

Brighton & Hove City Council and
the
South Downs National Park
Authority

**Gypsy & Traveller Site
Assessments 2017**



1. Introduction

Background

1.1 This document describes the process and outcomes of a joint Gypsy & Traveller site assessment exercise undertaken by Brighton & Hove City Council (BHCC) and the South Downs National Park Authority (SDNPA). It has sought to identify potential sites for new traveller accommodation by undertaking a thorough and objective site search process. The study area consists of the geographic area of Brighton & Hove which includes part of the South Downs National Park. Planning functions are split between the two authorities.

1.2 BHCC and the SDNPA have previously undertaken a joint Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, which was published in November 2014. The primary purpose of that report was to provide an evidence base to inform the future development of planning policies through Local Plans. The assessment analysed need for additional traveller pitches as it stood in February 2014, and presented the projection of requirements for the following planning periods:

- 2013/14-2017/18: five years;
- 2018/19-2022/23: five years; and
- 2023/24-2027/28: five years

1.3 This study concluded that the need for new residential pitches in the area over the period to 2027/28, in addition to the 12 permanent pitches recently constructed at Horsdean, was as follows:

	Brighton & Hove LPA area Gypsy and Traveller Need (No. of pitches)	SDNP LPA area of Brighton & Hove Gypsy and Traveller Need (No. of pitches)	Travelling Showpeople Need (No. of plots)
Current authorised residential/permanent provision (pitches)	0	0	0
Residential need 2013/14 – 2017/18 (pitches)	15	8	0
Residential need 2018/19 – 2022/23 (pitches)	2	2	0
Residential need 2023/24 – 2027/28	2	3	0

(pitches)			
Residential need 2013/14 – 2027/28 (pitches)	19	13	0

Table 1: Assessed need for new residential pitches in the area over the period to 2027/28

Purpose of this Assessment

1.4 The two authorities have undertaken a site search exercise to establish what extent of the need for new traveller pitches set out in the table above can be met through site allocations. This has taken the form of an examination of all potential land, a high level sieving exercise to remove sites with no potential and a more detailed examination of those sites that remained, including a detailed landscape assessment where this was identified as an issue on sites that had not been excluded for other reasons. The outcome of the process is a shortlist of one site that may have potential for development as a traveller site through allocation in the Brighton & Hove City Plan Part 2, subject to more detailed on-site examination. No sites were identified within the SDNP.

1.5 The shortlist does not form planning policy and no sites are yet allocated. Any proposals for development of a site would require a planning application to be submitted and the normal planning process to be followed.

Policy Context

1.6 The study has used a criteria-led approach to guide the identification and assessment of sites. The criteria have been developed taking account of national and local policy, guidance and identified physical constraints.

National policy

1.7 Planning Policy for Traveller Sites¹ (PPTS) sets out national policy. It identifies the government's aims in respect of traveller sites, which includes ensuring that local planning authorities, working collaboratively with their neighbours, develop fair and effective strategies to meet need through the identification of land for sites. It states that local planning authorities should set pitch targets for travellers which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

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1.8 Local planning authorities should, in producing their Local Plan identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets. To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years.

1.9 Local planning authorities should also identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15. To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged

1.10 PPTS states that the overarching aim of Government is "to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community." (para. 3).

1.11 As a consequence Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Planning policies should:

- a) promote peaceful and integrated co-existence between the site and the local community;
- b) promote, in collaboration with commissioners of health services, access to appropriate health services;
- c) ensure that children can attend school on a regular basis;
- d) provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment;
- e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development;
- f) avoid placing undue pressure on local infrastructure and services;
- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans;
- h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

1.12 Within this study area there is a need for residential traveller sites. Such sites provide residents with a permanent base from which they may travel. They may also have residents who have ceased to travel. These sites can be privately rented for affordable pitches, or privately owned.

1.13 Residential sites provide a base to travel from and the amount of facilities on site often varies between public and private sites. Public sites will generally have amenity blocks and sometimes play areas and communal spaces. Private site facilities vary depending on the requirements of the residents.

Local Planning Policy

1.14 Policy CP22 of Brighton & Hove City Council (BHCC)'s City Plan Part One relates to Traveller Accommodation. The policy sets out how the council will seek to deliver 18 permanent pitches to meet assessed requirements to 2019 and will review needs to cover the remaining plan period to 2030. A number of considerations to be used in assessing the suitability of new traveller sites are included, and these have been taken into account in drawing up the assessment criteria set out in Table 3.

1.15 Emerging SDNPA planning policy is contained in the Preferred Options consultation document, published in September 2015. Policy SD26 of the document relates to Gypsies and Travellers and Travelling Showpeople. The policy safeguards existing traveller sites, supports the development of new provision to meet proven needs and sets out a number of development considerations, which are reflected in the assessment criteria in Table 3. The South Downs Local Plan will allocate land for Gypsy and Traveller sites where suitable sites are identified.

2 Approach and Methodology

2.1 The process undertaken in order to identify a short-list of potential locations for travellers' sites is described below. The assessment followed an iterative three stage process.

Stage 1 – Site Identification

2.2 The first stage identified all sites to be considered. Table 2 below sets out the types of sites identified at this stage of the process and the data source from which they were identified.

Sites	Data Source
Locations of unauthorised traveller encampments, 2011 - 2016	BHCC Traveller Liaison Team
Shortlisted sites from previous site search work	BHCC Cabinet report (15 March 2012) setting out the selection process for a location for a permanent traveller site
Sites assessed in the Urban Fringe Assessment that were considered to have potential for housing development	Urban Fringe Assessment (Land Use Consultants, 2014) commissioned by Brighton & Hove City Council
Sites identified through the scoping consultation on the Brighton & Hove City Plan Part 2.	Public consultation summer 2016 (the consultation yielded no additional sites for consideration.)
Call for Sites exercises	SDNPA Local Plan Preferred Options 2016 (none were submitted in the BHCC area)

Table 2: Sources of Data

2.3 Some sites were adjacent to each other or in very close proximity. Where considered appropriate, these sites were combined to simplify the assessment process. This led to a total of 90 sites being included on the 'All Sites List' taken forward to Stage 2. Appendix 1 lists all the sites identified.

Stage 2 – 'All Sites List' Screening

2.4 The purpose of Stage 2: 'All Sites List' Screening was to consider all the identified sites from stage 1 against a number of absolute constraints. This enables those sites that did not meet basic site requirements or where it was clear that there is no realistic chance of the development of a traveller site occurring during the Plan period to be excluded from further consideration. This prevented unnecessary work and wasted resources being devoted to detailed analysis of sites that would have had no realistic prospect of being developed.

2.5 Sites were excluded where they were known to be unavailable, or were subject to absolute policy or physical constraints, as follows:

Unavailable

- planning permission has been granted for development of that site and the development is likely to go ahead;
- the site has already been developed or is in the process of being developed;
- a site's policy status in Local Plan or City Plan Part One is incompatible with traveller use, i.e. it is allocated for another use.
- the site is identified in BHCC's five year supply of housing sites and is therefore required for housing delivery;
- the landowner/agent has clearly indicated the site will not be made available for traveller site use now or in the future;
- the site is a playing field, public park or sports pitch;
- the site is a public highway.

Absolute Policy Constraints

- Site covered by international designations, e.g. RAMSAR site, Special Protection Area (SPA), Special Area of Conservation (SAC);
- Sites covered by Scheduled Ancient Monument.

Absolute Physical Constraints

- Significant proportion of the site is classed as Flood Zone 3;
- Significant known contamination.

Other

- Considered in Brighton & Hove Urban Fringe Assessment (2014) and deemed to be unsuitable for housing.

2.6 The screening process resulted in the elimination of 63 sites (Appendix 1). The remaining 27 sites formed a 'long list' and were assessed in greater detail.

Stage 3 – Long List Assessments

2.7 The 27 sites that formed the 'long list' were subjected to detailed assessment using a range of criteria that were identified for use in the analysis of site suitability. These criteria are based upon national policy, emerging Local Plan policy and other site assessment work done in neighbouring areas. The sites were therefore assessed against each indicator set out in Table 3 below:

Table 3: Site Assessment Criteria

Criteria	Red (Sites do not satisfy criteria)	Amber (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
Flood Risk – the site’s Environment Agency flood zone classification and risk of surface water flooding.	N/A: Sites within Flood Zone 3 have already been screened out.	The site is affected by Flood Zone 2 requiring further investigation and application of policy tests. Potential for surface water flooding identified.	The site is not affected by identified areas of flood. No surface water flood risk identified.
Environmental Designations – whether all or part of the site is covered by an area of importance for nature conservation such as Special Protection Areas, Sites of Special Scientific Interest, , Site of Nature Conservation Importance	N/A: Sites covered by an international designation have already been screened out.	The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact. Mitigation measures could reduce risk to acceptable levels. Further investigation required.	The site is not within a national or local environmental designation. There is no risk of harm, or minor risks could be avoided or mitigated effectively.
Landscape – effect on visual amenity taking into account both long and short range views. Whether the site is in or out of the South Downs National Park is identified on each individual site assessment.	Unacceptable adverse landscape impacts which are not able to be satisfactorily mitigated.	Adverse landscape impact which may be able to be satisfactorily mitigated.	Minor impact on landscape which appears to be easily mitigated.
Presence of ancient woodland and protected trees	n/a	The site is wholly or partially covered by ancient woodland or protected trees.	No ancient woodland or protected trees on or in the immediate vicinity of the site
Contaminated or Unstable Land which is unsuitable for development	The site is located adjacent to contaminated land or is unstable and has been identified as unsuitable for residential use. Those sites with significant contamination have already	The site is potentially contaminated or unstable and requires further investigation.	There are no identified contamination or unstable land issues.

Criteria	Red (Sites do not satisfy criteria)	Amber (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
	been screened out.		
Noise Issues relating to existing land uses or transport corridors	n/a	The site is located in close proximity to noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
Relationship to existing built up area - satisfactory access to local services and facilities (including health services, GPs, schools, shops)	n/a	The site is away from existing built-up areas with services and facilities.	The site is within or close to an existing built-up area with services and facilities.
Residential Amenity - the potential for noise and other disturbance to neighbouring residents, or effect on occupants of the site from neighbouring land uses.	The site is adjacent to a use likely to have a severe detrimental impact on residents.	The site is adjacent to existing dwellings and requires further investigation. The site is adjacent to a use likely to detrimentally impact on residents and requires further investigation.	There are no adjacent dwellings or other premises and therefore no impact on residential amenity of neighbours or site residents.
Access – need for safe and convenient access to the road network by vehicles including caravans.	There is no suitable access to the site, or creating one would cause unacceptable harm to the landscape or environmental designations which could not be mitigated. Strategic road network in the vicinity of the site is unsuitable for regular movements of caravans and larger vehicles.	There is no suitable access to the site, however one might be created without unacceptable harm to the landscape or environmental designations. The surrounding strategic road network is acceptable.	The site is easily accessible by vehicle without major works.
Provision of utilities in relation to the location of the site	n/a	The site is located in an isolated location away from existing development with existing utility provision.	The site is located close to development with existing utility provision.
Cultural Heritage - whether all or part of	The site is likely to result in	The site could have a negative impact	The site is not within or close to any

Criteria	Red (Sites do not satisfy criteria)	Amber (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
the site is covered by an area of cultural or historical conservation such as Scheduled Ancient Monuments, Sites of Archaeological Importance, Conservation Areas, Listed buildings, Historic Parks and Gardens.	<p>unacceptable harm to the significance of a Listed Building, or other heritage asset and mitigation to acceptable levels is not possible.</p> <p>Sites covered by Scheduled Ancient Monument designations have already been screened out.</p>	<p>upon archaeology or the built environment, requiring further investigation.</p> <p>The site could result in harm to elements which contribute to the significance of a designated heritage asset, which require further investigation. Mitigation measures could reduce risk to acceptable levels</p>	<p>archaeological or built environment designations.</p> <p>The site is unlikely to harm the significance of any designated heritage asset or its setting. Minor risks could be avoided or mitigated effectively.</p>
Availability of the site for traveller development.	N/A: Where it is known that a site will not be made available for traveller site use now or in the future, or sites allocated in an adopted planning policy document for an alternative use have already been screened out.	<p>Site availability is unknown and requires further investigation.</p> <p>Public owned sites currently in alternative use or with availability requiring further investigation.</p>	<p>There is evidence that the landowner is willing to sell or develop the site as a Travellers site.</p> <p>Public owned sites deemed potentially available for Gypsy and Traveller use.</p>

2.8 It was recognised that no locations would score green on every indicator, and that it was important to assess the cumulative effects of all the constraints and opportunities. Each site was assessed against each criteria and commentary provided as to the outcome.

2.9 No quantitative scoring (for example equating grades to numbers) was undertaken as this was considered to have the potential to skew the outcome of the assessments; for example, a few high or low scores in a number of categories could give a false impression of the overall suitability of a site. Allowing officers' professional judgement to determine the final outcome allows a more nuanced view to be formed, with consideration of the complex inter-relationships between criteria possible. This process included consideration of the scope for mitigation where issues are identified. For the purposes of transparency, commentary was provided to justify the assessments that are made.

2.10 As part of this process sites which were not excluded from further consideration through other criteria were subjected to independent landscape analysis by specialist consultants. This reflects the importance of protecting the landscape both within and near to the SDNP. The results of this analysis were fed into the assessments and formed a key part of the resulting conclusion. The sites for which further landscape assessment was undertaken are:

- BH(GT)07a - 19 Acres, Off Devil's Dyke Road, Brighton;
- BH(GT)07b - 19 Acres, Off Devil's Dyke Road, Brighton;
- BH(GT)08 - 39 Acres, Adjacent to Ditchling Road, Brighton;
- BH(GT)25 - Lynchet Close, Hollingbury, Brighton;
- BH(GT)26 - Ladies Mile Road, Patcham
- BH(GT)36 - Beacon Hill, Ovingdean, Brighton;
- BH(GT)43 - Land adjacent to Rottingdean Windmill;
- BH(GT)52 - North of Bexhill Road, Woodingdean, Brighton;
- BH(GT)57 - Land adjacent to 39 Acres, Ditchling Road, Brighton;
- BH(GT)65 – Benfield Valley
- BH(GT)69 – Land adjacent to Benfield Valley Golf Club
- BH(GT)81 - Land to north-east of Coldean Lane
- BH(GT)105 - Land at Braypool Lane
- BH(GT)135 - Sweet Hill, Waterhall, Brighton.

2.11 The landscape assessments can be seen in full in **Appendix 3**.

2.12 The outcome of the complete assessment was used to indicate suitability of a site for permanent residential traveller use. A traffic light system enabled clear outcomes to be demonstrated and easy comparison between the various sites.

- Green - site offering the most potential for the development of a traveller site with no potentially significant constraints identified;

- Amber - site offering some potential for the development of a traveller site but affected by potentially significant constraints which require further investigation
- Red - site not considered to have any opportunity for the development of a traveller site. Subject to significant constraints which cannot be satisfactorily mitigated.

