,000m Black Rock to Newhaven Cliffs SSSI 6,000m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site. Black Rock to Friars Bay RIGS 6,000m
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	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.
Archaeological Value (ANA)	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.
Contamination/remediation or geological issues	Unlikely due to greenfield (undeveloped) state.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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
SHLAA Analysis (where relevant)	
Site Capacity	242 (as per planning consent)
Implied Site Density	153dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC. Site 21 recent approval to sell the site to the Joint Venture Initiative by way of a long leasehold.
Willingness of land owner to develop site	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.

Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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	
	Site Name / Address Land to the northeast of Coldean Lane, Coldean (BN1 9GR)
	Ward Hollingdean & Stanmer
	Site Area (ha) 0.94ha
	Land Type (PDL or GF) GF (UF site 21a)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses PBSA (Varley Park), open space (allotments & natural/semi-natural), A27, residential.
Surrounding Area Density 24dph (Coldean)	
Current Use / Former Use & Condition of Site	Site includes non-designated open space (countryside).
Site In Use Or Vacant	In use as on-designated open space.
Relevant Planning History	None on site.

Proximity of services	
Vehicular access	No existing direct access. Access to sites through Chalvington Close which serves the Varley Park development may be a possibility.
Distance to Strategic Road Network	1,200m to nearest junction of A27.
Public Transport Access (train station/bus route/distance to nearest bus stop)	Nearest bus stop c250m from site (21a) with bus services every 20 minutes.
Primary School	Coldean Primary School 650m (capacity on allocation day 17/18)
Secondary School	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)
GP Surgery	New Larchwood Surgery, Coldean 560m (accepting new patients 11/17)
Local centre or convenience shops	Convenience store 450m; nearest designated centre is Lewes Road District Centre c3,700m
Park / Play area	Wolseley Road playground 830m

Access to Utilities including broadband exchange	Nearest exchange >4,500m No utilities on site but utilities serving adjacent PBSA development.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Adjacent to A27 – noise levels vary across site ranging from 55-64dcbls.
Flood risk	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.
Groundwater Source Protection Zone	Part site within GSPZ 1; part within GSPZ2.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 4,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI and NNR 4,000m Black Rock to Newhaven Cliffs SSSI 6,000m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site. Black Rock to Friars Bay RIGS 6,000m
Recreational Value	Sites have recreational value as designated open spaces. Noted that there is no over-riding deficiency in open space within the ward.
Landscape Issues / SDNP	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.
Heritage Assets	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.
Archaeological Value (ANA)	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.
Contamination/remediation or geological issues	Unlikely due to greenfield (undeveloped) state.

Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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
SHLAA Analysis (where relevant)	
Site Capacity	12
Implied Site Density	13dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC.
Willingness of land owner to develop site	Unknown. No planning applications submitted for site.
Achievability	Achievable in short term (1-5 years)
Overall Summary	
<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.

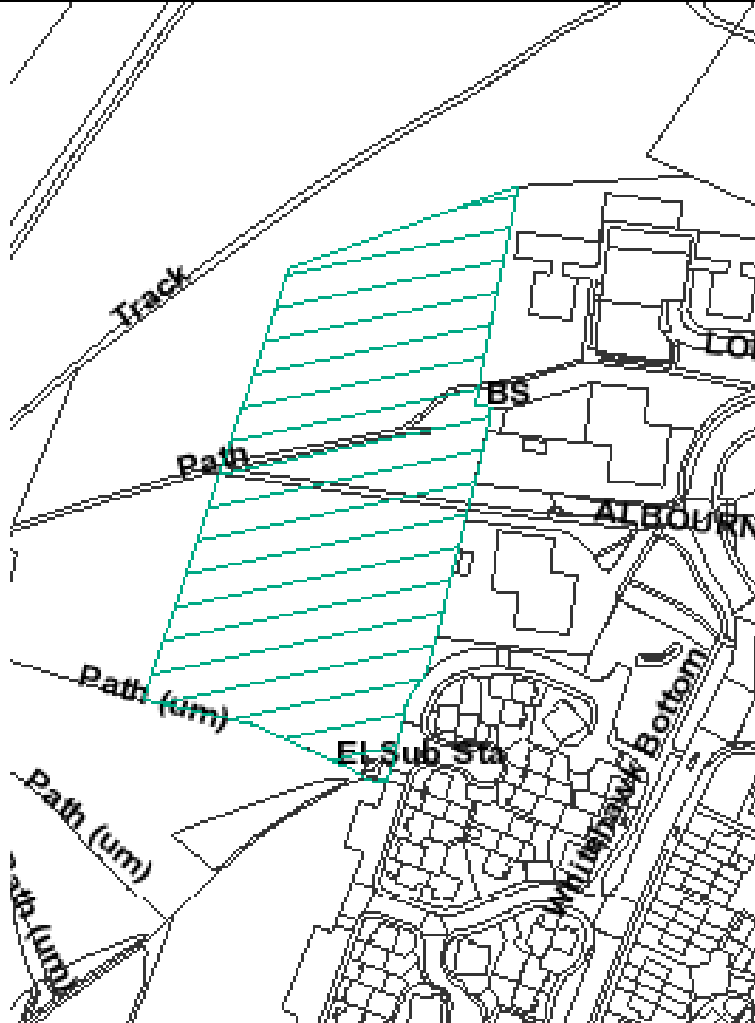
The site is not within a tall building corridor and is not located within a Heat Network Opportunity Area.

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

Proximity of services	
Vehicular access	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.
Distance to Strategic Road Network	(From area of potential through Whitehawk) – 6,500m
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stops 150m from site (buses every 6 minutes) No nearby train station
Primary School	City Academy Whitehawk 900m (capacity on allocation day 17/18)
Secondary School	Varndean (nearest but not catchment) 3940m Catchment secondary – Longhill 5200m (capacity on allocation day)

	17/18)
GP Surgery	Wellsbourne Health Centre 950m (accepting new patients 11/17)
Local centre or convenience shops	Convenience Store 200m
Park / Play area	Whitehawk Way playground c200m
Access to Utilities including broadband exchange	Broadband exchange 1,700m (good access) Unlikely to be other utilities on site.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Less than 55 dcbls.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 4,500m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI & NNR 4,500m Brighton to Newhaven Cliffs SSSI 1,100m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site.
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	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.
Archaeological Value (ANA)	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.
Contamination/remediation or geological issues	Unknown but unlikely.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No however area of potential is adjacent to existing taller buildings
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	30 (nb: see below)
Implied Site Density	25dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC
Willingness of land owner to develop site	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

	<p>affordable homes, however the Homes for Brighton & Hove board (18th 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.</p> <p>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).</p>
Achievability	Achievable in medium term (6-10 years)

Overall Summary

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.

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 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.

The site is unlikely to have any issues with geological designations, GSPZ, air quality, road noise, surface water flood risk or contamination.

The site is unlikely to have any issues with European or national biodiversity designations, however the area with potential is within the declared 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 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>Site Name / Address</td> <td>Land at South Downs Riding School, Bear Road, Brighton, BN2 6AB</td> </tr> <tr> <td>Ward</td> <td>Moulsecoomb and Bevendean</td> </tr> <tr> <td>Site Area (ha)</td> <td>0.53ha (area of potential)</td> </tr> <tr> <td>Land Type (PDL or GF)</td> <td>PDL (UF site 32)</td> </tr> <tr> <td>Within a City Plan DA</td> <td>No</td> </tr> <tr> <td>Within JAAP</td> <td>No</td> </tr> <tr> <td>Within Neighbourhood Area</td> <td>No</td> </tr> <tr> <td>Surrounding Land Uses</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>Surrounding Area Density</td> <td>Row of cottages adjacent. Not within any other defined neighbourhood.</td> </tr> </table>	Site Name / Address	Land at South Downs Riding School, Bear Road, Brighton, BN2 6AB	Ward	Moulsecoomb and Bevendean	Site Area (ha)	0.53ha (area of potential)	Land Type (PDL or GF)	PDL (UF site 32)	Within a City Plan DA	No	Within JAAP	No	Within Neighbourhood Area	No	Surrounding Land Uses	SDNP to east, small row of housing and covered reservoir to the west; pLNR; natural/semi-natural open space.	Surrounding Area Density	Row of cottages adjacent. Not within any other defined neighbourhood.
	Site Name / Address	Land at South Downs Riding School, Bear Road, Brighton, BN2 6AB																	
	Ward	Moulsecoomb and Bevendean																	
	Site Area (ha)	0.53ha (area of potential)																	
	Land Type (PDL or GF)	PDL (UF site 32)																	
	Within a City Plan DA	No																	
	Within JAAP	No																	
Within Neighbourhood Area	No																		
Surrounding Land Uses	SDNP to east, small row of housing and covered reservoir to the west; pLNR; natural/semi-natural open space.																		
Surrounding Area Density	Row of cottages adjacent. Not within any other defined neighbourhood.																		
Current Use / Former Use & Condition of Site	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)																		
Site In Use Or Vacant	In use as pony paddocks. .																		
Relevant Planning History	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																		

