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For and on behalf of
Brighton and Hove City Council

**BRIGHTON AND HOVE DETAILED TRAVELLER SITE ASSESSMENT
FINAL REPORT**

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1.0 INTRODUCTION AND BACKGROUND

Introduction

1.0 In June 2017 Brighton and Hove City Council (BHCC) appointed DLP Planning Ltd (DLP) to undertake a Detailed Traveller Site Assessment that could be used to support policies within the emerging Brighton and Hove City Plan Part 2.

1.1 DLP's main objective of this assessment was to work with the Council to provide the robust evidence required to stand up to scrutiny at public examination and support the potential allocation of a preferred site (if found suitable through the assessment) for Gypsy and Traveller use.

Background

1.2 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. For the purposes of the planning system, Gypsies and Travellers mean:

“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.” (Planning Policy for Traveller Sites, CLG, August 2015).

1.3 Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled.

1.4 Gypsies and Travellers are not a uniform homogeneous community, but rather a group of communities which share some features but have their own histories and traditions. Even within each main group there is fragmentation between different families which emphasises the lack of a cohesive community and the need to avoid over generalisations. However, the main cultural groups include:

- Romany Gypsies;
- Irish Travellers; and

- New Travellers.

1.5 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under equalities legislation.

1.6 Travelling Showpeople have traditionally been involved in holding fairs and circuses for many hundreds of years. For the purposes of the planning system, Travelling Showpeople means:

“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependent’s more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.” (Planning Policy for Traveller Sites, CLG, August 2015).

1.7 The Government published a new policy statement ‘Planning Policy for Traveller Sites’ in 2012 (Updated August 2015), replacing Circulars 01/2006 and 04/2007 to address future accommodation needs of Gypsies, Travellers and Travelling Showpeople because previous planning policy arrangements had failed to deliver adequate sites to meet identified needs over the previous 10 years.

1.8 Significantly the update to PPTS in August 2015, has changed the definition of travellers, and has led a number of Councils to update their GTAA to reflect this change and ensure that a robust assessment of needs is in place.

1.9 Critically local planning authorities are currently required to identify and allocate sufficient sites to meet the needs of these groups within their local plans for at least the first 5 years. This means that when identifying and allocating sites consideration is required on whether sites are genuinely available, suitable and deliverable. The distinction between developable and deliverable sites is particularly important to ensure the production of robust development plan documents.

1.10 Paragraph 47 of the NPPF defines the terms ‘deliverable’ and ‘developable’ as;

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that

housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.

“To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”.

- 1.11 In November 2014, BHCC and South Downs National Park Authority appointed the University of Salford’s, Sustainable Housing and Urban Studies Unit to undertake a Joint Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA). This evidence was used to update earlier needs assessment work.
- 1.12 Following on from the Needs Assessment, a joint site search exercise was then undertaken to establish to what extent the need could be met through potential site allocations. This included a desktop assessment and subsequent site visits by specialist landscape consultants. Through this process a shortlist of one site was identified for further investigation.
- 1.13 The site has previously been assessed in terms of its potential for housing development through the Urban Fringe Assessment and further assessments undertaken by Land Use Consultants back in 2014/15. Whilst these are useful pieces of supporting information, the basis of this commissioned assessment was for a more thorough analysis of the site in terms of its suitability for Gypsy and Traveller use. The assessment would provide a more detailed consideration into the access, landscaping, mitigation, layout and wider integration of a potential scheme and provide an understanding over the particular sensitivities surrounding Gypsy and Traveller uses.

2.0 METHODOLOGY

2.1 This section sets out the technical approach followed in order to deliver the required outputs sought from the detailed traveller site assessment work. The method was driven by national requirements and the BHCC objectives set out in the brief.

2.2 The detailed assessment commenced with an Inception meeting held between DLP and BHCC. The meeting was organised to discuss the agreed method for the project, explore the issues and policy context and gain initial views from BHCC on the scope and content of the agreed outputs.