2.13 The assessments of all 27 sites are included in **Appendix 2**.

3 Conclusion

3.1 Sites that were assessed as green or amber are to be taken forward for further consideration as it is concluded that they have some potential at this stage for use as a traveller site. The result is the identification of one site:

- **BH (GT)81 - Land to north-east of Coldean Lane, which falls within the Brighton & Hove planning area.**

3.2 The scope of this study concludes at this point, and further decisions regarding this remaining site and whether it is allocated as a traveller site within the City Plan are subject to decisions made by Brighton & Hove as the relevant planning authority..

Appendix 1 – Summary of Site Assessment by Stage

Abbreviations: UAE – Unauthorised Encampment

UFA – Urban Fringe Assessment

SDNP – South Downs National Park

Site Number	Source	SDNP	Stage 1 – Site Identified	Stage 2 - Screening Outcome	Stage 3 – Desktop and Landscape Assessment - Summary of Main Conclusions
BH(GT)01	UAE	Yes	Wild Park	Out - public park	
BH(GT)02	UAE	Yes	Waterhall Playing Fields	Out - sports field	
BH(GT)03	UAE		Black Rock / Madeira Drive	Out - site identified for alternative use	
BH(GT)04	UAE	Yes	Stanmer Park	Out - public park	
BH(GT)05	UAE		Preston Park	Out - public park	
BH(GT)06	UAE		Carden Park	Out - public park	
BH(GT)07a	UAE	Yes	19 Acres (a)	Retained	Excluded due to unacceptable landscape harm of both the development of the site and necessary access.
BH(GT)07b	UAE	Yes	19 Acres (b)	Retained	Excluded due to unacceptable landscape harm of both the development of the site and necessary access.
BH(GT)08	UAE	Yes	39 Acres	Retained	Excluded due to unacceptable landscape harm of both the development of the site and necessary access.
BH(GT)09	UAE		Race Hill Allotments	Out - considered in UFA Study and not deemed suitable for housing	
BH(GT)10	UAE		Hollingbury Park	Out - public park	
BH(GT)11	UAE		BMX Site, Sheepcote Valley	Out - considered in UFA Study and not deemed suitable for housing (site 30)	
BH(GT)12	UAE		East Brighton Park	Out - public park	
BH(GT)13	UAE		Withdean Park	Out - public park	
BH(GT)14	UAE		Hove Lawns	Out - public park	
BH(GT)15	UAE		Surrenden Field	Out - public park	
BH(GT)16	UAE	Yes	Braypool Lane	Out – public highway	
BH(GT)17	UAE		Sheepcote Valley	Partially out - southern part	Remainder of site excluded due to land contamination

Site Number	Source	SDNP	Stage 1 – Site Identified	Stage 2 - Screening Outcome	Stage 3 – Desktop and Landscape Assessment - Summary of Main Conclusions
				considered as site 30 in UFA, western part overlaps Site (BH(GT)09	
BH(GT)18	UAE	Yes	Devil's Dyke Road	Out - public highway	
BH(GT)19	UAE		Greenleas Park	Out – public park	
BH(GT)20	UAE		Racecourse, land adjacent to	Retained	Excluded due to very close proximity to racecourse.
BH(GT)21	UAE		Warren Road, adjacent to the Stables	Out - site in alternative use	
BH(GT)22	UAE		Lawn Memorial Cemetery, Woodingdean	Duplicate with Site BH(GT)111	
BH(GT)23	UAE	Yes	Coldean Woods	Out - public park	
BH(GT)24	UAE	Yes	Chalk Hill CP, Stanmer Park	Out - public park	
BH(GT)25	UAE	Yes	Lynchet Close, Hollingbury	Retained	Excluded due to unacceptable landscape harm of both the development of the site and necessary access. Development would disrupt an important link between the city and the Downs.
BH(GT)26	UAE		Ladies Mile Road, Patcham	Retained	Excluded due to non-availability.
BH(GT)27	UAE		St Helen's Green, Hangleton	Out - public park	
BH(GT)28	UAE		Manor Hill	Out - considered in UFA Study and not deemed suitable for housing (site 31)	
BH(GT)29	UAE	Yes	Horsdean Travellers Site	Out - already developed as a traveller site, no further capacity.	
BH(GT)30	UAE		Stanley Deason Leisure Centre, land adjacent	Out - considered in UFA Study and not deemed suitable for housing (site 35)	
BH(GT)31	UAE	Yes	Upper Lodges CP, Stanmer Park	Out - public park	
BH(GT)32	UAE	Yes	Patcham Place Recreation Ground	Out - public park	
BH(GT)33	UAE		Horsdean Recreation Ground	Out - public park	
BH(GT)34	UAE		Kingsway, opposite Brunswick Sq.	Out - public park	
BH(GT)35	UAE	Yes	Rottingdean Recreation Ground	Out - sports field	

Site Number	Source	SDNP	Stage 1 – Site Identified	Stage 2 - Screening Outcome	Stage 3 – Desktop and Landscape Assessment - Summary of Main Conclusions
BH(GT)36	UAE	Yes	Beacon Hill	Retained	Excluded due to unacceptable landscape harm of both the development of the site and necessary access.
BH(GT)37	UAE		Wilson Avenue, Layby	Out - public highway	
BH(GT)38	UAE		Happy Valley, Woodingdean	Out - sports field	
BH(GT)39	UAE		Victoria Recreation Ground, Portslade	Out - sports field	
BH(GT)40	UAE		Saltdean Oval	Out - public park	
BH(GT)41	UAE		Benfield Valley	Duplicate with BH(GT)65	
BH(GT)42	UAE		Hove Recreation Ground	Out - public park	
BH(GT)43	UAE	Yes	Rottingdean, land adjacent to the Windmill	Retained	Excluded due to unacceptable landscape impact and impact on listed building.
BH(GT)44	UAE		Tenantry Down	Out - no housing potential identified in UFA (site 28)	
BH(GT)45a	UAE		Drove Road	Out - no housing potential identified in UFA (site 31a)	
BH(GT)45b	UAE	Yes	Drove Road	Out – Private site, not available	
BH(GT)46	UAE		Freshfield Road	Out - public highway	
BH(GT)47	UAE		Hangleton Bottom	Out - site allocated for alternative use	
BH(GT)48	UAE		Hove Park	Out - urban park	
BH(GT)49	UAE		Patcham Memorial Gardens	Out - urban park	
BH(GT)50	UAE		Preston Barracks	Out - allocated for alternative development	
BH(GT)51	UAE		Roedean, mini-golf course	Out - site in alternative use	
BH(GT)52	UAE	Yes	Bexhill Road, Woodingdean	Retained	Excluded due to unacceptable landscape harm of both the development of the site and necessary access.
BH(GT)53	UAE		Mile Oak Gardens, Portslade	Out - public highway	
BH(GT)54	UAE		Vale Park Recreation Ground	Out - public park	
BH(GT)55	UAE		Woollards Field	Out - allocated for alternative development	
BH(GT)56	UAE	Yes	University of Sussex	Excluded as western part of the	

Site Number	Source	SDNP	Stage 1 – Site Identified	Stage 2 - Screening Outcome	Stage 3 – Desktop and Landscape Assessment - Summary of Main Conclusions
				site is within a public park /. Eastern part is in university use and unavailable.	
BH(GT)57	UAE	Yes	39 Acres, land adjacent to	Retained	Excluded due to unacceptable landscape harm of both the development of the site and necessary access.
BH(GT)58	UAE		Withdean Sports Complex	Out - site already developed	
BH(GT)59	UAE		Sainsbury's car park, Greenleas	Out - site already developed	
BH(GT)60	UAE		Brighton Racecourse	Out - site already developed	
BH(GT)61	UAE		Halford's car park	Out - site already developed	
BH(GT)62	UAE		Vale Avenue	Out - planning permission granted for alternative use (BH2011/02889)	
BH(GT)63	UAE	Yes	Amex Stadium land (south of Village Way)	Retained	Excluded due unacceptable effect on amenity of future residents.
BH(GT)64	UAE		Sackville Trading Estate, Hove	Out - site already developed	
BH(GT)65	UAE		Benfield Valley	Retained	Excluded due to landscape impact.
BH(GT)66	UAE		Sainsbury's car park, Portslade	Out - site in alternative use	
BH(GT)67	UAE		Stroudley Road, land adjacent to	Retained	Excluded due to close proximity to railway with consequent noise impacts and risks to children playing.
BH(GT)68	UAE	Yes	West Hove Golf Club	Out - site in alternative use and unavailable	
BH(GT)69	UAE		Benfield Valley Golf Club, land adjacent to	Retained	Excluded due to unacceptable landscape impact.
BH(GT)70	UFA (1)		Land at Oakdene, Southwick Hill	Out – needed for general housing as part of Brighton & Hove's 5 year supply	
BH(GT)71	UFA (2)		West of Mile Oak Road, Portslade	Combined with Site BH(GT)70	
BH(GT)72	UFA (4)		Land at Mile Oak Road, Portslade (site a)	Retained	Excluded due to access constraints, steep topography and likely unavailability.
BH(GT)73	UFA (4a)		Land at Mile Oak Road, Portslade (site b)	Combined with Site BH(GT)73	

Site Number	Source	SDNP	Stage 1 – Site Identified	Stage 2 - Screening Outcome	Stage 3 – Desktop and Landscape Assessment - Summary of Main Conclusions
BH(GT)74	UFA (4b)		Land at Mile Oak Road, Portslade (site 77c)	Combined with Site BH(GT)73	
BH(GT)75	UFA (5)		Land at Mile Oak Hill, Portslade (site a)	Combined with Site BH(GT)73	
BH(GT)76	UFA (5a)		Land at Mile Oak Hill, Portslade (site b)	Combined with Site BH(GT)73	
BH(GT)77	UFA (6)		Land at Mile Oak Allotments, Portslade	Combined with Site BH(GT)73	
BH(GT)78	UFA (11)		Benfield Valley, north of Hangleton Lane	Combined with Site BH(GT)69	
BH(GT)79	UFA (16)		Land at and adjoining Horsdean Recreation Ground, Patcham	Out – needed for general housing as part of Brighton & Hove’s 5 year supply	
BH(GT)80	UFA (17)		Land at Ladies Mile, Carden Avenue	Duplicate with Site BH(GT)26	
BH(GT)81	UFA (21)		Land to north-east of Coldean Lane	Retained	Retained.
BH(GT)82	UFA (21a)		Land north of Varley Halls	Combined with BH(GT)92	
BH(GT)83	UFA (21c)		Land south of Varley Halls	Combined with BH(GT)92	
BH(GT)84	UFA (30)		Land at and adjoining Brighton Racecourse	Retained	Excluded due to unsuitable access.
BH(GT)85	UFA (31)		Land east of Whitehawk Hill Road	Retained	Excluded as the site is currently in active use as allotments.
BH(GT)86	UFA (32)		Land at South Downs Riding School	Out – needed for general housing as part of Brighton & Hove’s 5 year supply	
BH(GT)87	UFA (32a)		Reservoir site	Combined with BH(GT)86	
BH(GT)88	UFA (33)		Land north of Warren Road	Out – needed for general housing	

Site Number	Source	SDNP	Stage 1 – Site Identified	Stage 2 - Screening Outcome	Stage 3 – Desktop and Landscape Assessment - Summary of Main Conclusions
			(Ingleside Stables)	as part of Brighton & Hove's 5 year supply	
BH(GT)89	UFA (36)		Land south of Warren Road, adjacent to Nuffield Hospital	Retained	Excluded due to incompatibility with neighbouring land uses.
BH(GT)90	UFA (37)		Roedean, mini-golf course and land south of A259	Retained	Excluded as traveller development would be incompatible with the scale and character of the local area.
BH(GT)91	UFA (38)		Land at Ovingdean Hall Farm (land north of Bulstrode Farm)	Retained	Excluded due to unsuitable access and effect on Ovingdean Conservation Area.
BH(GT)92	UFA (38a)		Land at Ovingdean Hall Farm	Combined with BH(GT)91	
BH(GT)93	UFA (39)		Land at Bulstrode Farm / Ovingdean Farm	Combined with BH(GT)91	
BH(GT)94	UFA (41)		Land at Wanderdown Road Open Space	Retained	Excluded due to alternative development proposals being pursued by the landowner.
BH(GT)95	UFA (42)		Land adjacent to Ovingdean and Falmer Road, Ovingdean	Out – needed for general housing as part of Brighton & Hove's 5 year supply	
BH(GT)96	UFA (43)		Land to the rear of Longhill Road	Out – needed for general housing as part of Brighton & Hove's 5 year supply	
BH(GT)97	UFA (45)		Land to the rear of Bazehill Road	Retained	Excluded due to the effect on residential amenity and the small size of the site.
BH(GT)98	UFA (46a)		Land at former nursery site west of Saltdean Vale	Retained	Excluded from further consideration due to unsuitable access.
BH(GT)99	UFA (48)		Land at Coomb Farm, Westfield Avenue	Out – needed for general housing as part of Brighton & Hove's 5 year supply	
BH(GT)100	UFA (48a)		Land north of Westfield Rise	Combined with BH(GT)125	
BH(GT)101	UFA (48b)		Land at Westfield Avenue North	Combined with BH(GT)125	

Site Number	Source	SDNP	Stage 1 – Site Identified	Stage 2 - Screening Outcome	Stage 3 – Desktop and Landscape Assessment - Summary of Main Conclusions
BH(GT)102	UFA (48c)		Land at Saltdean Boarding Kennels	Combined with BH(GT)125	
BH(GT)103	UFA (50)		Land west of Falmer Avenue	Out – needed for general housing as part of Brighton & Hove’s 5 year supply	
BH(GT)104	UFA (52)		Roseberry Avenue, Woodingdean	Retained	Excluded as the site is unlikely to be available and the small size of the site.
BH(GT)105	UFA (54)		Land at Braypool Lane	Retained	Excluded as site has recently been sold and it is known to unavailable
BH(GT)106	Previous work	Yes	Sweet Hill, Waterhall	Retained	Excluded as site crossed by medium pressure gas pipeline which significantly impedes development and future management.
BH(GT)107	Previous work		Horsdean	Duplicate with BH(GT)29	
BH(GT)108	Previous work		Hangleton Bottom	Duplicate with BH(GT)47	

Appendix 2 – Site Assessments

Site Profile Maps Legend	
	Site
	South Downs National Park
	Conservation Areas
	Listed Buildings
	Site of Special Scientific Interest
	Special Area of Conservation
	Ancient Woodland
	Site of Nature Conservation Importance
	Archaeologically Sensitive Areas
	Scheduled Ancient Monuments
	Reg. Parks and Gardens
	EA Flood Zone 2
	EA Flood Zone 3

Note: Landscape information extracted from landscape assessment work carried out by Terrafirma on behalf of BHCC and SDNPA.

Site Name: 19 Acres off Devil's Dyke Road, Brighton

Number: BH(GT)07a

Source: Previous unauthorised encampment

Area (ha): Over 1 ha

Site Description: The site comprises a small car park and adjacent grassland north of the A27 / Devil's Dyke Road junction. The car park is defined off Devil's Dyke Road by grass bunding and is separated from the grassland by post and wire fencing. The south-eastern boundary of the site is formed by the A27 slip road, with hedgerow / scrub planting. The northern, north-eastern and north-western edges are not defined on the ground. The car park provides direct access to the Downs and many public footpaths and trails.