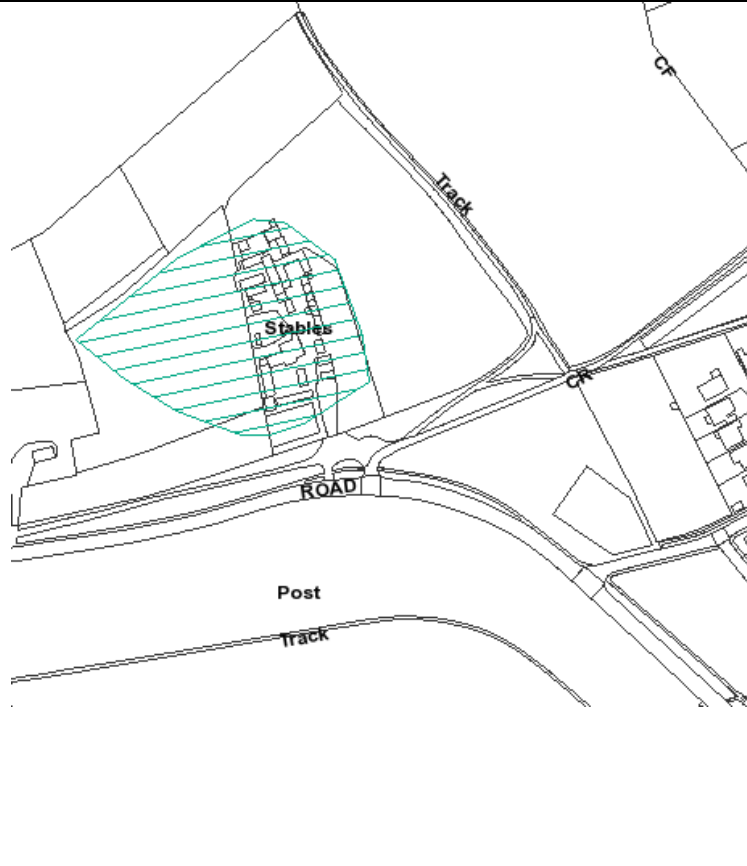
Proximity of services	
Vehicular access	Existing access to site via Bear Road.
Distance to Strategic Road Network	5,200m to nearest junction of A27
Public Transport Access	100m to nearest bus stop (regular services every c.10 min)

(train station/bus route/distance to nearest bus stop)	Moulscoomb Station >3,000m
Primary School	Bevendean Primary 1270m (spare capacity allocation day 17/18) Coombe Road 1310m (spare capacity allocation day 17/18)
Secondary School	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)
GP Surgery	Church Surgery, Saunders Park Rise, Lewes Road 1,600m (accepting new patients 11/17)
Local centre or convenience shops	Nearest convenience store (Elm Grove) 1,200m Lewes Road District Centre 1,400m
Park / Play area	Saunders Park, Lewes Road, 1,500m
Access to Utilities including broadband exchange	Nearest broadband exchange 170m (good access). Unlikely to be utilities on site, however adjacent to a row of housing.
Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Less than 55dcbLs across site.
Flood risk	Within flood zone 1. No risk of surface water flooding on site. Groundwater levels more than 5m below site.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 4,500m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI & NNR 4,500m Brighton to Newhaven Cliffs SSSI 2,400m
Local and other Ecological Designations (SNCI/LNR)	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. Therefore 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. UFA 2015 found habitats located within the area of potential were of low ecological value. Habitats in the adjacent proposed LNR were also of low ecological value (poor semi-improved grassland). Study concluded that development in this location could facilitate ecological enhancements of habitats in the proposed LNR. Area of potential immediately adjacent to NIA.
Geological designations	None on site.
Recreational Value	Value for equestrian-based recreation. Site is not designated as open space.
Landscape Issues / SDNP	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 and to avoid development that created a suburban feel to minimise any significant landscape impact.
Heritage Assets	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.
Archaeological Value (ANA)	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.
Contamination/remediation or geological issues	Unknown but unlikely.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	15
Implied Site Density	28dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC own part of site. Presumably leased to South Downs Riding School
Willingness of land owner to develop site	No recent planning applications to develop site.

Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<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.</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. 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

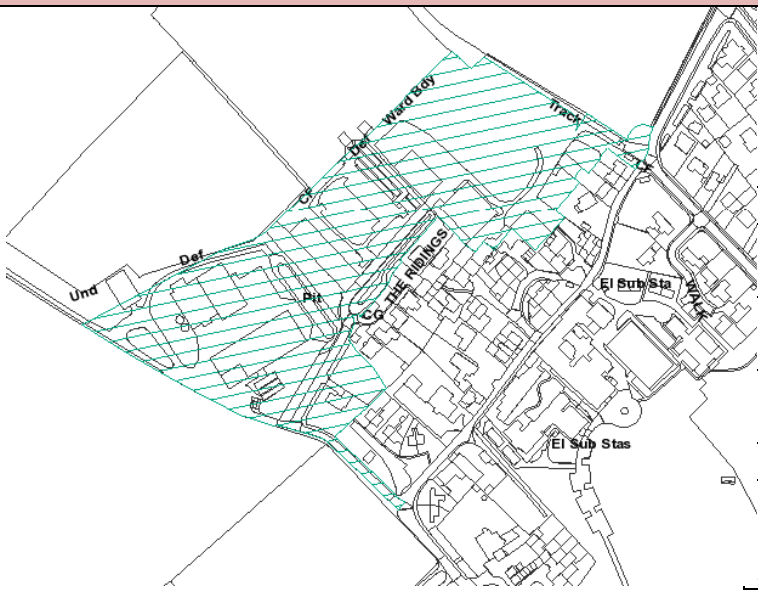
Site Details	
	Site Name / Address Land north of Ingleside Stables, Warren Road, Brighton, BN2 6BA
	Ward Moulsecoomb & Bevendean
	Site Area (ha) 1.2 (area with potential)
	Land Type (PDL or GF) GF (UF site 33)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses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

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

Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Less than 55dcbLs.
Flood risk	Within flood zone 1. No risk of surface water flooding on site. Groundwater levels more than 5m below surface.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 4,200m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI & NNR 4,200m Brighton to Newhaven Cliffs SSSI 2,400m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site.
Recreational Value	High value for equestrian-based recreation. Part of site designated as open space (natural/semi-natural).
Landscape Issues / SDNP	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 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. Importance to retain a sense of separation from Woodingdean and break up the massing of any new building with existing and new planting.
Heritage Assets	None on site or within close proximity (<1,000m)
Archaeological Value (ANA)	None on site. Nearest ANA c.630m. However the ridge-top location could mean there is potential for prehistoric, Roman or early medieval remains.
Contamination/remediation or geological issues	Unknown but unlikely.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	30
Implied Site Density	25dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BHCC – presumably leased to Ingleside Stables.
Willingness of land owner to develop site	No recent planning applications to develop site.
Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<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 (30 dwellings) and development potential was confirmed by the 2015 UFA subject to appropriate mitigation.</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> <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.</p>	

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

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

Proximity of services	
Vehicular access	Existing access to the site via The Ridings.
Distance to Strategic Road Network	5,600m to nearest junction of A27.
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus services c.450m (c.2 buses an hour) Falmer Station >5,600m
Primary School	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)
Secondary School	Longhill (catchment secondary) 1,500m (capacity on allocation day 17/18)
GP Surgery	Meadow Parade Surgery, Rottingdean, 1,200m (accepting new patients 11/17)

Local centre or convenience shops	Convenience store 450m; Rottingdean Local Centre 2,100m
Park / Play area	Rottingdean Fields Recreation Ground 1,400m
Access to Utilities including broadband exchange	Nearest broadband exchange 2,000m. Utilities serve existing farms in close proximity to the site.
Constraints	
Asset of Community Value	No
AQMA	No
Noise	Less than 55dcbls.
Flood risk	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
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	Castle Hill SAC 1,900m
National Ecological Designations (SSSI)	Castle Hill SSSI and NNR 1,900m Black Rock to Newhaven Cliffs SSSI 1,500m
Local and other Ecological Designations (SNCI/LNR)	Cattle Hill LWS 80m Mount Pleasant LWS 450m Ovingdean School Grounds LWS 210m Wanderdown Road LWS 400m. Roedean School Bank LWS 420m
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	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.
Heritage Assets	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.
Archaeological Value (ANA)	Part of site within Ovingdean ANA. Other ANAs in close proximity to

	site including Longhill 170m; Longhill Road 240m; Cattle Hill 260m.
Contamination/remediation or geological issues	Potential from agricultural uses.
Topography and gradients	Site situated on flat level ground in the base of a valley.
Site within Article 4 Direction	Yes. Relating to Conservation Area.
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	50
Implied Site Density	11dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Part owned by BHCC (eastern and western parts of site). Central part of site privately owned.
Willingness of land owner to develop site	No planning applications for development of the site have been submitted.
Achievability	Achievable in medium term (6-10years)
Overall Summary	
<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>	