2.3 Following the Inception meeting DLP then undertook a detailed review of any existing information relevant to the area and the assessment. This review process was undertaken early in the assessment programme to ensure that any deficiencies in available evidence were identified promptly.

2.4 When reviewing the robustness and coverage of the existing assessments, DLP referred to their well tested approach in identifying appropriate site selection criteria built upon understanding of the National Planning Policy Framework. A key consideration of national policy is that criteria should be “*fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community*” (Planning policy for traveller sites, paragraph 10).

2.5 Criteria used should be clear, transparent and unambiguous. We note that many previous studies and local plan criteria based policies across the country have used very restrictive criteria and this has in turn prevented many reasonable sites from coming forward. When considering the suitability of the site, based on existing information provided DLP took into account various criteria from the following sources:

- National Planning Policy Framework
- Planning Policy for Traveller Sites’, CLG, March 2015
- City Plan Part 1: CP22 Traveller Accommodation
- Designing Gypsy and Traveller Sites’, CLG, May 2008 (Now Withdrawn)

2.6 The site criteria/proforma for the site assessment was undertaken in two parts, the first part

being desk-based following on from the detailed review of all existing evidence. This exercise involved assessing the site using the application of broad suitability criteria, including absolute constraints, together with a basic investigation of likely availability.

- 2.7 Through this assessment stage it was apparent that the constraints considered through the desk-based assessment would largely corroborate the findings of the previous Urban Fringe Study undertaken on behalf of BHCC. The Part1A assessment criteria is available to view overleaf.

Part 1a Assessment (Desk Based) Criteria				
Criteria	Designation/Issue	Red (Site does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is within flood zone 3a and/or 3b and is not suitable for Gypsy and Traveller use.	The site is within flood zones 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flooding or is located in flood zone 1.
Environmental Designations	Special Protection Area Special Area of Conservation RAMSAR Site Site of Special Scientific Interest National Nature Reserve Site of Nature Conservation Importance	The site within an international or national environmental designation.	The site is within the buffer or close proximity of an international or national designation and could therefore have a negative impact. The site is covered by a local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.
Potentially Contamination or Unstable Land Issues	Potentially Land contamination or unstable land issues	The site is located within or adjacent to, a landfill site or the land is unstable and has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.
Noise Issues	Noise issues relating to existing land uses or transport corridors	n/a	The site is located adjacent to noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.

Part 1a Assessment (Desk Based) Criteria				
Criteria	Designation/Issue	Red (Site does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
Residential Amenity	Location of site in relation to existing dwellings and bad neighbour uses	n/a	The site is adjacent to existing dwellings or bad neighbour uses and requires further investigation.	There are no adjacent dwellings or bad neighbour uses and therefore no impact on residential amenity.
Historic Assets	Scheduled Monuments Registered Parks and Gardens Battlefields Conservation Areas Listed Buildings Non designated heritage assets	The site is within a Scheduled Monument or Registered Park and Garden.	The site is within or adjacent to a Conservation Area, an Archaeological Priority Area or affects the setting of listed buildings or other heritage asset'.	The site is not within or adjacent to any heritage asset.
Availability and Capacity	Submitted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future and/or the capacity of the site is already above the recommended size (15 pitches) set out in government guidance.	Site availability is unknown and requires further investigation. Potential for Land Registry searches (if required). Public owned sites deemed potentially available for Gypsy and Traveller use unless informed otherwise.	There is evidence that the landowner is willing to sell or develop the site for Gypsy and Traveller use.

- 2.8 The site was then visited by the consultant team to gain a more thorough understanding of the sites context. Site information was recorded using a proforma previously agreed with the Council and photographs were taken to reference any key features for future analysis.
- 2.9 Through the site visit DLP assessed the suitability, availability and achievability of the site in detail from the view point of potentially introducing a residential scheme which incorporated Gypsy and Traveller pitches.
- In terms of suitability DLP assessed the site against the agreed criteria broadly grouped into policy requirements, physical constraints and potential impacts.
 - In terms of availability DLP corresponded with the landowners (in this case the Council) to identify whether all parts of the site would be made available and any potential legal or ownership constraints.
 - In terms of achievability DLP looked to identify potential abnormal site constraints needing to be rectified through mitigation (which may affect viability) and any potential alternative uses likely to affect deliverability.
- 2.10 The site visit was utilised to obtain a better understanding of the location, its context, surrounding infrastructure and topography/ landscape. The detailed Part 1b assessment criteria which formed the basis of the assessment method is available to view overleaf.