Criteria	Designation/Issue	Grading
Flood Zone	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature	The site is within the Waterhall Site of Importance for Nature Conservation (SINC) and development is likely to result in harm to biodiversity, particularly grassland habitat. Further survey work would be required if the site is to be progressed. (Amber)

	Conservation Importance	
Landscape (See Appendix 3 for further detail)	<p>Potential for harm to the South Downs National Park or its setting.</p> <p>Effect on visual amenity taking into account both long and short range views</p>	The site is very typical of the wider open character of the area and contributes to a number of SDNP Special Qualities. Its development would result in the loss of car parking and public access to the Downs. New planting which would be required to create a landscape setting would be uncharacteristic and would unacceptably impact on landscape character and elements and visual amenity. (Red)
Ancient woodland / protected trees	Presence of ancient woodland and protected trees.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	None known (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	The site is located immediately north of the A27 dual carriageway and the junction with Ditchling Road. This may require mitigation. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	This site is separated from Westdene by the A27 dual carriageway. It physically has no relation with Westdene and the City to the south and east. Development would be isolated from main urban area and would weaken the strong edge between town and countryside. (Amber)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	There are no adjacent dwellings or other premises. Golf Farm is located to the north. (Green)
Access	Ability to access site by vehicle	<p>As the site has been the subject of unauthorised encampments it is assumed that some access is available. However that access is very narrow and would require widening or a new access being created which would result in harm to the landscape as set out under 'landscape' above.</p> <p>Development would result in the loss of public access to the site. (Red)</p>
Utility Provision	Existence of utilities in relation to the location of the site	The site is located away from existing development. Assess to utilities is not known but considered unlikely. (Amber)
Cultural Heritage	<p>Scheduled Ancient Monument</p> <p>Sites of Archaeological Importance</p> <p>Conservation Area</p> <p>Listed building</p> <p>Historic Park and Garden</p>	The site is in close proximity to prehistoric burial mounds and the site of a roman settlement. The site could have a negative impact upon archaeology and should its development be progressed this would require further investigation. (Amber)
Availability	Promoted sites, public land ownership, planning policy allocations for alternative uses etc.	It is publically owned land and its availability for development would require further investigation. (Amber)
Conclusion	Site is excluded from further consideration due to unacceptable landscape harm of both the development of the site and necessary access (Red)	

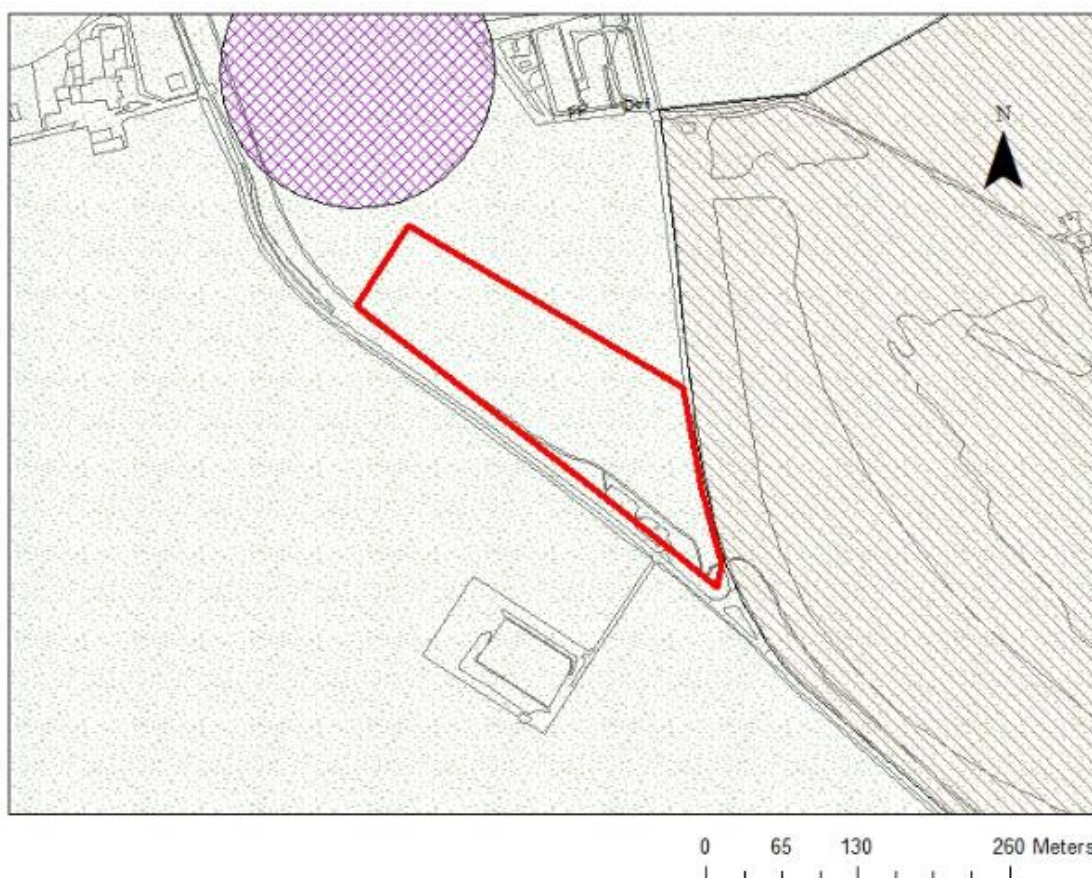
Site Name: 19 Acres off Devil's Dyke Road, Brighton

Number: BH(GT)07b

Source: Previous unauthorised encampment

Area (ha): Over 1 ha

Site Description: The site comprises a small car park and part of an arable field north of the forked junction between Devil's Dyke Road and Saddlescombe Road. The south-western and south-eastern boundaries are formed by the roads with the north-eastern and north-western edges undefined on the ground. The site runs parallel with Devil's Dyke Road. A permissive bridleway crosses the site and there are clumps of scrub woodland around the car park.



Criteria	Designation/Issue	Grading
Flood Zone	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature Conservation Importance	The site is north of the Waterhall Site of Importance for Nature Conservation (SINC). Its proximity to this site and the nearby grassland habitats may result in harm to biodiversity. Further survey work would be required if the site is to be progressed. (Amber)
Landscape (See Appendix 3 for	Potential for harm to the South Downs National	The site is very typical of the wider open character of the area and contributes to a number of SDNP Special

further detail)	Park or its setting. Effect on visual amenity taking into account both long and short range views	Qualities. Its development would result in the loss of car parking and public access to the Downs. New planting which would be required to create a landscape setting would be uncharacteristic and would unacceptably impact on landscape character and elements and visual amenity. (Red)
Ancient woodland / protected trees	Presence of ancient woodland and protected trees.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	None known (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	This site is separated from Westdene by the A27 dual carriageway. It physically has no relation with Westdene and the City to the south and east. Development would be isolated from main urban area. (Amber)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	There are no adjacent dwellings or other premises. Golf Farm is located to the north. (Green)
Access	Ability to access site by vehicle	As the site has been the subject of unauthorised encampments it is assumed that some access is available. However that access is very narrow and would require widening or a new access being created which would result in harm to the landscape as set out under 'landscape' above. Development would result in the loss of public access to the site. (Red)
Utility Provision	Existence of utilities in relation to the location of the site	The site is located away from existing development. Assess to utilities is not known but considered unlikely. (Amber)
Cultural Heritage	Scheduled Ancient Monument Sites of Archaeological Importance Conservation Area Listed building Historic Park and Garden	The site is in close proximity to prehistoric burial mounds and the site of a roman settlement. The site could have a negative impact upon archaeology and should its development be progressed this would require further investigation. (Amber)
Availability	Promoted sites, public land ownership, planning policy allocations for alternative uses etc.	It is publically owned land and its availability for development would require further investigation. (Amber)
Conclusion	Site is excluded from further consideration due to unacceptable landscape harm of both the development of the site and necessary access. (Red)	

Site Name: 39 Acres off Ditchling Road, Brighton

Number: BH(GT)08

Source: Previous unauthorised encampment

Area (ha): Over 1 ha

Site Description: The site comprises a small car park and adjacent rough grassland and scrub east of Ditchling Road. The road forms the western boundary, with hedgerows forming the northern and eastern edges and part of the southern edge.



Criteria	Designation/Issue	Grading
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature Conservation Importance	The site is within the Wild Park Local Nature Reserve. Development is likely to result in harm to biodiversity. Further survey work would be required if the site is to be progressed. (Amber)
Landscape (See Appendix 3 for further detail)	Potential for harm to the South Downs National Park or its setting. Effect on visual amenity taking into account both	The site is largely representative of the wider open character and contributes to a number of SDNP Special Qualities which can be experienced very readily. Its development would result in the loss of car parking and public access to the Downs. New planting to create a landscape setting could be in

	long and short range views	keeping, but the encroachment into this important tract of open land would unacceptably impact on landscape character and elements and visual amenity, as well as the settlement pattern (Red)
Ancient woodland and protected trees	Natural, semi natural or replanted ancient woodland. Trees covered by tree preservation orders.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	None known (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	This site is close to Hollingbury. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	There are no adjacent dwellings or other premises. (Green)
Access	Ability to access site by vehicle	As the site has been the subject of unauthorised encampments it is assumed that some access is available. However that access is very narrow and would require widening or a new access being created which would result in harm to the landscape as set out under 'landscape' above. Development would result in the loss of public access to the site. (Red)
Utility Provision	Provision of utilities in relation to the location of the site	The site is close to development with existing utility provision. However gaining access to those services may impact on areas of biodiversity and landscape value. (Amber)
Cultural Heritage	Scheduled Ancient Monument Sites of Archaeological Importance Conservation Area Listed building Historic Park and Garden	The site is north of a Scheduled Monument (Hillfort) and south of a further area of archaeological interest. The site could have a negative impact upon the setting of these locations and should its development be progressed this would require further investigation. (Amber)
Availability	Promoted sites, public land ownership, planning policy allocations for alternative uses etc.	It is publically owned land and its availability for development requires further investigation. (Amber)
Conclusion	Site is excluded from further consideration due to unacceptable landscape harm of both the development of the site and necessary access (Red).	

Site Name: Sheepcote Valley

Number: BH(GT)17

Source: Previous unauthorised encampment

Area: 3.5ha

Site Description: The Site comprises a plot of land within the Sheepcote Valley situated to the east of Wilson Avenue, Brighton with the most recent past use being a BMX track. To the south is an established Household Waste Recycling Site. The South Downs National Park encroaches into the site to the north. The site is a historic landfill site.



Criteria	Designation/Issue	Grading
Flood Zone	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified sources of flooding. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Area of Outstanding Natural Beauty Site of Nature Conservation Importance	Part of the site is a SNCI. Further investigation required. (Amber)

Landscape	Effect on visual amenity taking into account both long and short range views.	Part of site is within the National Park, further investigation would be required. (Amber)
Ancient woodland/ protected trees	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	Former landfill site. Site considered for traveller use in 2008 but ruled out due to contamination. It is not considered that the contamination levels of the site would have greatly changed since the previous assessment. (Red)
Noise Issues	Noise issues relating to existing land uses or transport corridors	Household Waste Recycling Site nearby but noise issues should be able to be mitigated. Site is close to Wilson Avenue – a fairly busy road but already has residential uses. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Edge of urban area is on the opposite side of Wilson Avenue. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Residential dwellings on opposite side of Wilson Avenue. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	As this site has been the subject of unauthorised encampments it is assumed that some access is available. Its suitability has not been assessed. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	None identified. (Green)
Availability	Availability of the site for traveller development.	BHCC ownership. (Green)
Conclusion	Site excluded from further consideration due to land contamination caused by the historic use as a landfill site. (Red)	

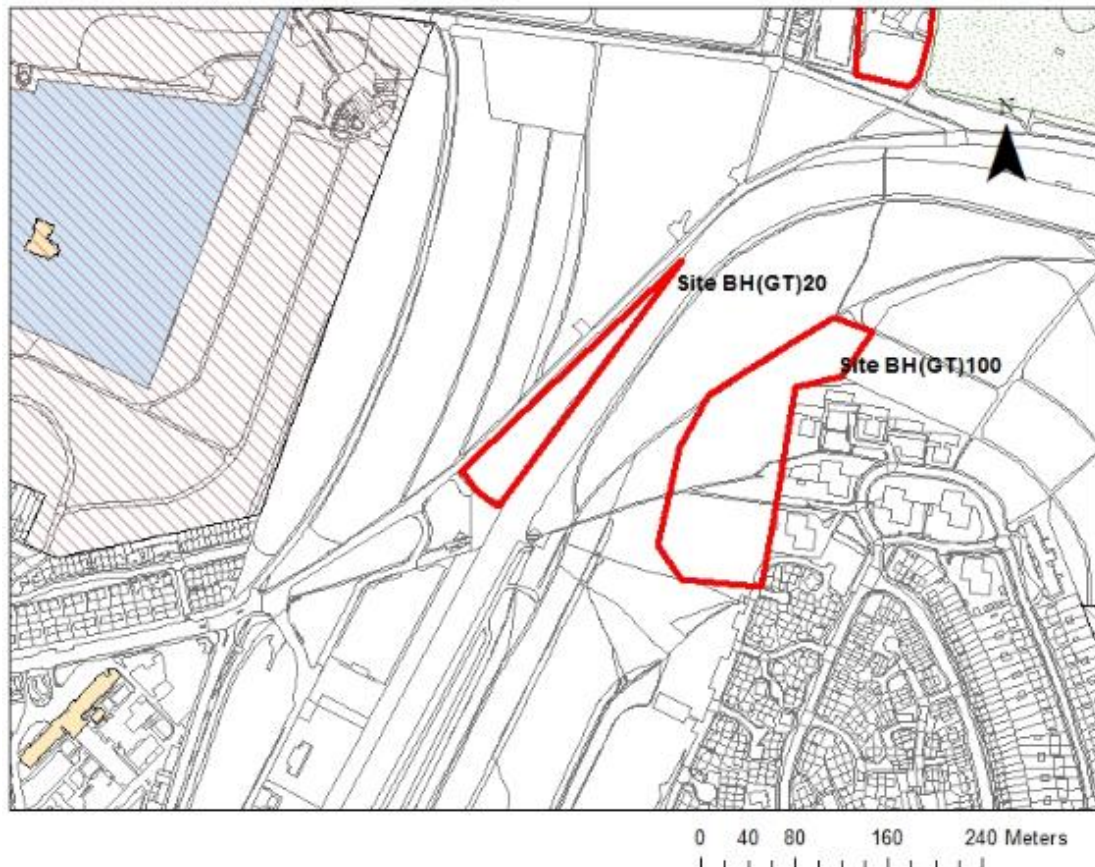
Site Name: Racecourse, land adjacent to

Number: BH(GT)20

Source: Previous unauthorised encampment

Area: 0.6ha

Description: Relatively narrow, triangular shaped site located between Warren Road to the north and Brighton Racecourse to the south and east.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	The site is not affected by any identified sources of flooding. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation	No issues identified. (Green)
Landscape	Effect on visual amenity taking into account both long and short range views.	Site located in a highly visible location on a ridge. Further investigation would be required. (Amber)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for	No issues identified. (Green)

	development.	
Noise Issues	Noise issues relating to existing land uses or transport corridors	The site is adjacent to Warren Road, a fairly busy route from Brighton to Woodingdean – further investigation required. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities	Close proximity to the built up area. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Close to existing residential area but retains a degree of separation. Located in very close proximity to racecourse. (Red)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	As this site has been the subject of unauthorised encampments it is assumed that some access is available. Its suitability has not been assessed. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	No issues identified. (Green)
Availability	Availability of the site for traveller development.	Site is in BHCC ownership. (Green)
Conclusions	Excluded from further consideration due to danger from the very close proximity to racecourse (Red).	