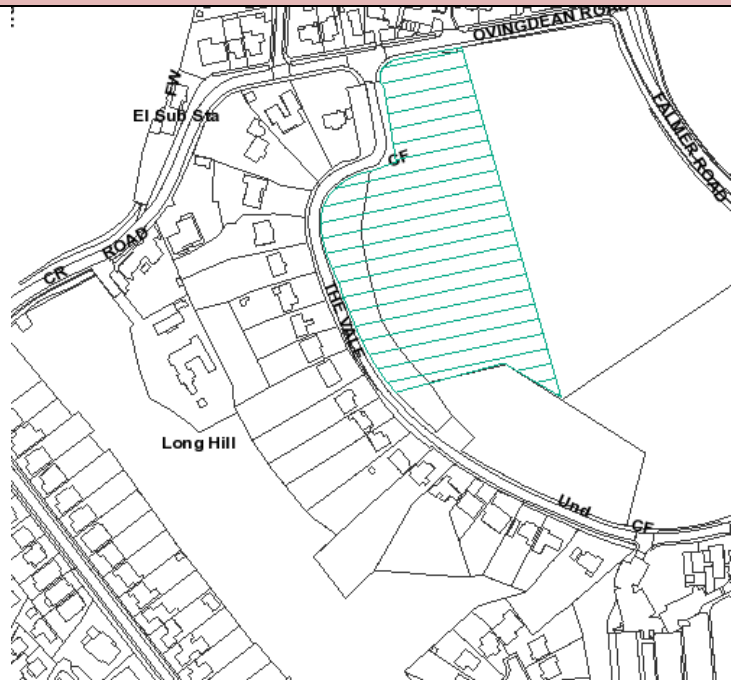
include contamination relating to agricultural uses. The site is situated within a Conservation Area and could be within the setting of some listed buildings. Part of the site is within an ANA. The site's position adjacent to the SDNP could mean the site has landscape sensitivities and the 2015 UFA notes 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	
	Site Name / Address Land South of Ovingdean Road, Ovingdean, BN2 7AA
	Ward Rottingdean
	Site Area (ha) 1.68ha (area with potential)
	Land Type (PDL or GF) GF (urban fringe site 42)
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area Yes. Rottingdean Neighbourhood Area
	Surrounding Land Uses Residential, School, SDNP
	Surrounding Area Density 10-30dph
Current Use / Former Use & Condition of Site	Part privately owned open space (natural/semi-natural); part school playing fields
Site In Use Or Vacant	In use as horse paddocks, grazing/land
Relevant Planning History	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	
Vehicular access	Site is contained by roads on three sides, however there is no current vehicular access onto site.
Distance to Strategic Road Network	5,000m to A27 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	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
Primary School	Rudyard Kipling primary 1,500m (spare capacity on allocation day 17/18) Woodingdean primary 2,200m (spare capacity on allocation day 17/18)
Secondary School	Longhill Secondary 450m (spare capacity on allocation day 17/18)
GP Surgery	Drs Baker and Fahmy, The Ridgeway, Woodingdean, 1,200m (accepting new patients 10/17)

Local centre or convenience shops	Ovingdean Stores convenience store 500m; Rottingdean High Street Local Centre 1,800m
Park / Play area	Rottingdean Fields 1,100m
Access to Utilities including broadband exchange	1,900 to nearest exchange (good access) Unlikely to be utilities on site however utilities in close proximity serving adjacent residential areas.
Constraints	
Asset of Community Value	No
AQMA	Not on site or adjacent to site. Rottingdean AQMA 1,800m. Planning appeal decision re. BH2014/02589 rejected air quality impacts associated with development.
Noise	Not mapped
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 3.
International Ecological Designations (SAC)	Castle Hill SAC 1,700m
National Ecological Designations (SSSI)	Castle Hill SSSI and NNR 1,700m Black Rock to Newhaven Cliffs SSSI 1,500m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	Black Rock to Friars Bay RIGS 1,500m
Recreational Value	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.
Landscape Issues / SDNP	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.
Heritage Assets	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.
Archaeological Value (ANA)	High Hill West ANA forms eastern edge of site.
Contamination/remediation or geological issues	Unknown but considered unlikely due to uses.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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
SHLAA Analysis (where relevant)	
Site Capacity	45
Implied Site Density	26dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Lightwood Strategic own the horse paddocks. BHCC own sports pitches.
Willingness of land owner to develop site	Recent planning applications suggest willingness to develop privately owned part of site
Achievability	Achievable in short term (1-5years)
Overall Summary	
<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.

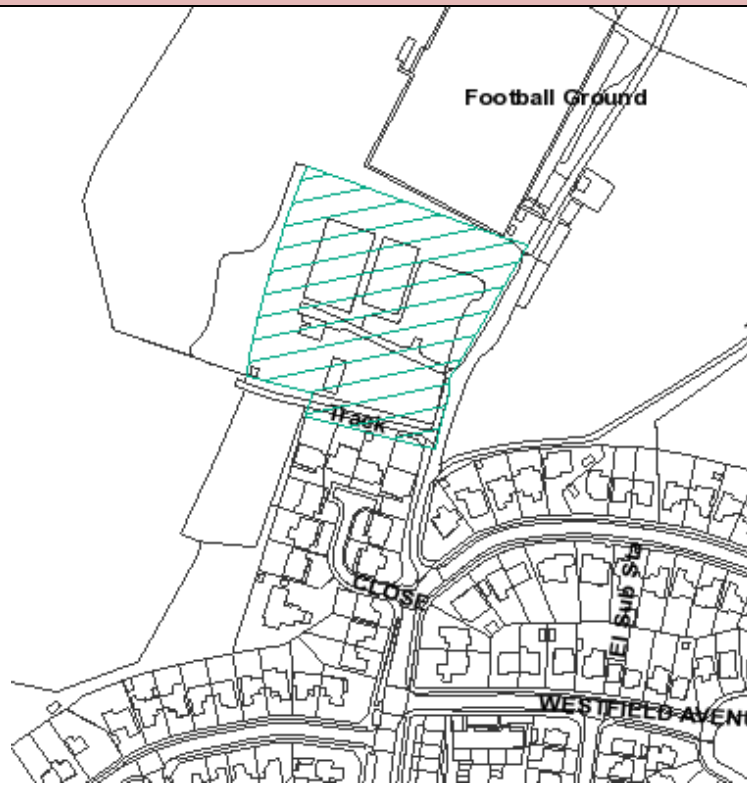
The site is unlikely to have any impact on European or national ecological designations. The site is a newly designated LWS, designated for calcareous grassland habitats and red-star thistle population. The wooded area also has TPOs. Part of the site forms an ANA and could therefore have archaeological 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)

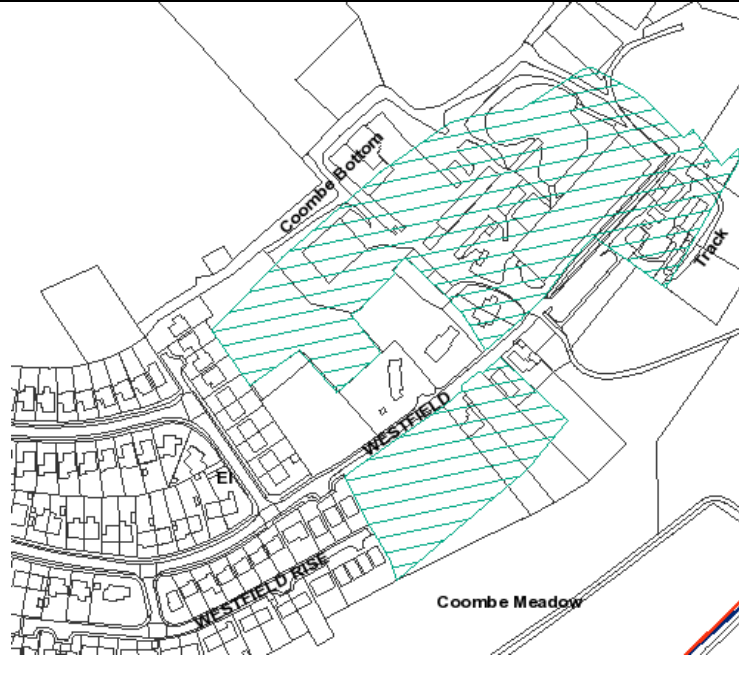
Site Details	
	Site Name / Address Land at former nursery site, Coombe Vale, Saltdean, BN2 8HJ
	Ward Rottingdean Coastal
	Site Area (ha) 0.94ha (area of potential)
	Land Type (PDL or GF) GF
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Residential to the south, open spaces (various typologies) to the north, east and west.
	Surrounding Area Density Saltdean c. 15dph. Surrounding area c. 27dph.
Current Use / Former Use & Condition of Site	Former nursery site. Currently used as caravan storage.
Site In Use Or Vacant	In use as caravan storage.
Relevant Planning History	None.