Part 1b Assessment (Site Survey) Criteria				
Criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
Availability	<p>Site promoted by landowners, agents and/or the travelling community</p> <p>Public land confirmed as available</p>	<p>Site not available for Gypsy and Traveller use.</p> <p>There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which cannot be resolved.</p> <p>Public land has been identified in another plan / strategy for another use.</p>	<p>There continues to be doubt over whether the site is genuinely available for Gypsy and Traveller use after further investigations.</p>	<p>There is evidence that the landowner is willing to sell and/or a developer is interested in developing within the timeframe of the GTAA.</p> <p>There are no known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome within the timeframe of the GTAA.</p> <p>Public site is not identified in a plan or strategy for another use.</p>
Contamination and unstable land	<p>Potentially Contaminated Land</p> <p>Unstable Land</p>	<p>Contains an area of unstable or contaminated land that is likely to undermine the site's suitability and achievability.</p>	<p>Could contain unstable or contaminated land that should be subject to further investigation.</p>	<p>Not located on unstable land.</p> <p>Not located on contaminated land.</p>
Topography	<p>Topography</p>	<p>Steep slopes which make the site unsuitable and/or unachievable.</p>	<p>Sloping or undulating land which may require works to achieve a suitable development.</p>	<p>Level or gently sloping site.</p>

Criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
Site access and safety	<p>Site access for caravans between 15 to 25 metres in length</p> <p>Proximity to major roads/strategic road network</p>	<p>Poor access and/or road of poor standard.</p> <p>Likely to be subject to safety issues from surrounding uses incapable of mitigation</p>	<p>Access poor but capable of being improved.</p> <p>Road of adequate or good standard.</p> <p>Likely to be affected by safety issues but this is capable of mitigation.</p>	<p>Adequate or good access off adequate or good standard of road.</p> <p>Not affected by safety issues.</p>
Accessibility to facilities	<p><i>Access to facilities:</i></p> <p>GP Surgery</p> <p>Primary School</p> <p>Shop</p> <p><i>Access to public transport:</i></p> <p>Bus stop or route</p> <p>Train station</p>	<p>Actual distances to facilities can be measured to identify the relative sustainability of sites. If the Council identifies a pool of sites, it could use accessibility criteria to select the most sustainable site options to meet its defined needs in the first five years.</p>		

Criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
Biodiversity / Protected Species / Important Hedgerow	Impact on biodiversity action plan habitats or known protected species Local Nature Reserve Geological Conservation Review Site Sites of Importance for Nature Conservation Agricultural Land Quality	Significant effect and unacceptable impact of site upon ecology or protected species or habitats not capable of mitigation where there is no overriding public interest.	Impact capable of mitigation. Potential cumulative impact with other identified sites.	No significant effect or unacceptable impact on ecology, protected species or habitats.
Heritage Assets	Scheduled Monuments Registered Parks and Gardens Battlefields Conservation Areas Listed Buildings Non designated Heritage Assets	Development is likely to harm to the significance of a designated heritage asset, including its setting.	Development is likely to cause some harm to the significance of a heritage asset, including its setting, but this is likely to be able to be satisfactorily minimised/mitigated to such an extent to accord with the provisions of the NPPF.	Development is unlikely to harm the significance of any heritage asset or its setting.

Criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
Noise and Air Quality	Noise or air pollution from adjacent uses e.g. road, rail and air transport	Likely to be adversely affected by noise or air pollution from adjacent uses leading to an unacceptable residential environment.	Likely to be affected by noise or air pollution but this is capable of mitigation.	Not affected by noise or air issues.
Residential Amenity (Impact of site and adjoining uses on each other)	Relationship with existing adjacent uses	Close proximity to existing adjacent uses e.g. residential properties where any potential impact (light, visual, noise, traffic) on adjoining uses is not reasonably capable of mitigation.	Close proximity to existing adjacent uses especially residential properties but any potential impact (light, visual, other disturbance) on adjoining uses is capable of mitigation.	Unlikely to adversely affect existing adjoining uses.
Achievability	Deliverable Viable	Site constraints or ownership issues that are unlikely to be capable of resolution without considerable expense.	Site constraints capable of being overcome but where extent and cost of mitigation are unclear at this stage.	In a location where housing development is not contrary to spatial policy. No site constraints needing to be overcome.

- 2.11 The main focus at this stage of the assessment was to take account of any on-site constraints and the need for landscaping and other mitigation measures specific to gypsy and traveller use, in order to achieve a suitable development. A generous approach to landscaping and access arrangements should always be taken to ensure a high standard of design can be achieved. This should then result in sufficient access and accommodation space to create a site which Gypsies and Travellers find attractive. At the same time, appropriate space and landscaping will help to conserve the residential amenity of neighbouring uses.
- 2.12 The issue of considering neighbouring and residential amenity is conducted on a subjective basis taking into account proximity, overlooking from windows and initial views on the noise and pollution impacts of uses, such as employment, railways, sewerage works, roads and electricity pylons. This consideration does not however include specific noise and air quality monitoring.
- 2.13 Through this part of the assessment the site was also subject to an initial broad appraisal of its potential capacity, including consideration in terms of layout, potential delivery and finance options. It was apparent through the original assessment brief, that the Council would ideally be looking to deliver a smaller site of up-to 6 pitches.
- 2.14 As will be shown through the Assessment Findings in the next section, following the Part 1B Assessment DLP were made aware that the site under assessment was no longer available for further consideration for Gypsy and Traveller use as is to be taken forward through a Joint Venture with a Registered Provider for 100% affordable housing.

3.0 PART 1 ASSESSMENT FINDINGS

3.1 As set out in the methodology the Part 1 involved a desk-based assessment and followed on from a detailed review of all existing evidence. The following sections set out the initial findings which have applied broad suitability criteria and largely reflects the assessments previously undertaken by BHCC to date.

Evidence Review

3.2 In order to gain a robust understanding of the site, DLP evaluated the existing material collated and forwarded from the Council prior to the inception meeting. This included:

LUC's Urban Fringe Assessment (2014)

3.3 The general purpose of this study was to assess the city's urban fringe sites in terms of their potential contribution to accommodate additional residential development. The assessment considered absolute constraints (environmental designations etc), secondary constraints and opportunities for potential mitigation. The site in question (21) was assessed with two other parcels of land (21c & 21c). The assessment highlights the key constraints as being Ecology, Heritage, Open Space and Landscape; however, suggests mitigation for each could be achievable.

3.4 In its conclusion, the study indicated potential for residential development of around 140 dwellings (over 2.1 hectares: 66 dph).

BHCC and South Downs NPA Joint Site Assessment Report (2017)

3.5 This assessment completed earlier this year included a site search process across Brighton and Hove and South Downs National Park. The report includes details of the previously undertaken joint Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment and gives an insight in local need.

3.6 The Site Identification process involved considering sites from various sources including unauthorised encampments, urban fringe assessments and the City Plan 'Call for Sites'. A long list was then refined through extracting sites which were unavailable or which had absolute policy and environmental constraints. Following this a total of 27 sites were considered against 12 assessment criteria and out of this process one site was considered suitable to assess further. Details of this assessment and the 12 criteria are available

below.