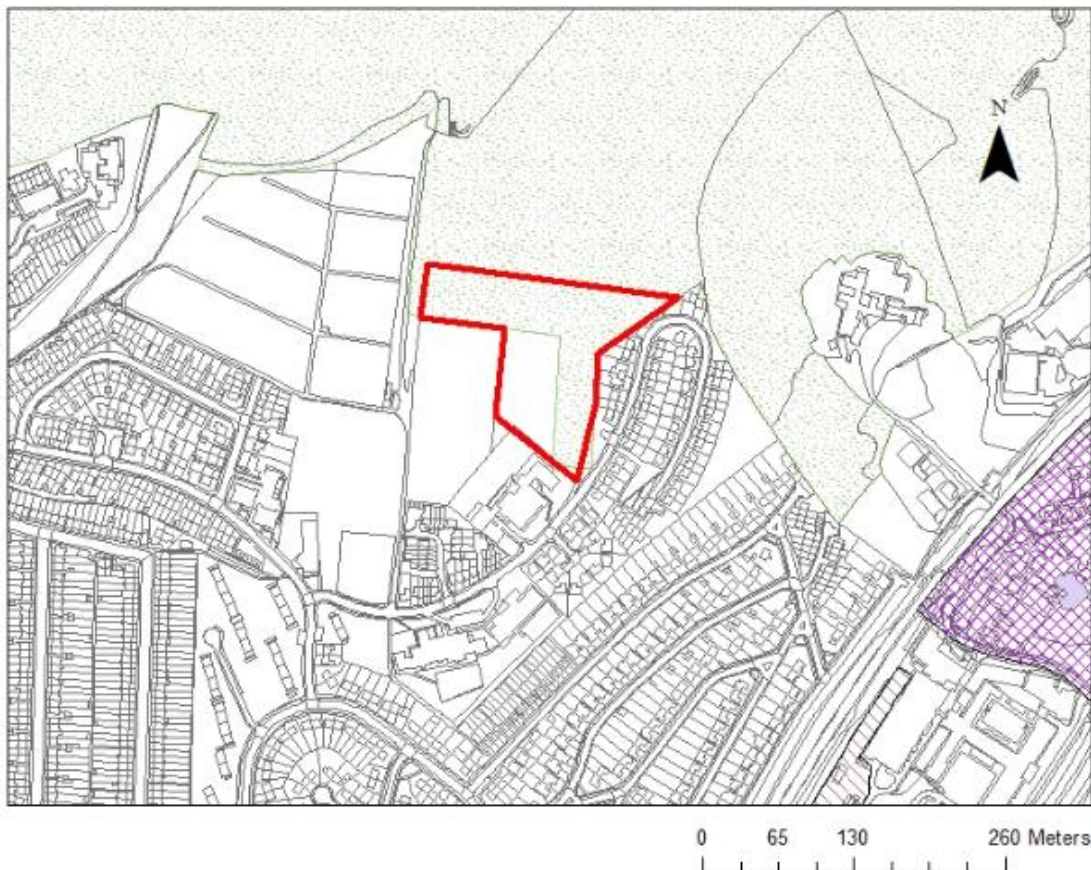
Site Name: Land off Lynchet Close, Hollingdean

Number: BH(GT)25

Source: Previous unauthorised encampment

Area (ha): 1.5ha ha

Site Description: The site comprises an area of open grassland with the south-eastern edge formed by rear gardens of properties on Lynchet Close. All other boundaries are not marked on the ground and the northern part of the site extends up slope into a large open field away from the edge of the built up area. The site is accessed off Lynchet Close next to Hertford School.



Criteria	Designation/Issue	Grading
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature Conservation	The site is within the Wild Park Local Nature Reserve which is likely to result in harm to biodiversity, particularly grassland habitat. Further survey work would be required if the site is to be progressed. (Amber)

	Importance	
Landscape (See Appendix 3 for further detail)	<p>Potential for harm to the South Downs National Park or its setting</p> <p>Effect on visual amenity taking into account both long and short range views</p>	The southern part of the site is less widely visible, more enclosed, and is more closely associated with and affected by the urban edge. It is not an important part of the sloping valley side leading up to the hillfort and has some existing vegetation which could be extended to create a landscape framework to enclose a development. It does however form a green and open link from the very urban surrounding to the South Downs (Amber)
Ancient woodland and protected trees	Natural, semi natural or replanted ancient woodland. Trees covered by tree preservation orders.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	None known (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	The site is adjacent to the Hollingdean area of Brighton but the northern part of site extends well beyond the settlement edge. The northern part of site extends to approximately 127m AOD – a much higher level than the adjacent houses which sit at approximately 110m. The edge of the settlement is fairly well vegetated in parts. The northern part of the site is largely representative of the LCA sharply contrasting with the adjacent densely built-up city. This area of open land provides an important link from the very urban surroundings to the Downs beyond. Any infringement would be significantly detrimental to the local community. (Red)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	There are adjacent dwellings, a school, sports ground and allotments. (Amber)
Access	Ability to access site by vehicle	As these sites have been the subject of unauthorised encampments it is assumed that some access is available. However, this involves a narrow track between well used sports facilities which is likely to raise safety concerns or the creation of a new access off Lynchet Close which would result in landscape impact. If development was to be progressed there would be a need to undertake an assessment of the suitability of local access roads and the site access. (Amber)
Utility Provision	Existence of utilities in relation to the location of the site	The site is close to development with existing utility provision. (Green)
Cultural	Scheduled Ancient	The site is not within or close to any archaeological or built

Heritage	Monument Sites of Archaeological Importance Conservation Area Listed building Historic Park and Garden	environment designations, but some individual finds have been discovered in nearby locations and should its development be progressed this may require further investigation. (Amber)
Availability	Promoted sites, public land ownership, planning policy allocations for alternative uses etc.	It is publically owned currently unused education land its availability for development requires further investigation. (Amber)
Conclusion	Site is excluded from further consideration as it would result in unacceptable harm to visual amenity and the important relationship between the urban area and the Downs beyond. The northern part of the site is typical of the wider open character and contributes to a number of SDNP Special Qualities. (Red)	

Site Name: Ladies Mile Road, Patcham

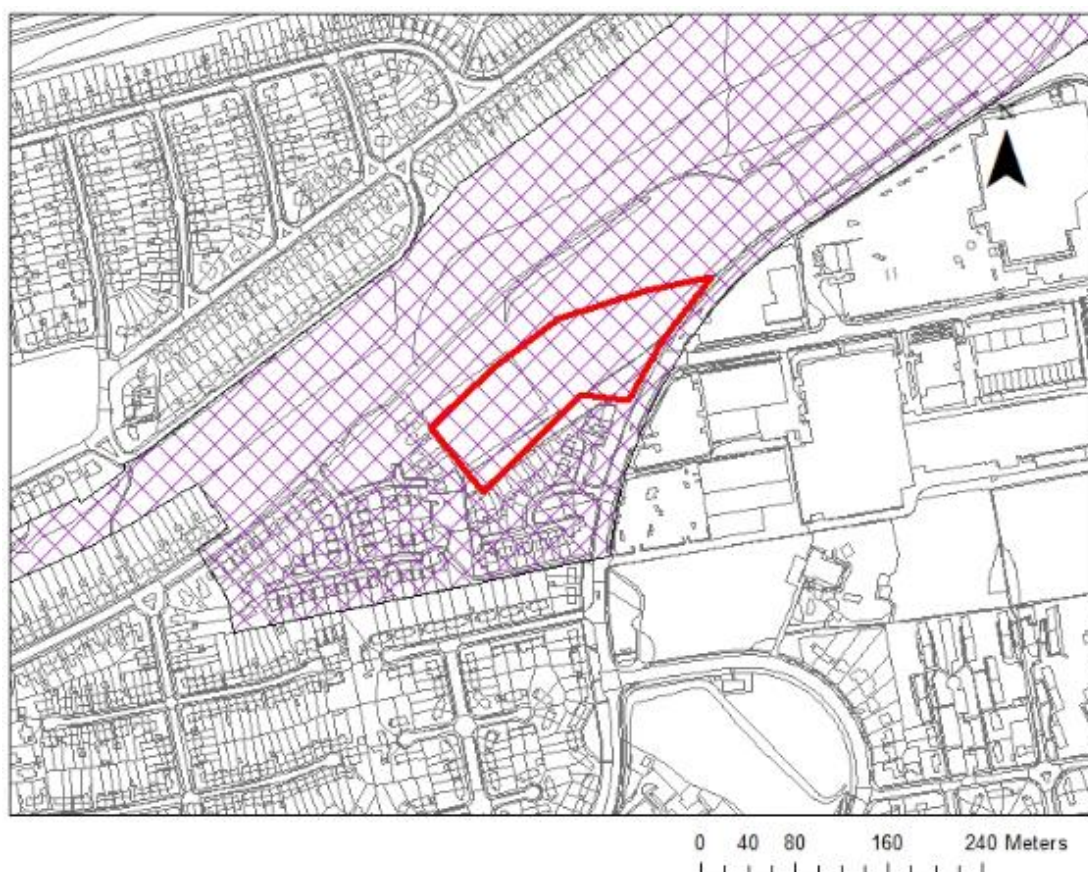
Number: BH(GT)26, combined with BH(GT)87

Source: Previous unauthorised encampment and Urban Fringe Assessment Site 17

Area: 1.5ha

Site Description: The area of the previous unauthorised encampment was not considered to have any potential for housing development in the Urban Fringe Assessment so has not been considered further. This assessment relates solely to the part of UFA site 17 that was identified as having some potential for housing development.

The Ladies Mile is a distinctive ridge of open, unimproved chalk grassland, much of which is designated as a Local Nature Reserve extending north-eastwards from the centre of Patcham towards Stanmer Park. The area suggested in the 2014 UFA as having potential for housing development is on the southern edge of the Ladies Miles ridge, adjacent to Carden Avenue to the south and Windmill View to the west.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	The site is not affected by any identified sources of flooding. (Green)
Environmental Designations	Special Protection Area RAMSAR Site	Potential to impact on a Local Nature Reserve. (Amber)

	<p>Site of Special Scientific Interest</p> <p>Area of Outstanding Natural Beauty</p> <p>Site of Nature Conservation Importance</p>	
Landscape (See Appendix 3 for further detail)	Effect on visual amenity taking into account both long and short range views.	<p>Development on the north-eastern part of the site would result in unacceptable harm to landscape character which is typical of the wider open character.</p> <p>The south-western part of the site is less widely visible and more closely associated with and affected by the urban edge and could have potential for development. (Amber)</p>
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None identified. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors.	There are no noisy adjacent land uses and therefore no noise impact on the site. (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	The potential development area would represent an eastward continuation of housing along the southern side of Ladies Mile (Windmill View) and to the north of Carden Avenue (Old Boat Walk), rather than a distinct expansion into a different landscape. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Site adjoins the back gardens of nearby residential properties. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	As this site has been the subject of unauthorised encampments it is assumed that some access is available. Its suitability has not been assessed. A new permanent access would be required. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)

Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	Archaeologically Sensitive Area – further investigation required. (Amber)
Availability	Availability of the site for traveller development.	Site is in BHCC ownership and forms part of school playing field provision for Patcham High School, although now disused. School playing fields are protected by legislation (Section 77 of the School Standards and Framework Act) and cannot be disposed of or have their use changed without the consent of the Secretary of State, and there is a presumption against change (Red)
Conclusion	Suitable excluded from further consideration as the site is unavailable. (Red)	

Site Name: Beacon Hill, Ovingdean

Number: BH(GT)36

Source: Previous unauthorised encampment

Area (ha): Over 1ha

Site Description: The site comprises a narrow strip of pasture adjacent to and parallel with Beacon Hill (road). The site is part of a larger field with the eastern and southern boundaries not marked on the ground. To the south is the prominent St Dunstons building and beyond is the coast.



Criteria	Designation/Issue	Grading
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified areas or sources of flood risk. Some areas at risk of surface water flooding exist to the west. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature Conservation Importance	The site is adjacent to the Beacon Hill Local Nature Reserve. Its proximity to this site and the nearby grassland habitats may result in harm to biodiversity. Further survey work would be required if the site is to be progressed. (Amber)

Landscape (See Appendix 3 for further detail)	<p>Potential for harm to the South Downs National Park or its setting</p> <p>Effect on visual amenity taking into account both long and short range views</p>	<p>The site is largely representative of the wider open character and contributes to a number of SDNP Special Qualities which can be experienced very readily. New planting to create a landscape setting would result in the loss of the open character and unacceptably impact on visual amenity, as well as the settlement pattern. (Red)</p>
Ancient woodland and protected trees	<p>Natural, semi natural or replanted ancient woodland. Trees covered by tree preservation orders.</p>	<p>None in vicinity (Green)</p>
Contamination or Unstable Land Issues	<p>Land contamination or unstable land issues</p>	<p>None known (Green)</p>
Noise Issues	<p>Noise issues relating to existing land uses or transport corridors</p>	<p>None (Green)</p>
Relationship to existing built up area	<p>Satisfactory access to local services and facilities.</p>	<p>The site is adjacent to the Ovingdean areas of Brighton. (Green)</p>
Location of site in relation to existing dwellings and premises	<p>The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.</p>	<p>There are properties on the opposite side of Beacon Hill road and to the immediate west of the site. (Amber)</p>
Access	<p>Ability to access site by vehicle</p>	<p>As this site has been the subject of unauthorised encampments it is assumed that some access is available. This is likely to have been directly off Beacon Hill which is a narrow, steep residential street. The creation of a new access off Beacon Hill or Greenway Bottom would cause significant harm to the landscape as set out under 'landscape' above. (Red)</p>
Utility Provision	<p>Provision of utilities in relation to the location of the site</p>	<p>The site is close to development which is assumed to have utility provision. (Green)</p>
Cultural Heritage	<p>Scheduled Ancient Monument Sites of Archaeological Importance Conservation Area Listed building Historic Park and Garden</p>	<p>A prehistoric burial mound lies to the east. The site could have a negative impact upon archaeology and should its development be progressed this would require further investigation. (Amber)</p>
Availability	<p>Promoted sites, public land ownership, planning policy allocations for alternative uses etc.</p>	<p>It is publically owned land and its availability for development requires further investigation. (Amber)</p>
Conclusion	<p>Site is excluded from further consideration due to unacceptable landscape harm of both the development of the site and necessary access (Red)</p>	