Proximity of services	
Vehicular access	Existing access to site from Saltdean Vale.
Distance to Strategic Road Network	>10,000m to nearest junction of A27.
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop c.170m (no 27 bus service every 15 minutes to Brighton) Falmer train station c.10,000m
Primary School	Saltdean Primary 1120m (limited capacity on allocation day 17/18)
Secondary School	Longhill (catchment) 4320m (capacity on allocation day 17/18)
GP Surgery	Saltdean & Rottingdean Medical Practice Longridge Avenue, Saltdean (1,300) (accepting patients 09/17)
Local centre or convenience shops	Lustralls Vale Local Centre, Saltdean, (1,100m)
Park / Play area	Saltdean Oval (1,100m)
Access to Utilities including broadband exchange	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.
Constraints	

Asset of Community Value	No
AQMA	Not within
Noise	Less than 55dcbLs.
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ1, 2 and 3.
International Ecological Designations (SAC)	None within site. Castle Hill SAC 2,200m
National Ecological Designations (SSSI)	None within site. Castle Hill SSSI and NNR 2,200m Black Rock to Newhaven Cliffs SSSI 1,500m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	None on site. Black Rock to Friars Bay RIGS 1,500m
Recreational Value	None – privately owned site.
Landscape Issues / SDNP	Surrounded by open space which forms a buffer between the site and the SDNP. Situated in the bottom of a coombe and adjacent to existing residential development.
Heritage Assets	None on site or in close proximity.
Archaeological Value (ANA)	None on site. Looes Barn ANA <40m from southern part of site.
Contamination/remediation or geological issues	Unknown.
Topography and gradients	Fairly level site in the bottom of a Coombe.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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
SHLAA Analysis (where relevant)	
Site Capacity	18 (based on UFFAs) (NB: increased to 24 see commentary)
Implied Site Density	19dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Privately owned in single ownership.
Willingness of land owner to develop site	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.
Achievability	Achievable in medium term (6-10year)
Overall Summary	
<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. The entire site was identified as having potential for development in the Urban Fringe Assessment 2014 (18 dwellings). This was confirmed in the UFA 2015.</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 CPP2 suggested site could have potential for increased number of housing.</p> <p>The UFFAs concluded that the site has little ecological value and had potential for ecological enhancement, and is somewhat buffered from the SDNP due to the surrounding open space. Delivery of 18 dwellings on the site as suggested by the UFA would provide a dwelling density of 19dph. Consideration of the site by policy officers, including of the wider context and surrounding housing density, indicated that the site could have potential of providing a higher amount; with 24 dwellings equating to density of 27dph.</p> <p>The site is considered to have potential for residential development subject to appropriate mitigation.</p>	

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

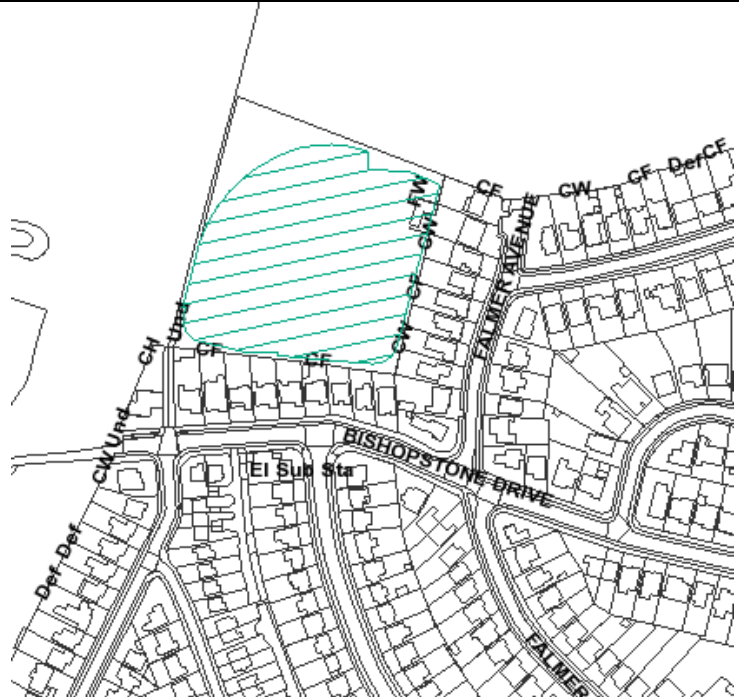
Site Details	
	Site Name / Address Land at Coombe Farm, Westfield Avenue North, Saltdean
	Ward Rottingdean
	Site Area (ha) 3.47ha (area of potential)
	Land Type (PDL or GF) PDL/GF
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Residential , Agriculture, SDNP
	Surrounding Area Density 15dph
	Current Use / Former Use & Condition of Site
Site In Use Or Vacant	In use
Relevant Planning History	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	
Vehicular access	Existing access to site via Westfield Avenue North. Access throughout site will need improving
Distance to Strategic Road Network	C10,000m to A27 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop c.200m (no 27 bus service every 15 minutes to Brighton) Falmer train station c.10,000m
Primary School	Saltdean Primary (1,400m) (capacity on 17/18 allocation day)
Secondary School	Longhill School (4,700m) (capacity on 17/18 allocation day)
GP Surgery	Saltdean & Rottingdean Medical Practice Longridge Avenue, Saltdean (1,400m) (accepting patients 09/17)
Local centre or convenience shops	Lustralls Vale Local Centre, Saltdean, (1,100m)
Park / Play area	Saltdean Oval (1,800m)
Access to Utilities including broadband exchange	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.

Constraints	
Asset of Community Value	No
AQMA	No
Noise	Less than 55dcbLs.
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 3.
International Ecological Designations (SAC)	Castle Hill SAC 3,800m
National Ecological Designations (SSSI)	Castle Hill SSSI & NNR 3,800m Black Rock to Newhaven SSSI 1,700m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	Black Rock to Friars Bay RIGS 1,700m
Recreational Value	Privately owned site. Part of site used privately for horse grazing.
Landscape Issues / SDNP	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.
Heritage Assets	None
Archaeological Value (ANA)	None on site however immediately adjacent to Highdole Hill & Ilford Hill ANA
Contamination/remediation or geological issues	There may be potential for contamination due to former farm uses.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	

Site Capacity	65 (across entire site cluster, with 60 approved on sites 48, 48a and 48b)
Implied Site Density	18dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Sites in private ownership – multiple owners.
Willingness of land owner to develop site	Outline planning application for sites 48, 48a and 48b) submitted 2016 suggests willingness to develop site.
Achievability	Achievable in short-term (1-5years)
Overall Summary	
<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		
	Site Name / Address	Land West of Falmer Avenue, Saltdean
	Ward	Rottingdean
	Site Area (ha)	1.07ha (area of potential)
	Land Type (PDL or GF)	GF (UF site 50)
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Residential, SDNP
	Surrounding Area Density	15dph
Current Use / Former Use & Condition of Site		Privately owned paddocks
Site In Use Or Vacant		Paddock vacant
Relevant Planning History		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.

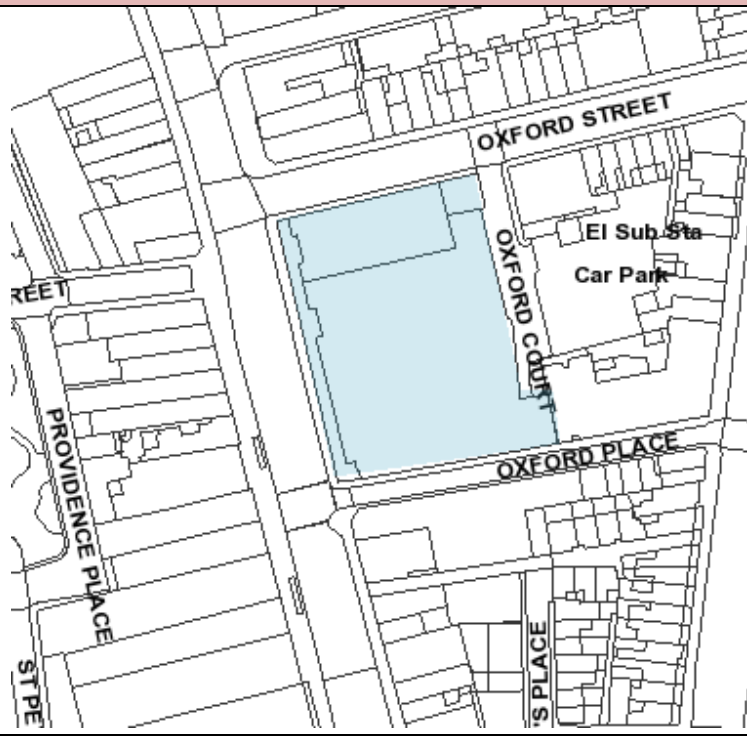
Proximity of services	
Vehicular access	There is no vehicular access to the site. Extant planning permission involves demolition of 6 Falmer Avenue to create new access road into site from existing Falmer Avenue.
Distance to Strategic Road Network	9,000m to A27
Public Transport Access (train station/bus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