Site assessment proforma for the Land to North-East of Coldean Lane site (2017)

3.7 The proforma used for the original desktop assessment analysed the site against 12 criteria, including the potential effect on environmental and historical designations and issues such as the sites proximity to the existing built up area. The 12 assessment criteria (which largely follows our initial desk based approach) included:

- Flood Risk
- Environmental Designations
- Landscape
- Ancient woodland and protected trees
- Contamination or Unstable Land
- Noise Issues
- Relationship to existing built up area
- Location of site in relation to existing dwellings and premises
- Access
- Utility Provision
- Cultural Heritage
- Availability

3.8 Again, the land in question through this detailed report was assessed as a cluster of three sites (including areas of land adjacent Varley Park University campus). The conclusion to this analysis recorded the site as 'Amber' and therefore suitable for further consideration.

3.9 The main constraints highlighted through this process included:

- The site is located within a proposed Local Nature Reserve and development in

this location could impact on the Local Greenway Network.

- Development could involve a potential loss of Landscape character, including a potential impact of views into the site from the SDNP.
- There could be potential noise issues associated with the adjacent transport infrastructure (including dual carriageway).
- The potential implications in terms of residential amenity.
- The heritage impacts resulting from the loss of part of the Stanmer Estate (although land has largely been severed from the more significant parts of the site by the A27 dual carriageway).

3.10 The Environment Agency website indicates there is a tiny part of one of the other parcels of land (the allotment area) which could be at risk of surface water flooding. The site being considered is located in Flood Zone 1 which is at the lowest risk from flooding. In terms of drainage, given the existing use, surrounding tree coverage and sites topography, whilst drainage consideration will be required as part of any detailed planning application it is not envisioned that this would be a significant constraint at this point.

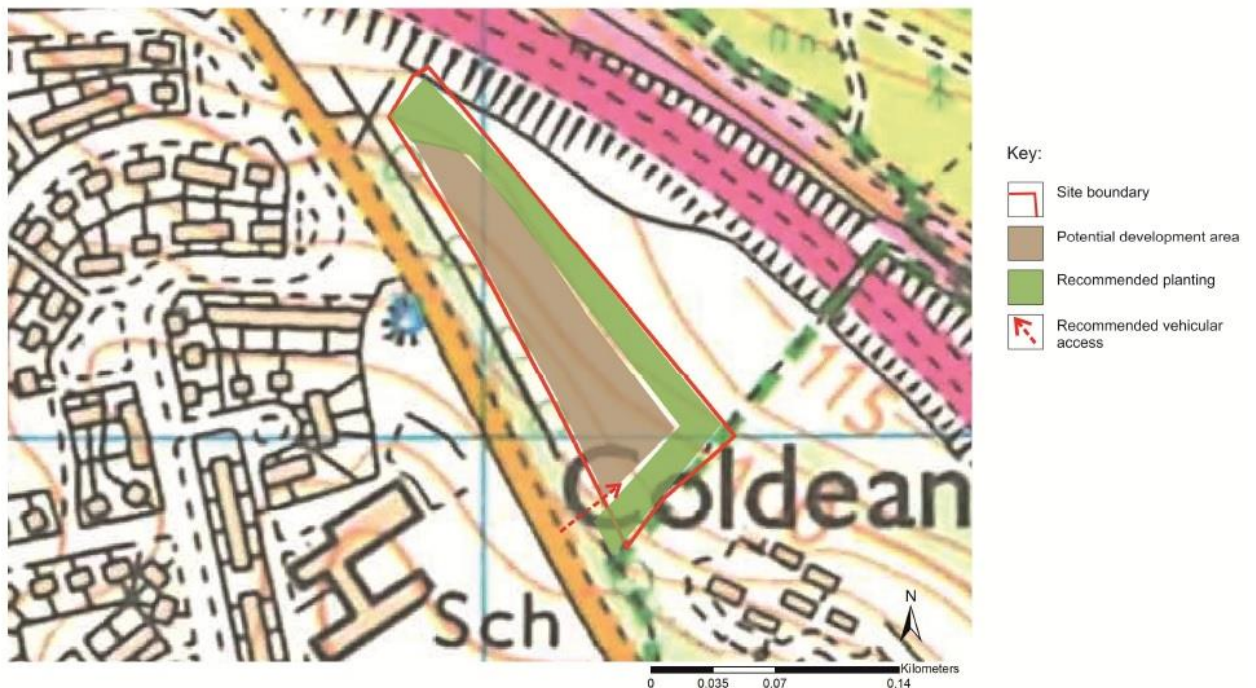
3.11 In terms of residential amenity, whilst the incorporation of Gypsy and Traveller Uses in an urban context requires sensitive consideration, the proximity of the Halls of Residence in our view does not represent a significant constraint over and above other existing residential uses. Due to the sensitive nature of allocated Gypsy and Traveller sites we would however agree that residential amenity may form some constraint requiring mitigation when integrating uses.