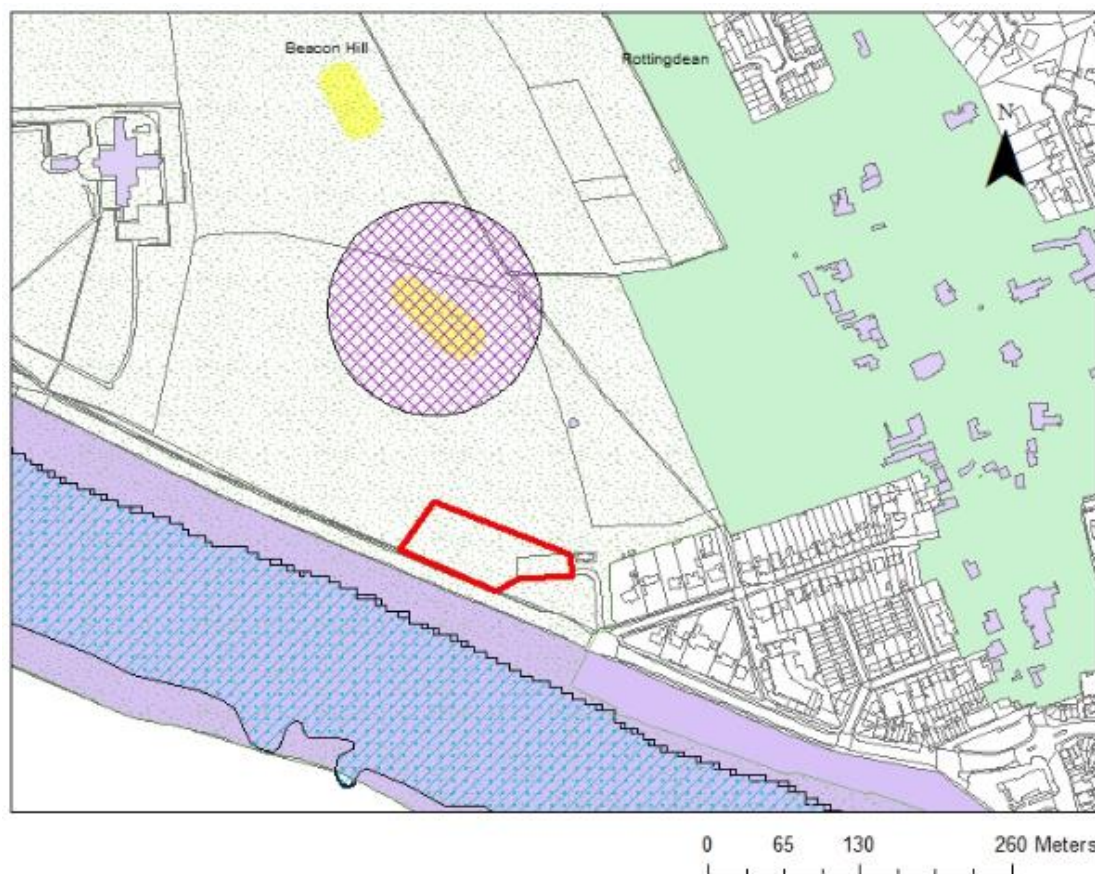
Site Name: Land adjacent to the Windmill, Rottingdean

Number: BH(GT)43

Source: Previous unauthorised encampment

Area (ha): Over 1ha

Site Description: The site comprises an area of hard-standing formerly used as a car park for the now disused miniature golf course and open grassland to the west of the car park. The south-western boundary is formed by the fence line running parallel with Marine Drive. The northern and western boundaries are not marked on the ground.



Criteria	Designation/Issue	Grading
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified areas or sources of flood risk. It is located north of the Marine Drive, beyond which lies the coast. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature Conservation Importance	The site lies to the north of the Brighton to Newhaven Cliffs SSSI and the Friar's Bay – Black Rock Marine Local Geological Site. It is south of the Beacon Hill Local Nature Reserve. Its proximity to this site and the nearby grassland habitats may result in harm to biodiversity. Further survey work would be required if the site is to be progressed. (Amber)
Landscape (See Appendix 3 for	Potential for harm to the South Downs	The site is somewhat representative of the wider open character and contributes to a number of SDNP Special

further detail)	National Park or its setting. Effect on visual amenity taking into account both long and short range views	Qualities which can be experienced very readily. New planting to create a landscape setting would result in the loss of the open character and unacceptably impact on visual amenity and the setting of the listed windmill. (Red)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	None known (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	The site is adjacent to Rottingdean. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	There are properties to the east and there is a Pavilion adjacent to the car park which was given permission in 2015 to convert to an education and interpretation centre. (Amber)
Access	Ability to access site by vehicle	As this site has been the subject of unauthorised encampments and was formerly a car park relating to a miniature golf course it is assumed that some access is available. Its suitability has not been assessed at this stage. (Amber)
Utility Provision	Existence of utilities in relation to the location of the site	The site is close to development which is assumed to have utility provision. (Green)
Cultural Heritage	Scheduled Ancient Monument Sites of Archaeological Importance Conservation Area Listed building Historic Park and Garden	The site is to the south of the Rottingdean Windmill, a Grade II listed building, it is also south of a Long Barrow and all of the land is considered to have archaeological potential. Development would unacceptably impact on the setting of the windmill. (Red)
Availability	Promoted sites, public land ownership, planning policy allocations for alternative uses etc.	It is publically owned land and its availability for development requires further investigation. Rottingdean Miniature Golf Chalet application to change pavilion to education and interpretation centre permitted - development could impact on proposals. (Amber)
Conclusion	Site is excluded from further consideration due to unacceptable landscape harm and impact on the setting of listed building and other heritage assets. (Red)	

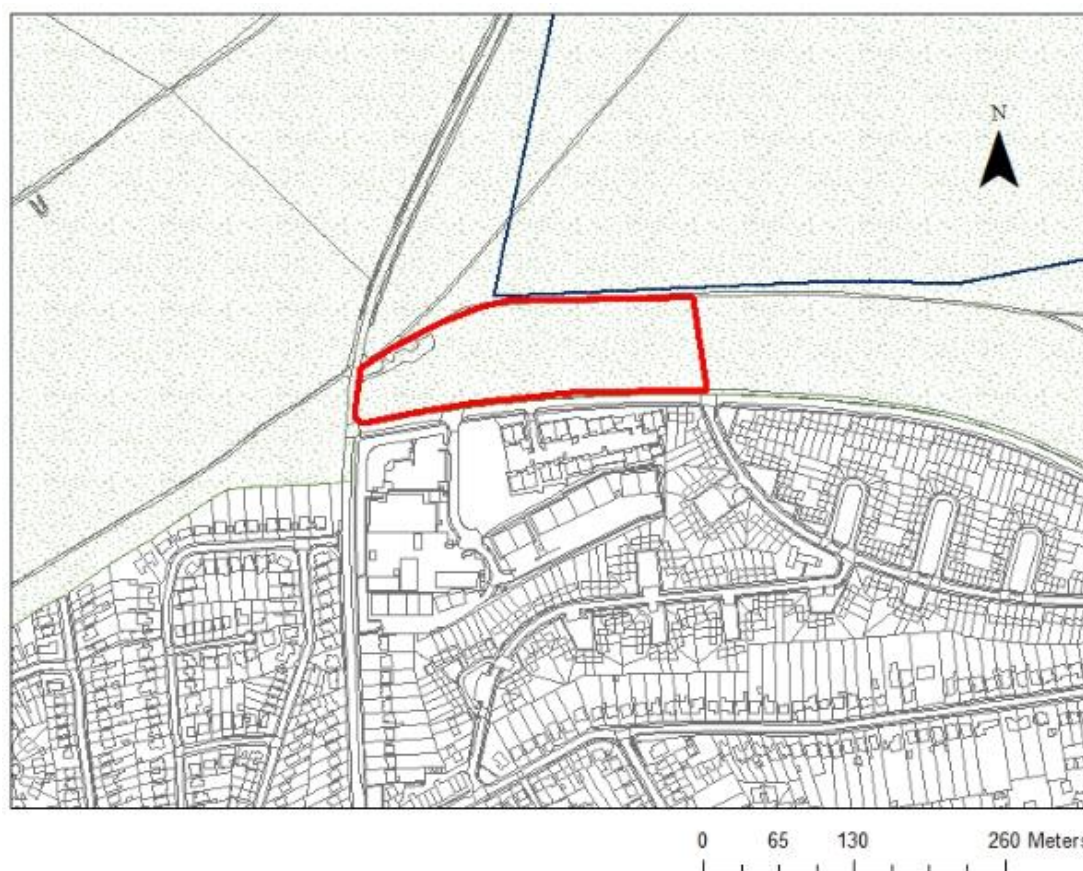
Site Name: North of Bexhill Road, Woodingdean

Number: BH(GT)52

Source: Previous unauthorised encampment

Area (ha): Over 1ha

Site Description: The site is part of a large open, grassed space used for informal recreation, with Bexhill Road forming the southern boundary, with the Brighton Office Campus business park beyond. The western boundary is marked by a cycle path set back from the Falmer Road, and the northern boundary is set back from the bridleway / cycleway running parallel with the site, with a small car park to the north-west. The eastern edge is not marked on the ground. Two small groups of scrubby woodland are located at the western end of the site, south of the car park.



Criteria	Designation/Issue	Grading
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	None. A small area on Bexhill Road is considered to be at risk of surface water flooding. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature Conservation Importance	A Brighton and Hove Green Space designation covers the site. (Amber)
Landscape (See	Potential for harm to the South	The site is typical of the wider open character and

Appendix 3 for further detail)	Downs National Park or its setting. Effect on visual amenity taking into account both long and short range views	contributes to a number of SDNP Special Qualities. New planting which would be required to create a landscape setting would be uncharacteristic and would unacceptably impact on landscape character and elements and visual amenity, as well as settlement pattern. (Red)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	None known (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	The site is adjacent to Woodingdean. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	There are properties both residential and commercial and the Woodingdean Business Park on the opposite side of Bexhill Road. (Amber)
Access	Ability to access site by vehicle	As this site has been the subject of unauthorised encampments it is assumed that some access is available. This is likely to have been directly off Bexhill Road or via the small car park off Falmer Road. The creation of a new or improved access in either location would result in harm to the landscape as set out under 'landscape' above. Development would result in the loss of public access to the site. (Red)
Utility Provision	Existence of utilities in relation to the location of the site	The site is close to development which is assumed to have utility provision. (Green)
Cultural Heritage	Scheduled Ancient Monument Sites of Archaeological Importance Conservation Area Listed building Historic Park and Garden	None (Green)
Availability	Promoted sites, public land ownership, planning policy allocations for alternative uses etc.	It is publically owned land and its availability for development requires further investigation. (Amber)
Conclusion	Site is excluded from further consideration due to unacceptable landscape harm of both the development of the site and necessary access (Red)	

Site Name: Land adjacent to 39 Acres off Ditchling Road, Brighton

Number: BH(GT)57

Source: Previous unauthorised encampment

Area (ha): Over 1ha

Site Description: The site comprises a small rectangle of land between Ditchling Road and Ditchling Crescent. The eastern and western boundaries are formed by the roads and the northern and southern boundaries are not marked on the ground. A new foot and cycleway runs alongside the site.



Criteria	Designation/Issue	Grading
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature	The site is within the Wild Park Local Nature Reserve. Development is likely to result in harm to biodiversity. Further survey work would be required if the site is to be progressed. (Amber)

	Conservation Importance	
Landscape (See Appendix 3 for further detail)	<p>Potential for harm to the South Downs National Park or its setting.</p> <p>Effect on visual amenity taking into account both long and short range views</p>	The site is largely representative of the wider open character and contributes to a number of SDNP Special Qualities which can be experienced very readily. New planting to create a landscape setting could be in keeping, but the encroachment into this important tract of open land would unacceptably impact on landscape character and elements and visual amenity, as well as the settlement pattern. (Red)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	None known (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	This site is close to Hollingbury. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	The site is adjacent to existing dwellings which are positioned below the level of the site. This would result in a need to screen any development to avoid intrusion in homes at bedroom height. The impact of this on existing dwellings is extremely undesirable. (Amber)
Access	Ability to access site by vehicle	<p>As this site has been the subject of unauthorised encampments it is assumed that some access is available. The creation of a new or improved access in this location which would cause significant landscape harm as set out under 'landscape' above.</p> <p>Development would result in the loss of public access to the site. (Red)</p>
Utility Provision	Existence of utilities in relation to the location of the site	The site is adjacent to development with existing utility provision. (Green)
Cultural Heritage	<p>Scheduled Ancient Monument</p> <p>Sites of Archaeological Importance</p> <p>Conservation Area</p> <p>Listed building</p> <p>Historic Park and Garden</p>	None – but on the eastern side of Ditchling Road is a Scheduled Monument (Hillfort) and south is a further area of archaeological interest. The site could have a negative impact upon the setting of these locations would require further investigation if development is progressed. (Amber)
Availability	Promoted sites, public	It is publically owned land and its availability for

	land ownership, planning policy allocations for alternative uses etc.	development requires further investigation. (Amber)
Conclusion	Site is excluded from further consideration due to unacceptable landscape harm of both the development of the site and necessary access (Red)	

Site Name: Land to the south of Village Way and the Amex Stadium, Falmer

Source: Previous unauthorised encampment

Number: BH(GT)63

Area (ha): Over 1ha

Site Description: A large area of grazing land which rises to the south. To the immediate north is the Brighton and Hove Football Stadium and associated parking and complex of buildings.