broadband exchange	GF site therefore no utilities currently on site.
Constraints	
Asset of Community Value	No
AQMA	Not within AQMA
Noise	Less than 55dcbLs.
Flood risk	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
Groundwater Source Protection Zone	Within GSPZ 2 and 3.
International Ecological Designations (SAC)	Castle Hill SAC 2,500m
National Ecological Designations (SSSI)	Castle Hill SSSI and NNR 2,500m Black Rock to Newhaven Cliffs 1,000m
Local and other Ecological Designations (SNCI/LNR)	Whiteway Lane LWS <100m Wivelsfield Road Grassland LWS 300m High Hill Pasture LWS 500m Site consists of managed grassland, unlikely to have ecological value.
Geological designations	Black Rock to Friars Bay RIGS 1,000m
Recreational Value	Privately owned site – no public recreational value.
Landscape Issues / SDNP	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.
Heritage Assets	None on site
Archaeological Value (ANA)	Site situated on High Hill ANA
Contamination/remediation or geological issues	Unlikely to be issues with contamination/remediation
Topography and gradients	Site slopes down from west to east.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	32 (as per planning consent)
Implied Site Density	30dph
Availability/Deliverability Issues	
Overall Site Location and	Situated outside the built up area boundary, adjacent to the SDNP

Surroundings	and an established low density residential area. Proximity to SDNP may result in landscape sensitivities.
Land ownership and control – no constraints or complex multiple ownership	Hyde New Homes
Willingness of land owner to develop site	Recent planning application/approval suggest owner is willing to develop the site
Achievability	Achievable in short-term (1-5 years)
Overall Summary	
<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 6 – Purpose Built Student Accommodation Site Proformas

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

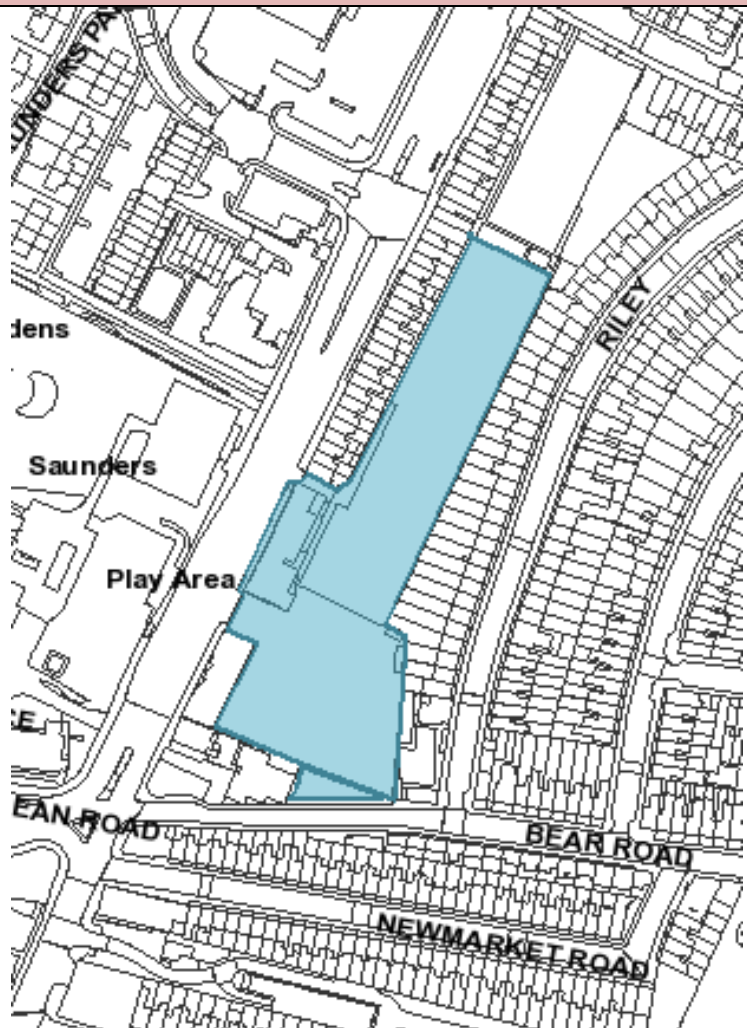
Site Details	
	Site Name / Address 118-132 London Road, Brighton, BN1 4JH
	Ward St Peter's and North Laine
	Site Area (ha) 0.25ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA4 New England Quarter & London Road
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Within London Road Town Centre with a mix of uses.
Surrounding Area Density NEQ c.45dph London Rd c33dph	
Current Use / Former Use & Condition of Site	118-119 occupied by Boots Chemists. 120-132 occupied by the Co-op.
Site In Use Or Vacant	In use
Relevant Planning History	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	
Vehicular access	Site located on London Road with good existing access.
Distance to Strategic Road Network	C. 4,800m to A23/A27 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	C. 700m to Brighton Station 0m to very regular bus services located along London Road
Primary School	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)
Secondary School	Dorothy Stringer 2,165m (no spare capacity on allocation day 17/18)

GP Surgery	St Peters Medical Centre, Oxford Street 60m
Local centre or convenience shops	Site within London Road Town Centre
Park / Play area	The Level c100m
Access to Utilities including broadband exchange	C.1,000m to nearest broadband exchange (good access) Unlikely to be issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	Site within AQMA
Noise	Site suffers from road noise of between 55-75 dcbls.
Flood risk	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.
Groundwater Source Protection Zone	Not within a GSPZ
International Ecological Designations (SAC)	None on site or within close proximity Castle Hill SAC 6,000m
National Ecological Designations (SSSI)	None on site or within close proximity. Castle Hill 6,000m Black Rock Cliffs 2,700m
Local and other Ecological Designations (SNCI/LNR)	London Road Station LWS c.290m from site
Geological designations	None on site
Recreational Value	None.
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Not within an ANA
Contamination/remediation or geological issues	Unlikely due to current retail uses.
Topography and gradients	Situated on level ground.
Site within Article 4 Direction	Within Central Brighton, NEQ and London Road Office to Residential Article 4 Area.
Opportunities	
Within Tall Building Area	Within London Road tall building corridor
Within District Heat Network Opportunity Area	Within London Road & New England Quarter HNOA
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
Within DA4 CP4 SR5	Strategy for the DA4 area is to create a major new business quarter for the city. COU from retail only permitted where there is no a break in frontage

HE6 HE3	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
SHLAA Analysis (where relevant)	
Site Capacity	232 student beds of which 184 within 36 cluster flats and 48 individual studios. (Recently approved)
Implied Site Density	84/0.25 = 336dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Site within a busy mixed use area within London Road Town Centre. Located on main A roads with various good transport links.
Land ownership and control – no constraints or complex multiple ownership	Boots – owned by Alliance Boots Co-op – owners by the Cooperative Group.
Willingness of land owner to develop site	Site not put forward during call for sites. Recently approved planning application for PBSA.
Achievability	Short-term.
Overall Summary	
<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 & 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. 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>	

Site Profile Lewes Road Bus Depot

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

Proximity of services	
Vehicular access	Good existing access via Lewes Road
Distance to Strategic Road Network	c.3,000m to A27
Public Transport Access (train station/bus route/distance to nearest bus stop)	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
Primary School	Coombe Road Primary 400m (spare capacity on allocation day 17/18) Fairlight Primary 630m (spare capacity on allocation day 17/18)
Secondary School	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.

GP Surgery	Church Surgery 50m (accepting new patients 09/17)
Local centre or convenience shops	Lewes Road District Centre c.100m Sainsburys c.100m
Park / Play area	Saunders Park c.50m
Access to Utilities including broadband exchange	Kemptown exchange c. 1,600m (good access) Unlikely to be issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	Within AQMA
Noise	Road traffic daytime noise between 55-75dcbL on/adjacent to site
Flood risk	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.
Groundwater Source Protection Zone	Within GSPZ 1.
International Ecological Designations (SAC)	None on site nor within close proximity. Castle Hill SAC >4,500m
National Ecological Designations (SSSI)	None on site nor within close proximity. Black Rock to Friars Bay SSSI c.3000m Castle Hill SSSI >4,500m
Local and other Ecological Designations (SNCI/LNR)	None on nor adjacent to site. Some within close proximity. Woodvale Cemetery LWS <200m Crespin Way LWS <400m Bevendean Downland LNR <600m
Geological designations	None within or adjacent to site
Recreational Value	None
Landscape Issues / SDNP	Unlikely
Heritage Assets	None within or adjacent to site
Archaeological Value (ANA)	None within or adjacent to site
Contamination/remediation or geological issues	Unknown. May have potential for contamination due to use as bus depot.
Topography and gradients	Situated on level ground
Site within Article 4 Direction	None of relevance
Opportunities	
Within Tall Building Area	Within Lewes Road TBC
Within District Heat Network Opportunity Area	Not within HNOA Fairly close proximity (200m) to Brighton University HNOA
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	

Site Capacity	250 bedspaces (draft CPP2)
Implied Site Density	247 bedspace/ha
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	BH Bus Company (Go Ahead Group)
Willingness of land owner to develop site	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.
Achievability	Achievable in medium term (6-10)
Overall Summary	
<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>	

Site Profile 45 and 47 Hollingdean Road, Brighton

Site Details	
	Site Name / Address 45 & 47 Hollingdean Road, Brighton, BN2 4AA
	Ward Hollingbury & Stanmer
	Site Area (ha) 0.09ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA DA3 Lewes Road
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Residential, retaining wall to the south beyond which lies supermarket access road, store and parking to the south and east.
Surrounding Area Density c.130dph on adjacent properties on Hollingdean Road.	
Current Use / Former Use & Condition of Site	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.
Site In Use Or Vacant	Part in use/part vacant
Relevant Planning History	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	
Vehicular access	Current vehicle access to site between 43 and 47 Hollingdean Road.
Distance to Strategic Road Network	C.3.5km to nearest junction on SRN.
Public Transport Access	C.700m from London Road railway station.