Terra Firma Landscape Architects Landscape Report (considering the northern segment of the site only)

3.12 This assessment considered the Key Landscape characteristics of the site and how development in this location could impact those. The study also covered the sites key visual characteristics and potential visual impacts of development. The report concludes that the site is appropriate for further consideration and offers a number of recommendations if development in this location was to come forward. These include:

- Retention of the historic boundary and avenue features of the estate and remnant flint wall.
- Proposals to mitigate loss of habitat.
- 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, such as at Hollingbury Castle and Ditchling Road.
- New planting, in keeping with the local character, would be required to mitigate close-range views from the adjacent footpath and open space.
- Minimal removal of trees along Coldean Road for access purposes.
- Sensitive design of access and manipulation of slope to create level building platforms.

3.13 The following map was taken from the Terra Firma Landscape Capacity Assessment and shows what they consider to be the potential development area and recommended landscape treatment



Desk Based Assessment

- 3.14 The following Matrix sets out the broad findings on suitability criteria, which largely corroborates the existing findings to date. A traffic light approach was utilised, to identify where the site does not satisfy the criteria in red, where the criteria may be capable of being satisfied in yellow and where the criteria is satisfied in green.
- 3.15 The site boundary was also digitised and the accompanying assessment includes two site constraints maps which highlight both local and national constraints in relation to the site context.
- 3.16 The Past 1a assessment matrix and constraints plan is set out overleaf:

SITE NAME & DESCRIPTION		
LAND TO NORTH-EAST OF COLDEAN LANE.		
The site is located in the Coldean area of Brighton and Hove approximately 3½ miles north of the city centre. It sits within a largely suburban residential context with the Coldean Estate located to the west and the University of Brighton's Varley Park campus adjacent to the southern boundary. The triangular greenfield site is bordered by Coldean Lane and the A27 dual carriageway, however it is well screened by significant tree coverage.		
SITE AREA (HA)	2.4 ha	SOURCE/OWNERSHIP Urban Fringe Assessment (Sites 21, 21a and 21c) - BHCC ownership
WARD	Hollingbury and Stanmer	
PART 1 ASSESSMENT CRITERIA	R/A/G	COMMENTS
<i>FLOOD ZONE</i>		According to EA Flood Risk Mapping the site is located within Flood Zone 1 and therefore not at significant risk of flooding.
<i>ENVIRONMENTAL DESIGNATIONS</i>		The site is located outside the South Downs National Park boundary; however, it is located within a proposed Local Nature Reserve. According to the Terra Firma Landscape Report development in this location would result in the loss of areas of the reserve and associated habitats, including grassland. The site is not currently allocated as a nature reserve. As set out in BHCC's previous grading potential impacts resulting from development in this location could include habitat loss, root compaction, disturbance of the soil profile and those resulting from recreation pressure could occur. On the other side, this also adds to potential screening of the A27. According to previous grading a key impact is potential loss of landscape character, in terms of visibility from high ground.
<i>POTENTIAL CONTAMINATION OR UNSTABLE LAND ISSUES</i>		None identified by BHCC in previous grading.
<i>NOISE ISSUES</i>		Close proximity to the A27 and Coldean Lane. However again quite heavily screen by tree coverage (coverage less dense to the north-east corner).
<i>RESIDENTIAL AMENITY</i>		Separated from residences on Coldean Lane by the road. Whilst significant tree coverage again screens the site it will be necessary to further consider impacts in terms of proximity of student residences at Varley Halls as the halls and associated buildings are between three and four stories high.