Criteria	Designation/Issue	Grading
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The north of the site is at risk from surface water flooding. (Amber)
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest Site of Nature Conservation Importance	None (Green)

Landscape	<p>Potential for harm to the South Downs National Park or its setting</p> <p>Effect on visual amenity taking into account both long and short range views</p>	<p>The development of the site would result in the following landscape and visual impacts:</p> <ul style="list-style-type: none"> • Loss of natural landform to create flat terracing for structures • Potential impact on open skylines including views across the football stadium. • Loss of elevated, panoramic views • Potential views of caravans and permanent structures would be out of character and detrimental to the existing visual amenity (Amber)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	None known (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	The site is immediately south of the Amex Stadium (home of Brighton & Hove Football Club) and the associated car parking. This is likely to give rise to a level of noise that would need further investigation and significant mitigation which may be damaging to the landscape. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	This site is adjacent to Falmer. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	The site immediately adjoins the Brighton and Hove Football Stadium and the impact on the any future occupants would be high. (Red)
Access	Ability to access site by vehicle	As this site has been the subject of unauthorised encampments it is assumed that some access is available. A field gate exists in the north east corner of the site. (Amber)
Utility Provision	Existence of utilities in relation to the location of the site	The site is near to development with existing utility provision. (Green)
Cultural Heritage	Scheduled Ancient Monument Sites of Archaeological Importance Conservation Area Listed building Historic Park and Garden	Part of the site is within an area of archaeological potential. (Amber)

Availability	Promoted sites, public land ownership, planning policy allocations for alternative uses etc.	It is privately owned land and its availability for development requires further investigation. (Amber)
Conclusion	Site excluded from further consideration due to unacceptable impact on amenity of future residents. (Red)	

Site Name: Benfield Valley

Number: BH(GT)65

Source: Previous unauthorised encampment and UFA (Site 12)

Area: 0.43ha

Site Description: The site forms the north-western part of an area of open access land, with the western and northern edges formed by the A293 and Hangleton Lane roads respectively, and the eastern and southern boundaries open to the wider space, beyond which is housing to the north-east and a recreation ground to the east. Part of the area of the previous unauthorised encampment was not considered to have any potential for housing development in the Urban Fringe Assessment so has not been considered further. This assessment relates solely to the part of UFA site 12 that was identified as having some potential for housing development.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding.	The site is not affected by any identified sources of flooding. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation	The site is a SNCI. Further investigation required. (Amber)
Landscape	Effect on visual amenity taking into account both long and short range views.	Encroachment into this important tract of open, naturalistic land would unacceptably impact on

		landscape and perceptual character and elements and visual amenity, as well as the settlement pattern. (Red)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	Close to the A293. Further investigation required. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Close to existing residential area but appears to be screened by established vegetation. (Amber)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Close to existing residential area but appears to be screened by established vegetation. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	As this site has been the subject of unauthorised encampments it is assumed that some access is available. Its suitability has not been assessed. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	None identified. (Green)
Availability	Availability of the site for traveller development.	Private land. Landowner made representations on the City Plan Part 1 arguing that the site should be made available for housing development (Amber)
Conclusion	Development would result in unacceptable landscape impacts. (Red)	

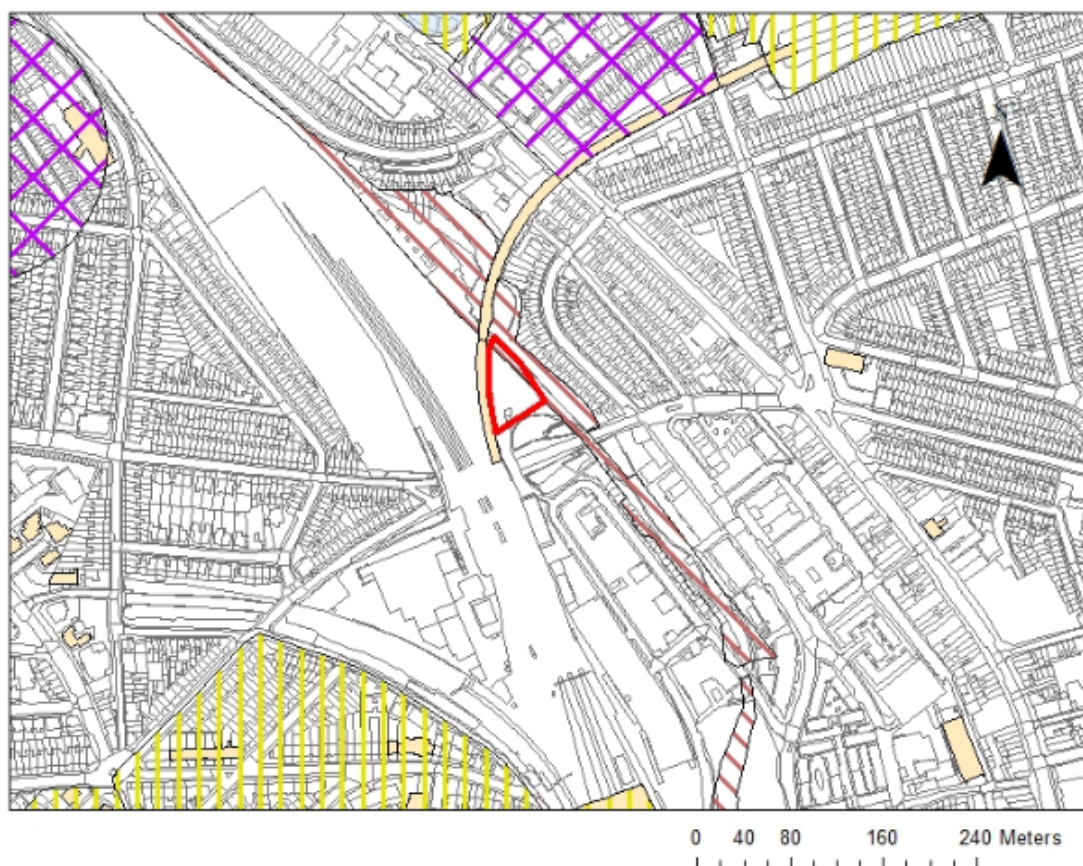
Site Name: Stroudley Road, land adjacent to

Number: BH(GT)67

Source: Previous unauthorised encampment

Area: 0.2ha

Site Description: Small, triangular shaped site located at the northern end of Stroudley Street in central Brighton. The railway borders the site to the west, with housing to the east located at a lower level. The site is a hardstanding with the current use uncertain.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	The site is not affected by any identified sources of flooding. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	Adjacent to a SNCI – further investigation needed. (Amber)
Landscape	Effect on visual amenity taking into account both long and short range views.	Brownfield site in existing built area. (Green)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified but as site appears to be former industrial land this may need investigation. (Amber)
Noise Issues	Noise issues relating to existing	Adjacent to busy railway line

	land uses or transport corridors	and depot. Likely to train movements from very early morning until late at night (Red)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Within the built up area but adjacent to railway lines and depot. Whilst some barrier could be established, this is considered to present an unacceptable danger, especially to playing children. (Red)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	At a different level and well screened from nearby residential properties. (Green)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	Likely to be infrastructure in place.. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	The site is within or close to an existing settlement with services. (Green)
Availability	Availability of the site for traveller development.	None identified. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Privately owned – availability unknown. (Amber)
Conclusion	Excluded from further consideration due to noise levels and danger to children associated with the adjacent railway lines and depot.	

Site Name: Benfield Valley Golf Club area

Number: BH(GT)69, combined with BH(GT)83

Source: Previous unauthorised encampment, and Urban Fringe Assessment Site 11
The area of the previous unauthorised encampment was not considered to have any potential for housing development in the Urban Fringe Assessment so has not been considered further. This assessment relates solely to the part of UFA site 11 that was identified as having some potential for housing development.

Site Description: The site forms part of a green link to the South Downs National Park and is predominantly wooded. It is situated to the north of Hangleton Lane, adjacent to the A293. Benfield Valley Golf Course lies to the north.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	The site is not affected by any identified sources of flooding. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation	Part of the site is designated as a SNCI. (Amber)
Landscape	Effect on visual amenity taking into account both long and short range views.	Encroachment into this important tract of open, naturalistic land would unacceptably impact on

		landscape and perceptual character and elements (in particular the valuable biodiversity and open access) and visual amenity, as well as the settlement pattern. (Red)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	Possible traffic noise from the A293. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Exposure to housing on high ground to the west and to traffic noise from the A293 gives the area an urban edge character. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Close proximity to residential dwellings, although screened by established vegetation. (Green)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	As this site has been the subject of unauthorised encampments it is assumed that some access is available. Its suitability has not been assessed. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	The site is well screened from the Hangleton Conservation Area, but there is some potential for limited adverse effects on the setting of Grade II listed Benfield Barn. (Amber)
Availability	Availability of the site for traveller development.	Private land. Landowner has been promoting redevelopment for housing through representations on the City Plan. Availability uncertain. (Amber)
Conclusion	Development would result in unacceptable landscape impacts. (Red)	

Site Name: Land at Mile Oak Road, Portslade (site a)

Number: BH(GT)73 – combined with BH(GT)74, BH(GT) 75, BH(GT)77 and BH(GT)78

Source: Urban Fringe Assessment (sites 4, 4a, 4b, 5, 5a and 6)

Area: 12.8ha total

Site Description: This site lies on the slopes of Mile Oak Hill, a spur on the southern side of Cockroost Hill which is bisected by the A27 cutting just to the east of Southwick Tunnel.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation	A large section of the middle of the site is designated as a SNCI. (Amber)
Landscape	Effect on visual amenity taking into account both long and short range views.	Greenfield site requiring further investigation. (Amber)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None identified. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)

Noise Issues	Noise issues relating to existing land uses or transport corridors	A27 passes to the north but is screened by established vegetation. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	The site is within the existing urban area. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	The site borders residential properties to the west, south and east. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	Site is only accessible through residential streets which are unsuitable for regular movements of larger vehicles and caravans. (Red)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	None identified. (Green)
Availability	Availability of the site for traveller development.	The majority is privately owned land and a planning application is under consideration for residential development on the central and north-west part of the site. UFA site 6 to the east is owned by BHCC, however this is in use as allotments and is not available. (Red)
Conclusion	Site is unsuitable for further consideration due to access constraints, steep topography and lack of availability. (Red)	

Site Name: Land to north-east of Coldean Lane

Number: BH(GT)81, BH(GT)82 and BH(GT)83 This cluster of three sites are located in close proximity and were considered together in the Further Assessment of Urban Fringe Sites as in order to develop some sites, mitigation and enhancement measures are required in others. As this assessment draws on the findings of that detailed assessment, the sites are clustered together.

Source: Urban Fringe Assessment (Sites 21, 21a and 21c)

Area: 2.4ha

Site Description: A cluster of three sites situated east of Coldean Lane in close proximity to the University of Brighton's Varley Park accommodation.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding.	None identified. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	The sites are located within a proposed Local Nature Reserve and development would result in the loss of areas of the pLNR and associated habitats, including grassland. (Amber)
Landscape	Effect on visual amenity taking into account both long and short range views.	Key impact is potential loss of landscape character. (Amber)

Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	The eastern boundary of potential development site 21c abuts an area of ancient woodland and therefore potential impacts resulting from development in this location would include habitat loss, root compaction, disturbance of the soil profile and those resulting from recreation pressure could occur. (Amber)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	Close proximity to the A27 and Coldean Lane. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	No significantly adverse impacts however a full landscape and visual impact appraisal would need to inform the final proposals, and ensure that built form would not be visible from views within the SDNP (see landscape report, Appendix 3). (Amber)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Separated from residences on Coldean Lane by the road. Impact of proximity of student residences at Varley Halls would require careful consideration. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	New access would be required from Coldean Lane or from Varley Park site. Adequate access to eastern part of the site considered to be problematic due to the shape of the site. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	Development would involve the loss of part of Stanmer Estate, however this is already severed from the most significant part of the estate to the north with the principle of development established through the Urban Fringe Assessment. (Amber)
Availability	Availability of the site for traveller development.	BHCC ownership, however southern parcel is currently in use as allotments and not

		considered to be available. (Green)
Conclusion	Northern parcel of land suitable for further consideration. (Amber)	

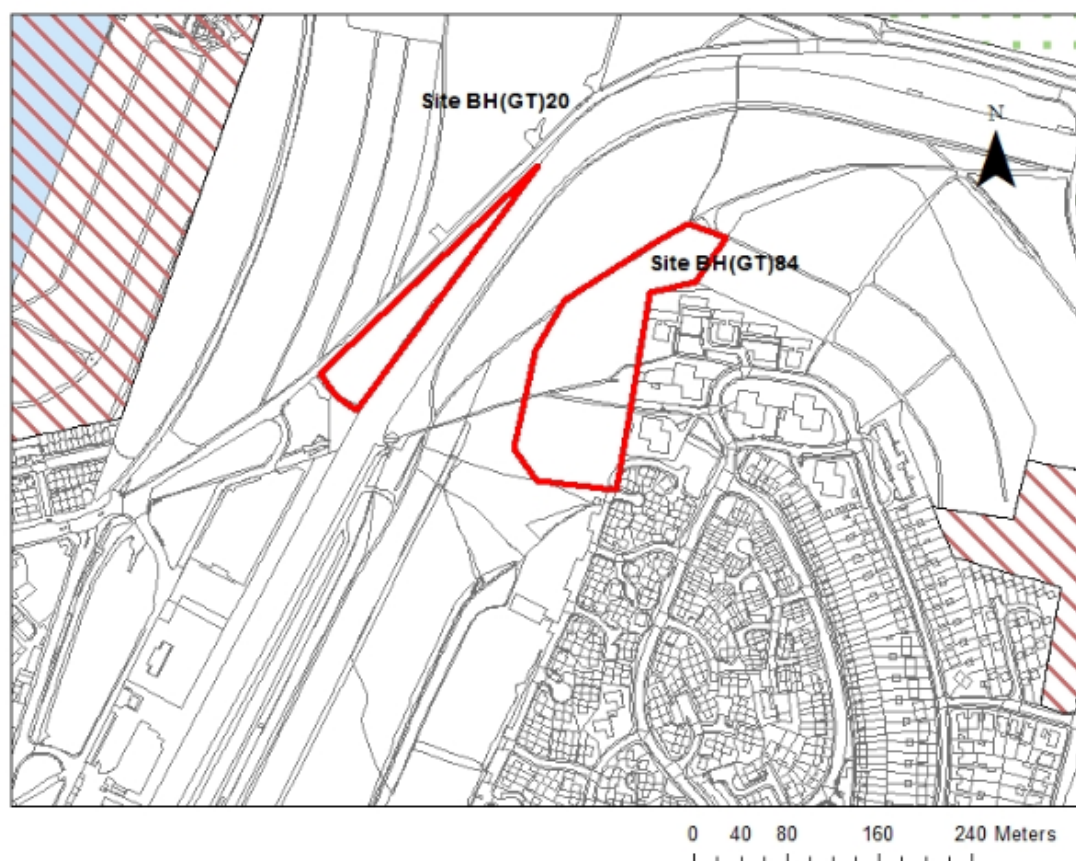
Site Name: Land at and adjoining Brighton Racecourse

Number: BH(GT)84

Source: Urban Fringe Assessment (Site 30)

Area (ha): 1.5ha

Site Description: Scrub-covered slope immediately to the west of tower blocks on Albourne Close and Lodsworth Close at the northern end of Whitehawk.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding.	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	The potential development area includes a relatively small area of the LNR and although this would result in loss of an area of habitat it is not considered that this would significantly affect the reasons for designation of the LNR. (Amber)
Landscape	Effect on visual amenity taking into account both long and short range views.	Greenfield site on valley sides. Further consideration would be required. (Amber)
Ancient woodland or protected trees	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)

Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None identified. (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Close to services provided in Whitehawk. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Adjacent to existing dwellings on Haybourne Road. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	Site is located at the far end of Whitehawk. Unsuitable access for larger vehicles and caravans along residential streets narrowed by parked cars. Topography likely to present difficulties. (Red)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	No issues identified. (Green)
Availability	Availability of the site for traveller development.	BHCC ownership. (Green)
Conclusion	Excluded from further consideration due to unsuitable access and topography. (Red)	