(train station/bus route/distance to nearest bus stop)	C.110m from bus stop on Lewes Road with various regular services.
Primary School	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)
Secondary School	Varndean 1760m (no capacity on allocation day 19/20) Dorothy Stringer 1986m (no capacity on allocation day 19/20)
GP Surgery	Church Surgery, Saunders Park Rise, Lewes Road. Accepting new patients (03/19) c.360m.
Local centre or convenience shops	C.100, to supermarket and other shops on Lewes Road.
Park / Play area	C.190m to Saunders Park play area,
Access to Utilities including broadband exchange	Kemptown exchange c. 1,600m (good access) Unlikely to be issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	Within AQMA.
Noise	Less than 55dcbLs.
Flood risk	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
Groundwater Source Protection Zone	Within GSPZ 1.
International Ecological Designations (SAC)	None on site nor within close proximity. Castle Hill SAC >4,700m
National Ecological Designations (SSSI)	None on site nor within close proximity. Black Rock to Friars Bay SSSI c.3300m Castle Hill SSSI >4,700m
Local and other Ecological Designations (SNCI/LNR)	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
Geological designations	None on site. Black Rock to Friars Bay >3300m
Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	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).
Archaeological Value (ANA)	None on site.
Contamination/remediation or geological issues	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.
Topography and gradients	Relatively level with gentle slope downwards from north to south and from west to east.
Site within Article 4 Direction	Within Article 4 Direction area restriction on HMOs.
Opportunities	

Within Tall Building Area	Not within but in fairly close proximity to Lewes Road tall building corridor which extends from the Hollingdean Road junction northwards to Falmer Station.
Within District Heat Network Opportunity Area	No.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	Not in SHLAA
Implied Site Density	Not in SHLAA.
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	In multiple ownership (3 owners); 2 private individuals and 1 limited company.
Willingness of land owner to develop site	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.
Achievability	Potential for site to come forward in the first 5 years, subject to planning consent.
Overall Summary	
<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 1,000m². 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>	

Appendix 7 – Strategic Site Allocations Site Proformas

Site Profile Brighton General Hospital, Elm Grove, Brighton

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

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

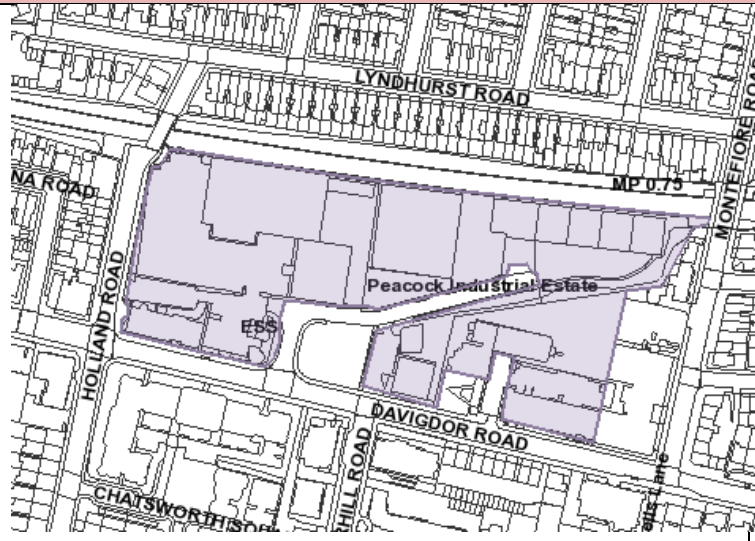
Asset of Community Value	No
AQMA	No
Noise	No
Flood risk	<p>Within flood zone 1.</p> <p>Some small areas of low to medium risk of surface water on site (1% site medium risk; 3% of site low risk).</p> <p>Groundwater levels more than 5m below surface. SFRA considered this site to be of low flood risk, however 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>
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site Castle Hill SAC 4,000m
National Ecological Designations (SSSI)	None on site Castle Hill SSSI and NNR 4,000m Black Rock to Newhaven Cliffs SSSI 1,800m
Local and other Ecological Designations (SNCI/LNR)	Swifts known to nest on site(local BAP species). No designations on site: Woodvale Cemetery LWS 200m Whitehawk Hill LNR 350m
Geological designations	None on site
Recreational Value	Some areas of open spaces on site of amenity greenspace typology
Landscape Issues / SDNP	Site situated within built up area boundary, however in a prominent hilltop location visible from various points of the city.
Heritage Assets	Arundel building is a Grade II listed building. Also includes some curtilage listed buildings. Fairly close proximity to Woodvale Cemetery Historic Park and Garden
Archaeological Value (ANA)	Not within.
Contamination/remediation or geological issues	Unknown but likely due to medical uses.
Topography and gradients	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.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
<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>
SHLAA Analysis (where relevant)	
Site Capacity	200
Implied Site Density	40dph

Viability/Deliverability Issues	
Overall Site Location and Surroundings	Situated in a prominent position in a predominantly residential area on the edge of the built up area.
Land ownership and control – no constraints or complex multiple ownership	Sussex Community NHS Trust and SeCamb (ambulance station)
Willingness of land owner to develop site	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.
Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<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>	

GP Surgery	Seven Dials Medical Centre 500m (accepting new patients 10/17) Brighton Station Medical Centre 600m (walk in centre)
Local centre or convenience shops	Seven Dials Local Centre 270m London Road Town Centre 400m
Park / Play area	Dyke Road Park c700m Preston Park c800m
Access to Utilities including broadband exchange	Broadband exchange 1,300m Unlikely to be issues with utilities
Constraints	
Asset of Community Value	No
AQMA	Within AQMA
Noise	Road noise measured as between 55-65dcbl. Noise and vibration from railway lines.
Flood risk	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.
Groundwater Source Protection Zone	Not within.
International Ecological Designations (SAC)	None on site. Castle Hill SAC 7,000m
National Ecological Designations (SSSI)	None on site. Castle Hill SSSI & NNR 7,000m Black Rock to Newhaven Cliffs SSSI 7,000m
Local and other Ecological Designations (SNCI/LNR)	None on site. Brighton Station LWS 200m
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	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.
Heritage Assets	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.
Archaeological Value (ANA)	None on site
Contamination/remediation or geological issues	Potential for contamination due to current uses.
Topography and gradients	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.
Site within Article 4 Direction	Within Article 4 Direction Area regarding change of use from office to residential.
Opportunities	
Within Tall Building Area	No, however in fairly close proximity to London Road tall building corridor.

Within District Heat Network Opportunity Area	Yes within NEQ and London Road Heat Network Opportunity Area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
	HE6 Within Setting of Conservation Area HE3 Within Setting of Listed Building CP15 Heritage
SHLAA Analysis (where relevant)	
Site Capacity	100 dwellings
Implied Site Density	84dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Network Rail. Other occupants of buildings on site.
Willingness of land owner to develop site	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.
Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<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		
	Site Name / Address	Davigdor Road, Hove, BN3 1SF
	Ward	Goldsmid
	Site Area (ha)	3.3ha
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Commercial, larger retail sheds, industrial, residential
	Surrounding Area Density	C. 42dph
Current Use / Former Use & Condition of Site		Industrial estate in various uses also including retail, trade counter units; B1a offices.
Site In Use Or Vacant		In use
Relevant Planning History		<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	
Vehicular access	Good access from Davigdor Road
Distance to Strategic Road Network	C. 4,000 to A27
Public Transport Access	Hove Station c.1100m; Brighton Station c.1,200m

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

Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	300 dwellings and various employment floorspace
Implied Site Density	90dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Industrial estate situated on Davigdor Road which contains a mix of uses including commercial, larger retail units, industrial and residential uses.
Land ownership and control – no constraints or complex multiple ownership	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.
Willingness of land owner to develop site	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.
Achievability	Achievable in short (1-5) and medium term (6-10 years)
Overall Summary	
<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 >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	
	Site Name / Address Sackville Trading Estate/Coal Yard, Sackville Road, Hove, BN3 7AN
	Ward Hove Park
	Site Area (ha) 3.61
	Land Type (PDL or GF) PDL
	Within a City Plan DA Yes DA6 Hove Station
	Within JAAP No
	Within Neighbourhood Area Yes. Hove Station Neighbourhood Plan
Surrounding Land Uses 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.	
Surrounding Area Density 72dph	
Current Use / Former Use & Condition of Site	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.
Site In Use Or Vacant	Units both in use and vacant. Car pound and coal yard still in use.
Relevant Planning History	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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Proximity of services	
Vehicular access	Existing access to site from Sackville Road.
Distance to Strategic Road Network	2,600m to A27 and site adjoins Old Shoreham Road (A270)
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop on Sackville Road <50m with regular bus services. Hove train station 900m
Primary School	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)
Secondary School	Hove Park Upper 420m (capacity on allocation day 17/18) Blatchington Mill 880m (no capacity allocation day 17/18)
GP Surgery	Hove Park Villas Surgery 950m (accepting new patients (10/17)
Local centre or convenience shops	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.
Park / Play area	Hove Park 400m
Access to Utilities including broadband exchange	Broadband exchange 1,400m (good access) Unlikely to be any issues with other utilities
Constraints	
Asset of Community Value	No
AQMA	Yes, part of site within AQMA
Noise	Road noise levels on site varies from 60-75 dcbls with noise generated from both Sackville Road and Old Shoreham Road. Noise and vibration from railway lines at the southern end of the site.
Flood risk	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.
Groundwater Source Protection Zone	Site within GSPZ 1, 2, and 3.
International Ecological Designations (SAC)	Not on site. Castle Hill SAC 8,200m
National Ecological Designations (SSSI)	Not on site. Castel Hill SSSI and NNR 8,200m Black Rock to Newhaven Cliffs SSSI 5,500m
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	Not on site. Hove Park Goldstone LGS 400m

Recreational Value	None
Landscape Issues / SDNP	None
Heritage Assets	Not on site. Hove Station Conservation Area to the east with some listed buildings however separated by railway lines and existing industrial/retail uses.
Archaeological Value (ANA)	None on site, although ANA within close proximity.
Contamination/remediation or geological issues	Yes due to existing use as a coalyard. Also, possibly due to some former light industrial uses?
Topography and gradients	The site is situated on fairly level ground at a higher level than Sackville Road which slopes down fairly steeply in a southerly direction.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	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.
Within District Heat Network Opportunity Area	Hove Park Heat Network Cluster Area includes the Sackville Trading Estate.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
	Within DA6 – to develop an attractive and sustainable mixed-use area focused on employment. Possible loss of B1c and B8 employment floorspace.
SHLAA Analysis (where relevant)	
Site Capacity	500units
Implied Site Density	138dph
Availability/Deliverability Issues	
Overall Site Location and Surroundings	The site is situated within a mixed area comprising residential, retail and employment. It has good access to road, bus and train services.
Land ownership and control – no constraints or complex multiple ownership	Sackville Trading Estate - Parkridge Developments Coalyard understood to be owner by the Coal Pension Fund
Willingness of land owner to develop site	Recent planning application demonstrates willingness to develop site.
Achievability	Achievable in medium term (6-10 years)
Overall Summary	
<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

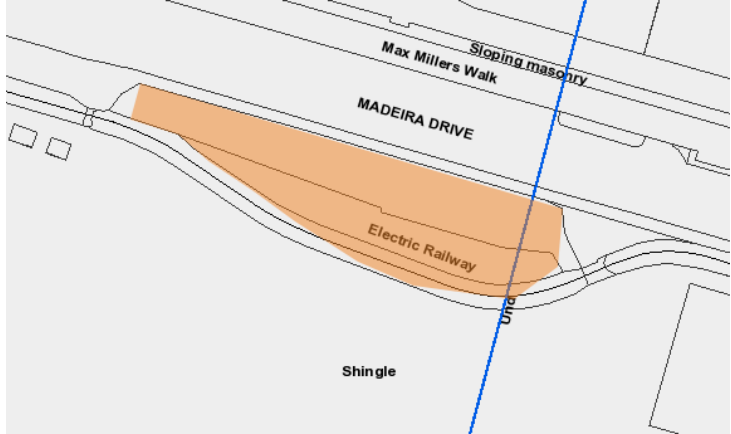
Site Details		
Insert plan of site here	Site Name / Address	Madeira Terraces, Madeira Drive, Brighton
	Ward	Queens Park, East Brighton and Rottingdean Coastal wards
	Site Area (ha)	6.4ha
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	No
	Within JAAP	No
	Within Neighbourhood Area	No
	Surrounding Land Uses	Various uses including retail, commercial, leisure and residential.
	Surrounding Area Density	Various.
Current Use / Former Use & Condition of Site	Some existing retail, cultural and leisure uses occupy some of the arches/units within Madeira Terraces.	
Site In Use Or Vacant	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.	
Relevant Planning History	Various for individual units. BH2019/00098 Installation of temporary concrete and steel supports. Under consideration.	

Proximity of services	
Vehicular access	Madeira Terraces situated on Madeira Drive.
Distance to Strategic Road Network	c.6,000m to A27/A23 junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	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.
Primary School	Not measured/of relevance due to potential site uses.
Secondary School	Not measured/of relevance due to potential site uses.
GP Surgery	Not measured/of relevance due to potential site uses.
Local centre or convenience shops	Not measured/of relevance due to potential site uses.

Park / Play area	Not measured/of relevance due to potential site uses.
Access to Utilities including broadband exchange	500m to broadband exchange. Utilities currently serve some units/arches.
Constraints	
Asset of Community Value	No
AQMA	The western extent of the Terraces is adjacent to the AQMA.
Noise	Noise levels vary from between 55-69dcbLs.
Flood risk	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.
Groundwater Source Protection Zone	Not within GSPZ.
International Ecological Designations (SAC)	Castle Hill SAC c.4,500m from the site
National Ecological Designations (SSSI)	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.
Local and other Ecological Designations (SNCI/LNR)	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.
Geological designations	Black Rock to Newhaven Cliffs RIGS c.200m from eastern extent of site.
Recreational Value	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.
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Not within an ANA
Contamination/remediation or geological issues	Unlikely.
Topography and gradients	On fairly level ground.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.

SHLAA Analysis (where relevant)	
Site Capacity	None. Not suitable for residential.
Implied Site Density	N/A
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Site comprises the Madeira Terraces, including Victorian promenade and raised walkway and various buildings and access points.
Land ownership and control – no constraints or complex multiple ownership	BHCC
Willingness of land owner to develop site	BHCC support redevelopment opportunities within this area of the seafront, in accord with the seafront strategy.
Achievability	Unknown.
Overall Summary	
<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.</p> <p>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 western edge of the site is adjacent to the AQMA. 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

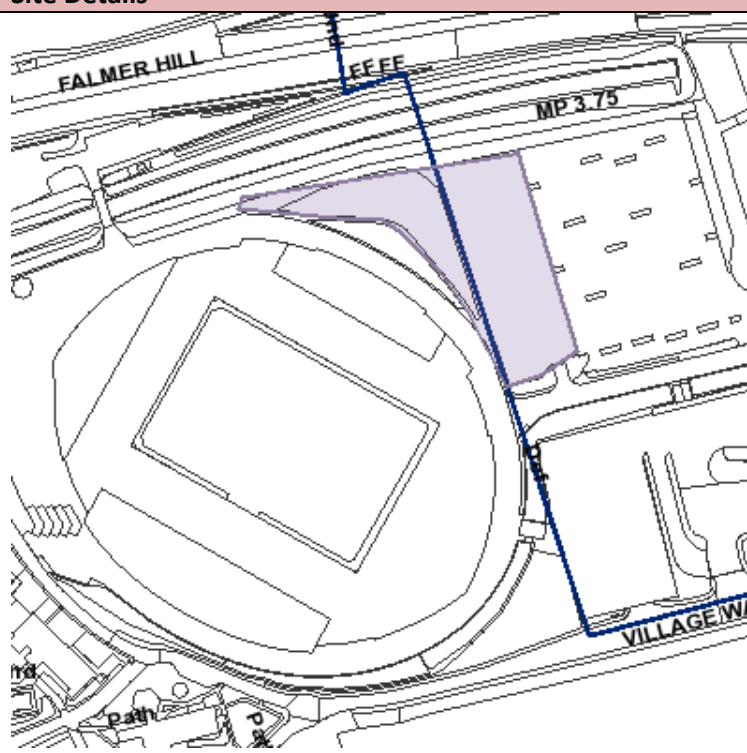
Site Details	
	Site Name / Address Former Peter Pan Leisure Site, Madeira Drive, Brighton
	Ward East Brighton/Queen's Park wards
	Site Area (ha) 0.02ha
	Land Type (PDL or GF) PDL
	Within a City Plan DA No
	Within JAAP No
	Within Neighbourhood Area No
	Surrounding Land Uses Beach, Yellow-wave beach volleyball (D2), Volk's railway.
	Surrounding Area Density
Current Use / Former Use & Condition of Site 	Currently an area of unused hardstanding. Formerly used for amusements and rides.
Site In Use Or Vacant 	Vacant
Relevant Planning History 	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	
Vehicular access	Site adjacent to Madeira Drive with existing access.
Distance to Strategic Road Network	c.7,000m to A27/A23 junction
Public Transport Access (train station/bus route/distance)	Bus stops situated on Marine Parade c. 170m, although nearest bus stop cannot be accessed easily due to works on Madeira