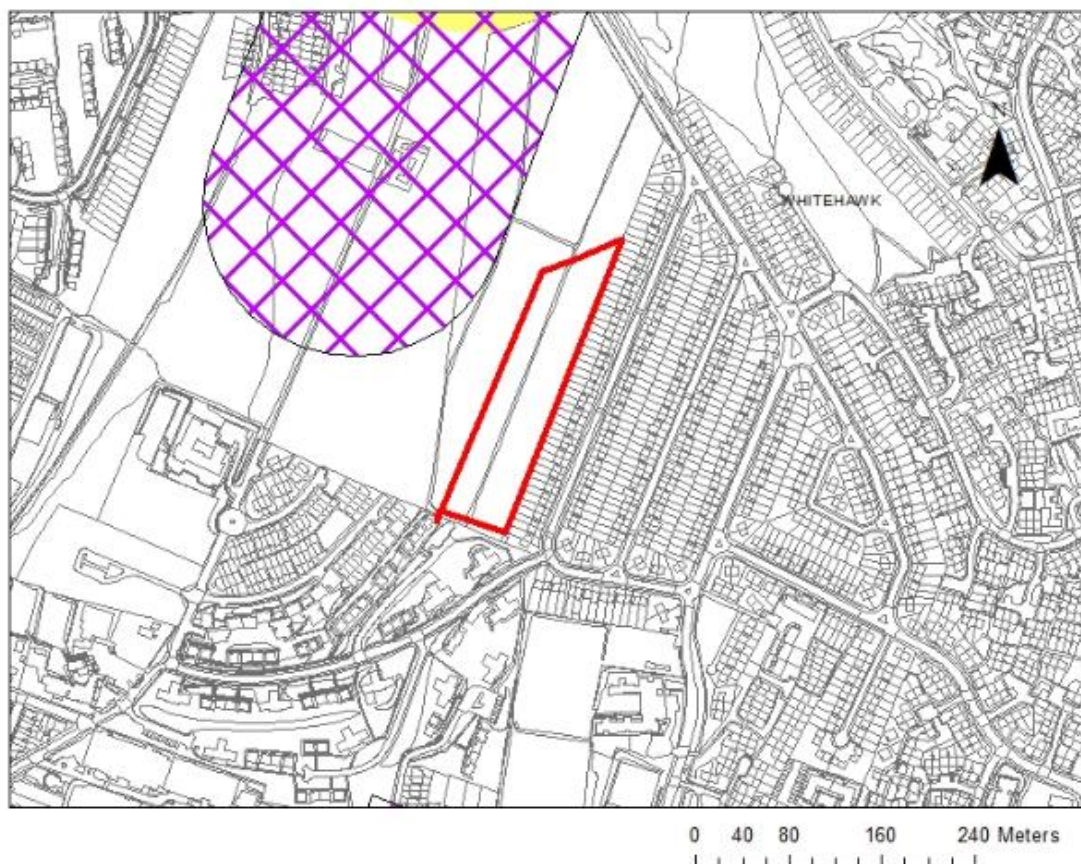
Site Name: Land east of Whitehawk Hill Road

Number: BH(GT)85

Source: Urban Fringe Assessment (site 31)

Area: 1.4ha

Site Description: This site comprises the lower, southeastern part of the allotments on the eastern slopes of Whitehawk Hill, extending from Beresford Road parallel to Maresfield Road.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding.	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	The site is located within the southern part of a Local Nature Reserve (and would therefore result in loss of LNR), however as it supports allotments it does not appear to contribute to the reason for designation of the LNR.
Landscape	Effect on visual amenity taking into account both long and short range views.	Unlikely to have a significant adverse effect, but further investigation needed. (Amber)
Ancient woodland and	Presence of ancient woodland	None identified. (Green)

protected trees	and protected trees.	
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None identified. (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Close proximity to existing built up area and local services in Whitehawk. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Bounded by residential development to the south and east. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	New access required from Manor Hill or Donald Hill Road. Further investigation required but unlikely to be problematic. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	The Camp to the north of the allotments is archaeologically important, however no designations affect the site itself. (Green)
Availability	Availability of the site for traveller development.	In use as allotments with a high demand – closed waiting list due to the long wait times. (Red)
Conclusion	Excluded from further consideration as the site is currently in use as allotments. (Red)	

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

Number: BH(GT)89

Source: Urban Fringe Assessment (Site 36)

Area: 0.5ha

Site Description: Open, amenity grassland to the south of Warren Road, framed by trees and sloping down to the Memorial Grounds next to the Nuffield Brighton Hospital.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	A small area of the site appears vulnerable to surface water flooding. (Amber)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	There are no designations covering the site. (Green)
Landscape	Effect on visual amenity taking into account both long and short range views.	Site located in close proximity to the National Park boundary and visible in long range views from the south. Further investigation would be required. (Amber)

Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	Site is adjacent to Warren Road. (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Within Woodingdean with good access to services. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Directly opposite dwellings on Warren Road. Lawn cemetery immediately to the south. Traveller site development considered inappropriate. (Red).
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	Good access from Warren Road. (Green)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	None identified. (Green)
Availability	Availability of the site for traveller development.	BHCC ownership. (Green)
Conclusion	Excluded from further consideration due to incompatibility with neighbouring land uses. (Red)	

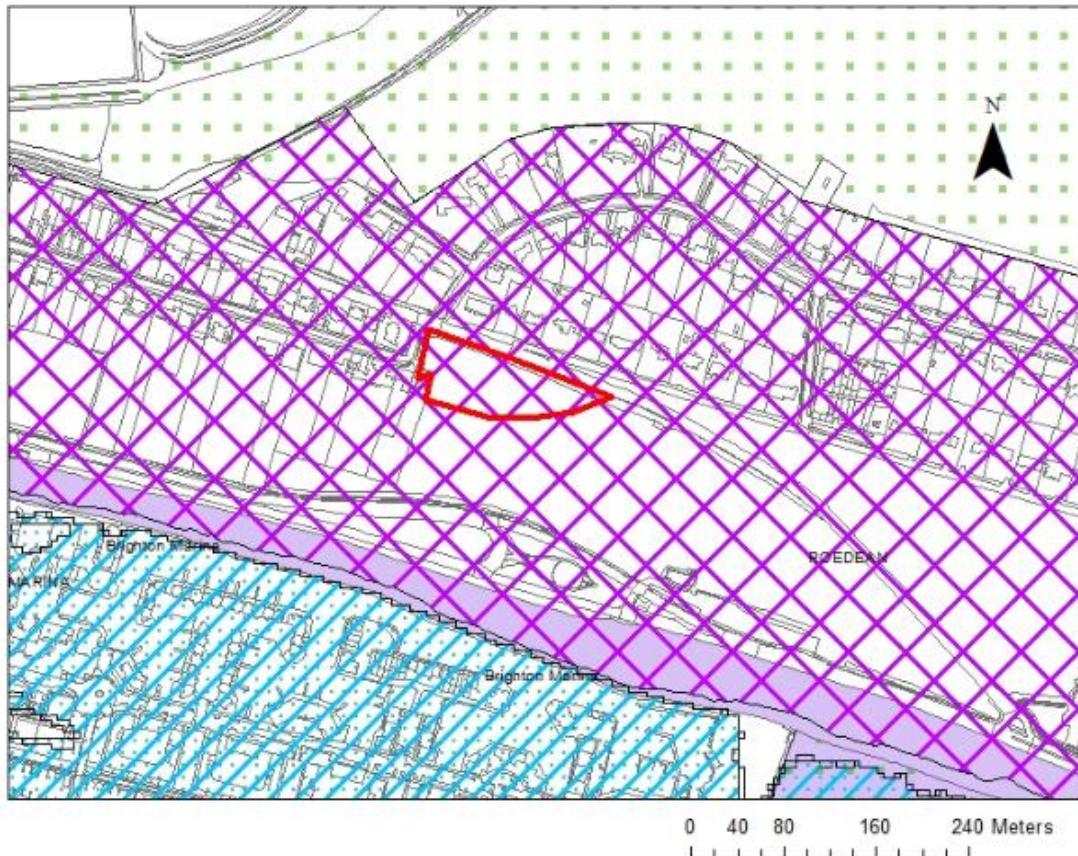
Site Name: Roedean, mini-golf course

Number: BH(GT)90

Source: Urban Fringe Assessment (Site 37)

Area (ha): 1ha

Site Description: North-western corner of Pitch and putt golf course to the south and west of Roedean Road, with Marine Drive to the south, and houses along The Cliff to the west.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation	Brighton Marina and Roedean School Bank designated at the local level as SNCIs are located in close proximity to the Study Area boundary. Development within the Study Area could result in impacts on the SNCIs including contamination during construction an increase in recreational pressure from a local increase in population. (Amber)

Landscape	Effect on visual amenity taking into account both long and short range views.	UFA found that development could only be delivered without significant impacts on landscape if it reflected the scale and character of the local area. (Red).
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	Close to the A259. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Adjacent to built up area and close to local services in East Brighton and Brighton Marina.
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Close proximity to existing dwellings. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	Access available from Roedean Road. (Green)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	Within an archaeologically sensitive area. (Amber)
Availability	Availability of the site for traveller development.	BHCC ownership. Currently in use as a pitch and putt golf course. (Amber)
Conclusion	Excluded from further consideration as traveller development would not reflect the scale and character of the local area and would therefore have significant adverse impacts on landscape. (Red)	

Site Name: Sites at Ovingdean Hall Farm

Number: BH(GT)91, BH(GT)92 and BH(GT)93

Source: Urban Fringe Assessment (sites 38, 38a and 39)

Area: 4.3ha

Site Description: Modern farm buildings associated with Ovingdean Hall Farm and Bulstrode Farm, separated by a hedgerow, with Ovingdean village houses to the south (The Ridings and Byre Cottages) and arable farmland and paddocks to the north.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	The western part of the site is susceptible to surface water flooding. (Amber)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation	None. (Green)
Landscape	Effect on visual amenity taking into account both long and short range views.	Would need further investigation (Amber).
Ancient woodland and protected trees.	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for	None identified. (Green)

	development.	
Noise Issues	Noise issues relating to existing land uses or transport corridors	There are no noisy adjacent land uses and therefore no noise impact on the site. (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Part of the Ovingdean built up area. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Close proximity to dwellings on The Ridings. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	Site is easily accessible from the public highway, however strategic access is poor – narrow streets through Ovingdean Conservation Area unsuitable for regular movements of larger vehicle and caravans. (Red)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	The site lies within the Ovingdean Conservation Area, which emphasises the sensitivity associated with the character of any new development. The western part of the site is visible from the Grade I listed St Wulfran's church. (Red)
Availability	Availability of the site for traveller development.	Partly in BHCC ownership. Central section of the site is private owned. Currently in use as an operational farm – not available. (Red)
Conclusion	Excluded from further considerations due to unsuitable access, effect on Ovingdean Conservation Area and unavailability of site. (Red)	

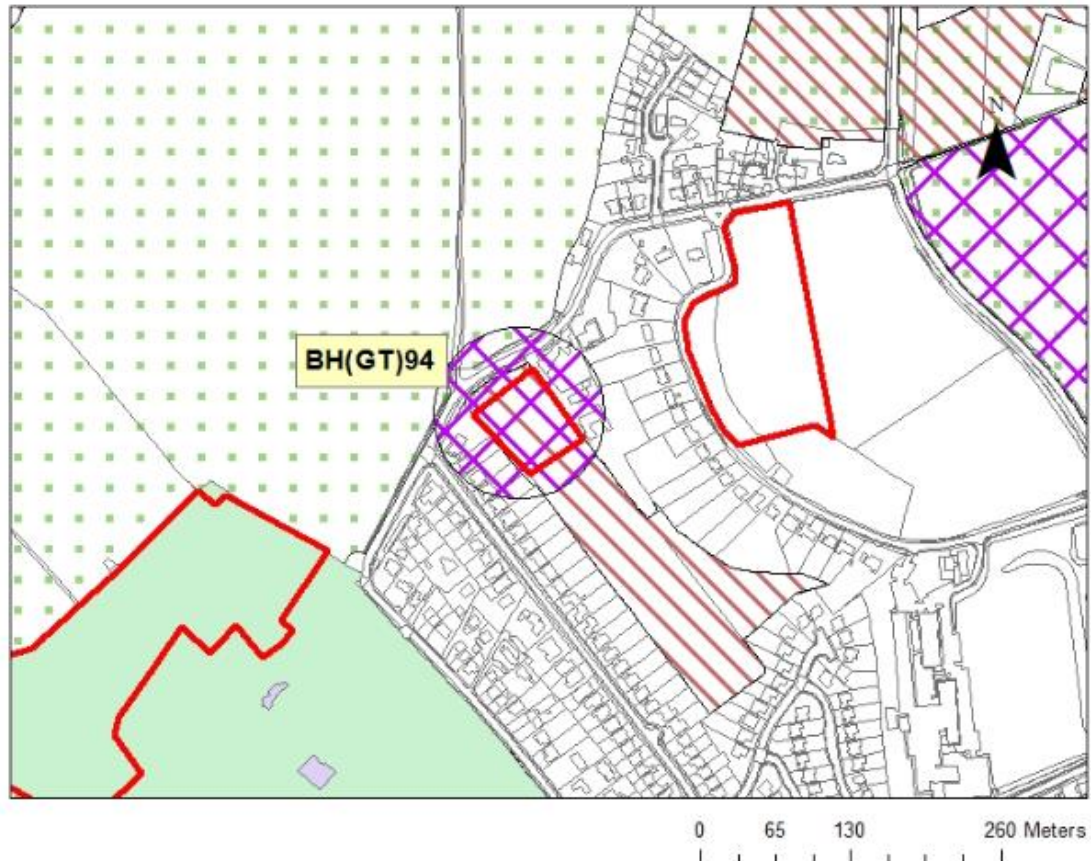
Site Name: Land at Wanderdown Road Open Space

Number: BH(GT)94

Source: Urban Fringe Assessment (Site 41)

Area (ha): 0.3ha

Site Description: The site is largely open green space occupying the northern part of the crest of a ridge which runs down from Mount Pleasant, separating the built area of northern Ovingdean into two.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding.	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	The site is recognised as a Site of Nature Conservation Importance. Although the value of the site has been challenged by the landowner, the 2013 Review of SNCIs concluded that the designation should remain pending further independent survey work to verify objections from the landowner. (Amber)
Landscape	Effect on visual amenity taking	Development on the crest of

	into account both long and short range views.	the hill would be uncharacteristic, detracting from the historic valley settlement form. Further investigation would be required. (Amber)
Ancient woodland or protected trees	Presence of ancient woodland and protected trees.	None identified. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors	None. (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Close to the existing built-up area of Ovingdean. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Site directly adjoins the rear gardens of residences in Wanderdown Road. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	New access would be required from Ovingdean Road. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	The site lies within an Archaeologically Sensitive Area (Amber).
Availability	Availability of the site for traveller development.	Privately owned. Advanced alternative development proposals proposed by the landowner – unavailable. (Red)
Conclusion	Excluded from further consideration due to advanced alternative development proposals. (Red)	

Site Name: Land to the rear of Bazehill Road

Number: BH(GT)97

Source: Urban Fringe Assessment

Area (ha): 0.1

Site Description: This small site appears to be a private garden within the urban area. It is located to the rear of properties on Bazehill Road, close to the junction with Falmer Road.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding.	The site is not at risk of flooding. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	The site is no subject to any environmental designations. (Green)
Landscape	Effect on visual amenity taking into account both long and short range views.	Greenfield site adjacent to the National Park requiring further investigation. (Amber)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in the vicinity of the site. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)