to nearest bus stop)	Terraces. C.800m to nearest bus stops with bus services c. every 5 minutes.
Primary School	Not measured/of relevance due to potential site uses.
Secondary School	Not measured/of relevance due to potential site uses.
GP Surgery	Not measured/of relevance due to potential site uses.
Local centre or convenience shops	Not measured/of relevance due to potential site uses.
Park / Play area	Not measured/of relevance due to potential site uses.
Access to Utilities including broadband exchange	740m (good access) No other utilities currently on site, however adjacent to other uses therefore presumed that utilities could easily be installed.
Constraints	
Asset of Community Value	No
AQMA	No
Noise	Site subject to road noise levels between 55-59dcbLs.
Flood risk	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.
Groundwater Source Protection Zone	Not within GSPZ.
International Ecological Designations (SAC)	Castle Hill SAC 5,300m
National Ecological Designations (SSSI)	Castle Hill SSSI 5,300m Brighton to Newhaven Cliffs SSSI 1,200m
Local and other Ecological Designations (SNCI/LNR)	Immediately adjacent to Volk's Railway LWS
Geological designations	Black Rock to Newhaven Cliffs RIGS 1,200m
Recreational Value	None in current form. Site being put forward for leisure uses which would provide recreation opportunities.
Landscape Issues / SDNP	None
Heritage Assets	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.
Archaeological Value (ANA)	Not within an ANA.
Contamination/remediation or geological issues	None known.
Topography and gradients	On level ground.
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	No
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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

SHLAA Analysis (where relevant)	
Site Capacity	None. Not suitable for residential uses.
Implied Site Density	N/A
Availability/Deliverability Issues	
Overall Site Location and Surroundings	Site comprises an area of hardstanding situated within the beach area, adjacent to Madeira Drive and existing leisure uses.
Land ownership and control – no constraints or complex multiple ownership	BHCC
Willingness of land owner to develop site	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.
Achievability	Unknown.
Overall Summary	
<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		
	Site Name / Address	Village Way, BN1 9BL
	Ward	Part Moulsecoomb and Bevendean, part Lewes District Council
	Site Area (ha)	0.7ha
	Land Type (PDL or GF)	PDL
	Within a City Plan DA	DA3 – Lewes Road
	Within JAAP	No
	Within Neighbourhood Area	No
Surrounding Land Uses	Community stadium, car-park, A27, Sussex University across A27. University of Brighton Falmer Campus beyond stadium.	
	Surrounding Area Density	Varied
Current Use / Former Use & Condition of Site		Vegetation/landscape-bund formed during the stadium development.
Site In Use Or Vacant		Vacant
Relevant Planning History		Bh2015/03285 construction of 3 storey building comprising hotel and other uses. Refused.

Proximity of services	
Vehicular access	The stadium and car-park have existing vehicular access which could be extended to the site.
Distance to Strategic Road Network	600m to nearest junction
Public Transport Access (train station/bus route/distance to nearest bus stop)	Bus stop 200m from site with buses every 10 minutes into Brighton. Falmer railway station c.400m from the site.
Primary School	Moulsecoomb Primary School 3500m
Secondary School	BACA 3260m
GP Surgery	New Larchwood Surgery, Coldean c3,000m
Local centre or convenience shops	Within Sussex University campus c.1,200m
Park / Play area	Ringmer Drive Play Area, Moulsecoomb, c. 1,500m
Access to Utilities including broadband exchange	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.

Constraints	
Asset of Community Value	No
AQMA	Not within
Noise	Site subject to road noise between 65-75dcbls and rail noise between 55-65 dcbls.
Flood risk	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).
Groundwater Source Protection Zone	The site is GSPZ 1,2, and 3.
International Ecological Designations (SAC)	Castle Hill SAC c3,000m
National Ecological Designations (SSSI)	Castle Hill SSSI and NNR 3,000m
Local and other Ecological Designations (SNCI/LNR)	None on site. Westlain Plantation LWS c 350m. tanmer Park LNR c600m (across A27)
Geological designations	None on site
Recreational Value	None
Landscape Issues / SDNP	C.200m from SDNP boundary. Potential for landscape sensitivities
Heritage Assets	Stanmer Park Conservation Area and Historic Park & Garden c.600m. Numerous listed buildings within Sussex University campus c.350m from site across A27.
Archaeological Value (ANA)	Not within
Contamination/remediation or geological issues	Unknown but considered unlikely.
Topography and gradients	Varied due to the site forming part of a landscape bund
Site within Article 4 Direction	No
Opportunities	
Within Tall Building Area	No
Within District Heat Network Opportunity Area	Within University of Brighton Paddock Field heat cluster area.
Key Policy Issues (e.g. within a Special Area or other policy considerations)	
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.
SHLAA Analysis (where relevant)	
Site Capacity	None
Implied Site Density	N/A
Availability/Deliverability Issues	
Overall Site Location and Surroundings	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.
Land ownership and control – no constraints or complex multiple ownership	Community Stadium – Brighton & Hove Albion
Willingness of land owner to develop site	Owner has submitted previous planning application to develop a hotel on the site, demonstrating willingness to develop the site.
Achievability	
Overall Summary	

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.

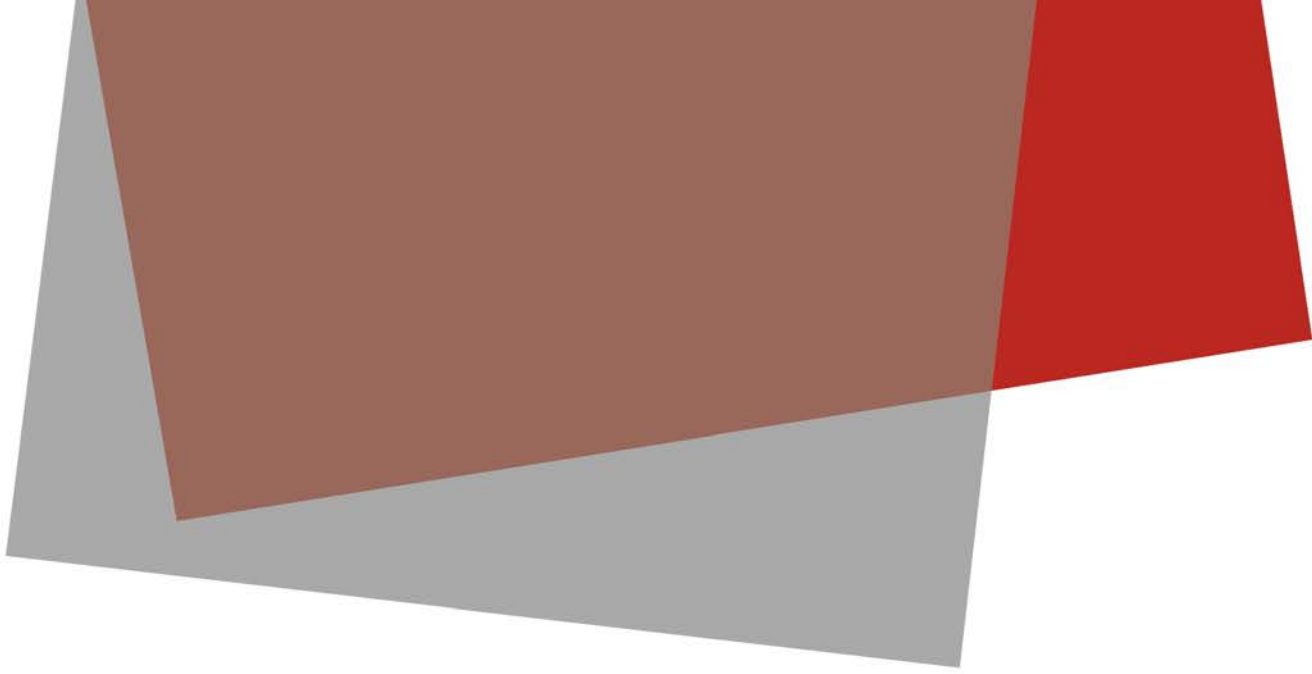
The site is unlikely to have any issues with air quality, ecological designations, geological designations, archaeology, recreation and is unlikely to have potential for contamination.

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.



Brighton & Hove
City Council