Noise Issues	Noise issues relating to existing land uses or transport corridors.	None identified. (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Close to local services in Rottingdean. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Site directly adjoins the back gardens of a number of residential properties. (Red)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	New access would be needed through the National Park from Bazehill Road or Falmer Road. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	The site is adjacent to Rottingdean Conservation Area with potential views of the Grade I listed St. Wulfrans Church and other Grade II and Grade II* listed buildings. An archaeological notification area is located to the west of the site. (Amber)
Availability	Availability of the site for traveller development.	Privately owned – further investigation required. (Amber)
Conclusion	Excluded from further consideration due to the effect on residential amenity. (Red)	

Site Name: Land at former nursery site west of Saltdean Vale

Number: BH(GT)98

Source: Urban Fringe Assessment (Site 46a)

Area: 0.75 ha

Site Description: The site lies to the north-west of the District of Saltdean. It is currently used as a caravan storage facility, although it was previously a garden nursery.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding.	The site has a high risk of surface water flooding. (Amber)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	The site is not covered by any designations. (Green)
Landscape	Effect on visual amenity taking into account both long and short range views.	Unlikely to be significant adverse landscape impacts. (Amber)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for	None identified. (Green)

	development.	
Noise Issues	Noise issues relating to existing land uses or transport corridors	None identified. (Green)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Existing urban area of Saltdean is immediately to the south. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Close proximity to existing dwellings on Saltdean Vale and Loes Barn Close. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	Existing access to site from Saltdean Vale. Strategic access through residential streets is unsuitable for movements of larger vehicles and caravans. (Red)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	Archaeologically sensitive area immediately to the south, but no designations affecting the site itself. (Green)
Availability	Availability of the site for traveller development.	Private land – availability uncertain. Currently in use as a caravan storage facility. (Amber)
Conclusion	Excluded from further consideration due to unsuitable access. (Red)	

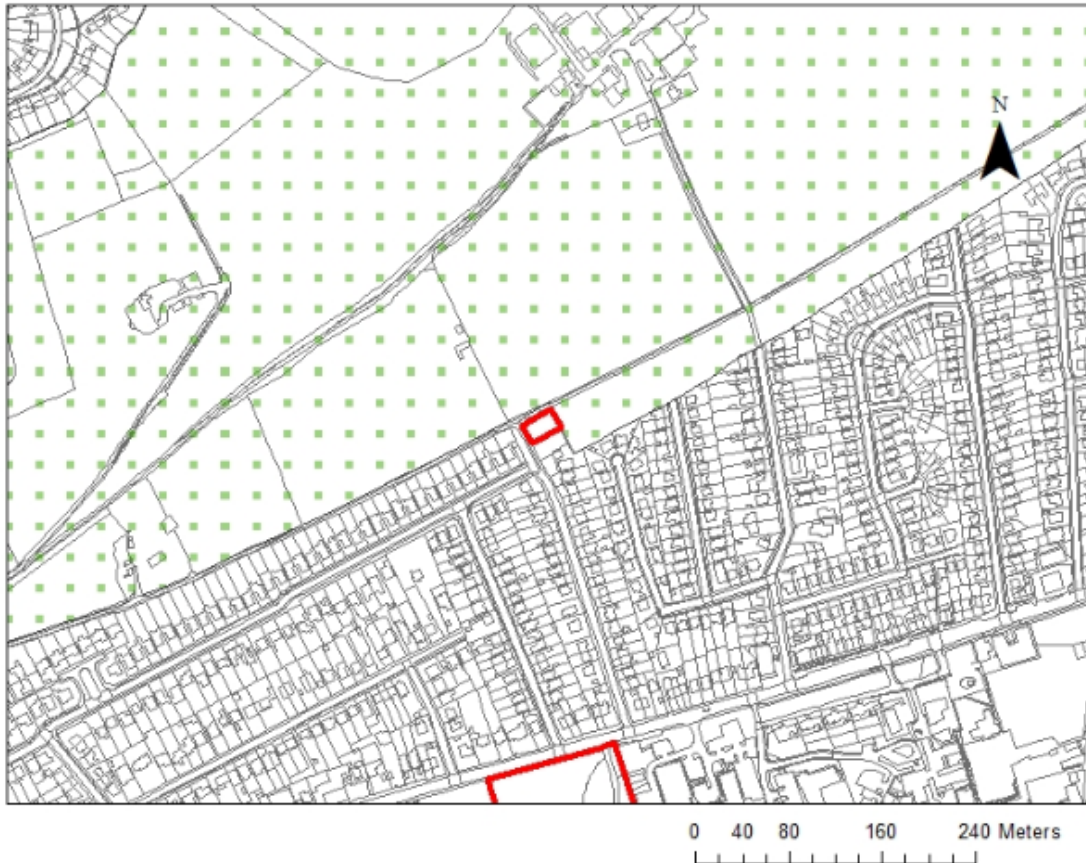
Site Name: Roseberry Avenue, Woodingdean

Number: BH(GT)104

Source: Urban Fringe Assessment (Site 52)

Area (ha): 0.05

Site Description: Small site situated adjacent to residential properties at the far end of Roseberry Avenue.



Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding.	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	The site is not covered by any environmental designations. (Green)
Landscape	Effect on visual amenity taking into account both long and short range views.	Development would have negligible impact on landscape character (Green).
Ancient woodland	Presence of ancient woodland and protected trees.	None in the vicinity. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing	None identified. (Green)

	land uses or transport corridors	
Relationship to existing built up area	Satisfactory access to local services and facilities.	Adjacent to the existing built up area in Woodingdean. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Very small site in close proximity to existing residential dwellings. (Amber)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	New access required from Woodberry Avenue. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	The site is located close to development with existing utility provision. (Green)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	No known heritage designations. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	Private land – availability unknown. One new dwelling recently developed on the southern part of the site. Second dwelling on the remaining site refused in 2013, however UFA indicates suitable for housing. Unlikely to be available. (Red)
Conclusion	Excluded from further consideration as the site is unlikely to be available and the small size of the site. (Red)	

Site Name: Land at Braypool Lane

Number: BH(GT)105

Source: Urban Fringe Assessment (site 54)

Area: 0.2ha

Description: The site comprises a small plot of land off of Braypool Lane, with detached housing in a linear pattern extending north-west from the site. The south-western boundary is formed by the A23 set down slightly in a cutting, with woodland, the slip road and the railway line beyond. The south-eastern edge abuts a small wedge of land containing an electric sub-station. Site understood to be currently in use as a paddock. Situated immediately north east of the A23/A27 junction, with the National Park boundary to the east on the opposite side of Braypool Lane. Residential dwellings adjoin the site to the north.



Assessment

Criteria	Designation/Issue	Grading
Flood Risk	The site's Environment Agency flood zone classification and risk of surface water flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental Designations	Whether all or part of the site is covered by an area of landscape or nature conservation.	There are no ecological designations covering the site. (Green)
Landscape	Effect on visual amenity taking into account both long and	Development of the site would relate well to the adjacent

	short range views.	settlement and not encroach into the wider landscape. New planting, provided it can be shown that it will mitigate close-range views from the adjacent footpath, would be in keeping with the local character. A full landscape and visual impact appraisal would need to inform the final proposals. (Amber)
Ancient woodland	Presence of ancient woodland and protected trees.	None in the vicinity of the site. (Green)
Contamination or Unstable Land	Contaminated or unstable land which is unsuitable for development.	None identified. (Green)
Noise Issues	Noise issues relating to existing land uses or transport corridors.	Close proximity to A23/A27 interchange and railway line. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	Separated by the A27 from the main urban area but retains fairly good connections and proximity. (Green)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	Residential development immediately to the north. (Amber)
Access	The need for safe and convenient access to the site from the strategic road network by regular movements of vehicles, including caravans.	A new access from Braypool Lane would be required. (Amber)
Utility Provision	Existence of utilities infrastructure in relation to the location of the site.	The site is located close to development with existing utility provision. (Green)
Cultural Heritage	Whether all or part of the site is covered by an area of cultural or historical conservation.	The Patcham Conservation Area is 150m to the south of the site; however a main road separates the site from the conservation area, diminishing the influence of the site on the Conservation Area's setting. Site is adjacent to an Archaeological Notification Area. (Green)
Availability	Availability of the site for traveller development.	Site has recently been sold to the RSPCA and is known to be unavailable (Red).
Conclusions	Excluded as the site is known to be unavailable. (red)	

Site Name: Sweet Hill, Waterhall Road, Brighton, BN1 8ZG

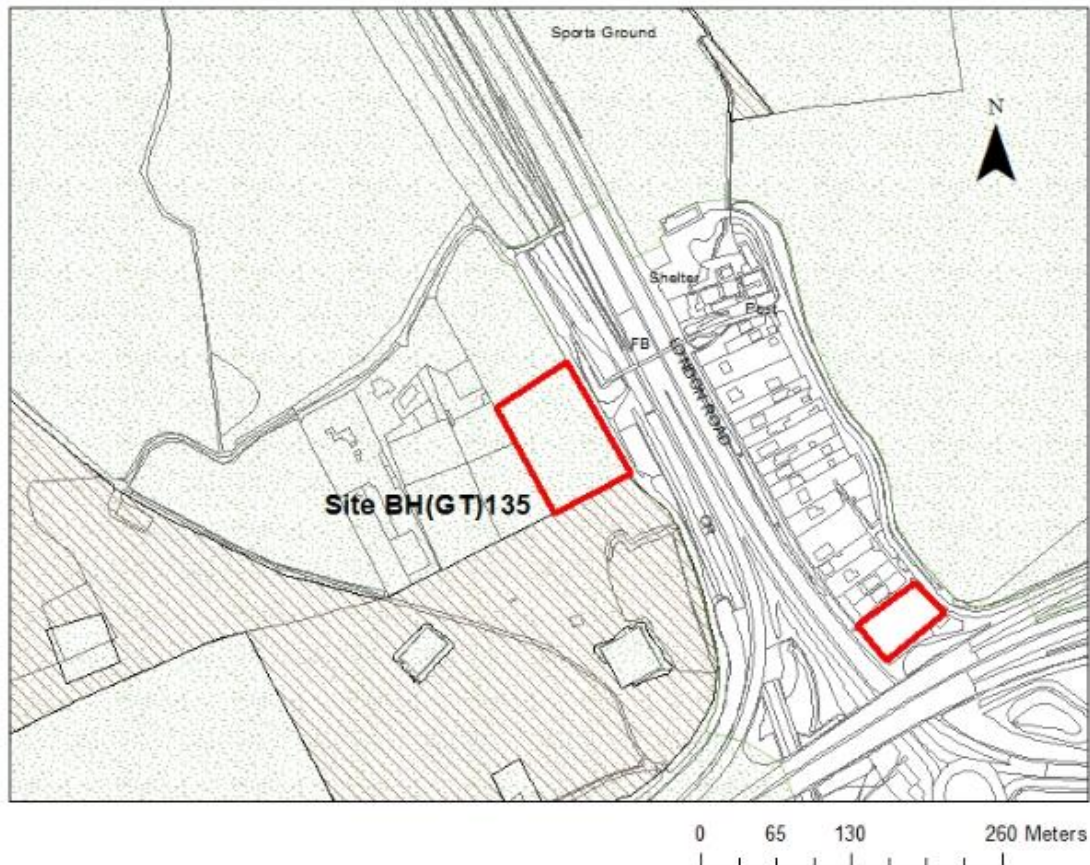
Number: BH(GT)135

Source: Previous unauthorised encampment

Area (ha): 0.75ha

Site Description: The site comprises part of a pasture field adjacent to Waterhall Road. The road forms the north-eastern boundary, with the site sloping up to a hedgerow which forms the south-western boundary. There is also a hedgerow along the south-eastern boundary but the north-western boundary is not marked on the ground. The railway line runs just east of Waterhall Road, with the A23 beyond.

The site was identified as having potential in the report to Brighton and Hove Cabinet entitled Selection of a Location for a Permanent Traveller Site, 15 March 2012.



Criteria	Designation/Issue	Grading
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is not affected by any identified areas or sources of flood risk. (Green)
Environmental	Special Protection Area	None (Green). An ecological survey of the site

Designations	RAMSAR Site Site of Special Scientific Interest Site of Nature Conservation Importance	carried out in February 2012 concluded that the majority of the site is likely to be of low nature conservation value. There is a Site of Nature Conservation Importance on adjacent land and the site boundary would need to be strengthened through additional planting. Additional tree and hedgerow planting could be integrated into the design of any final scheme. (Green)
Landscape	Potential for harm to the South Downs National Park or its setting Effect on visual amenity taking into account both long and short range views	It is not typical of or an important part of the wider landscape. There are some sensitive view receptors, but it may be possible to minimise the impacts. There is an existing vegetation structure which could be extended to create a landscape framework to enclose a site. A full landscape and visual impact appraisal would need to inform the final proposals. (Amber)
Ancient woodland and protected trees	Presence of ancient woodland and protected trees.	None in vicinity (Green)
Contamination or Unstable Land Issues	Land contamination or unstable land issues	Although not a contamination issue, a medium pressure gas pipeline has been identified as running diagonally across the site. An easement is required preventing development from taking place within a certain distance of the pipe. Its presence raises construction difficulties and on-going management issues. The resultant layout of any site would also appear incongruous due to the need to keep a large diagonal swathe of the site clear (Red)
Noise Issues	Noise issues relating to existing land uses or transport corridors	The site is located to the west of the A23 and mainline railway, and north of the A27 dual carriageways. The need for noise mitigation would require further investigation. (Amber)
Relationship to existing built up area	Satisfactory access to local services and facilities.	This site is within an area called Waterhall which is part of the small, sparsely settled area which continues up the valley side to the west and contains farm buildings and small fields. The area containing the site is separated from the city by the A27 dual carriageway. (Amber)
Location of site in relation to existing dwellings and premises	The potential for negative amenity impacts on neighbouring residents, or negative effects on occupants of a traveller site from neighbouring land uses.	There are a small number of properties to the north of the site. (Amber)
Access	Ability to access site by vehicle	As this site has been the subject of unauthorised encampments it is assumed that some access is available. The detail would need to be investigated further if the site is to be progressed. (Amber)
Utility Provision	Existence of utilities in relation to the location of the site	The site is located close to some existing premises. It is understood that water would need to be run from mains 300m away as well as requiring an onsite sewage treatment facility. The site has pylons running across it which can limit the usable space. A

		new electricity sub-station would be required. (Green)
Cultural Heritage	Scheduled Ancient Monument Sites of Archaeological Importance Conservation Area Listed building Historic Park and Garden	An initial archaeological assessment found no recorded finds within site or immediately adjacent. Topographically it is at the base of a south - east facing slope. There is a prehistoric field system on the top of the hill and a field system on the hill to the east. Considered to be medium to low potential at appraisal stage, but there may be colluvial/hill wash deposits masking any earlier prehistoric remains and the site's potential for late prehistoric/Romano-British activity appeared greater following site visit. None of the site appears to have been impacted in the recent past (now under pasture). Recommend geophysical survey and/or trial trenching to provide information to be submitted with a planning application for this site. (Green)
Availability	Promoted sites, public land ownership, planning policy allocations for alternative uses etc.	It is publically owned land and its availability has been confirmed by Brighton & Hove City Council; however they consider that the management issues created by the presence of the gas pipeline makes the site impractical (Red)
Conclusion	Excluded as site crossed by medium pressure gas pipeline which significantly impedes development and future management. (Red)	