<i>HISTORIC ENVIRONMENT</i>		According to the previous BHCC grading. Development on this site 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. No listed buildings or important heritage assets within the site.
<i>AVAILABILITY FOR G+T USE</i>		No, the site is in public ownership and has been confirmed that it is no longer available for Gypsy and Traveller use.
<i>SHOULD THE SITE BE CONSIDERED FURTHER?</i>		Yes

4.0 PART 2 ASSESSMENT AND SITE VISIT FINDINGS

- 4.1 The Part 2 Assessment involved a more detailed review of the sites suitability, availability and achievability. The proposed site was visited by the consultant team to further our understanding of the site, its context, surrounding infrastructure and topography/landscape. Photographs were also taken of key features of the site to inform the assessment.
- 4.2 The following detailed proforma builds upon the desk assessment considering constraints and original thinking surrounding potential areas for further investigation (e.g. areas of concern that may require mitigation to ensure site suitability and therefore have a potential impact of site deliverability). As has been discussed given the site is no longer available for Gypsy and Traveller use, further investigation into mitigation requirements will not be required.
- 4.3 The Part 1b site proforma is set out overleaf:

Site Name/Address		Ward
Land to North-East of Coldean Lane.		Hollingdean and Stanmer
Source of Site	Local Authority	Size
Urban Fringe Assessment (Sites 21, 21a and 21c)	Brighton and Hove City Council	4.70 hectares
Description of the Site		
<p>The site is located in the Coldean area of Brighton and Hove approximately 3½ miles north of the city centre. It sits within a largely suburban residential context with the Coldean Estate located to the west and the University of Brighton's Varley Park campus adjacent to the southern boundary. The triangular greenfield site is bordered by Coldean Lane and the A27 dual carriageway, however it is well screened by significant tree coverage. A pathway crosses the south-eastern boundary linking the residential area with the Great Wood (historic woodland) and Stamner House Estate.</p>		
Planning History		
<p>There is no recent planning history on the actual site. A broad review was undertaken of the development proposals for the Varley Park Campus (BH2010/00235) adjacent to the southern boundary) given its proximity and the fact the site is largely affected by the same environmental and heritage constraints. The proposal granted at Committee in November 2010 included demolition of existing halls of residences and replacement of facilities including 564 bed spaces. Given the progression of planning policy in Brighton and Hove this will only be used as background to inform the proposals.</p>		
AVAILABILITY		
<p>The site is located within Brighton and Hove City Council's own ownership. Since commissioning this assessment, the Council have confirmed the site is no longer available as it is being progressed as a Joint Venture with a Registered Provider for 100% affordable housing.</p>		
SUITABILITY: Policy Constraints		
<ul style="list-style-type: none"> • CP1 Housing Delivery: Development of 1,060 dwellings over the Plan period within the Urban Fringe. • CP14 Housing Density: Minimum net density of 50 dph. Although expectable where the housing would meet the needs of a particular group. • CP10 Biodiversity: The site is currently covered by a Nature Improvement Area designation. Looking to conserve and enhance biodiversity (including improving linkages) particularly in these locations. • CP15 Heritage: Looking to conserve and enhance the city's historic environments, including the setting of heritage assets. The site is located within a Historic Park and Garden (associated with the Hamner estate). • CP16 All Open Space Areas: Safeguarding, improving and expanding access to public and private open space. The site is currently designated as open space. Planning permission will only be granted where.... "<i>The loss results from a development allocation in a development plan and regard has been given to maintaining some open space (physically and visually)</i>". • CP20 Affordable Housing: "<i>The Council will require the provision of affordable housing on all sites of 5 or more dwellings (net)</i>..." Housing affordability is a major issue in Brighton and Hove, exacerbated by the increase in house prices, which remain relatively high in relation to local incomes. The Council is committed to enabling the provision high quality affordable housing. 		

- **CP22 Traveller Accommodation:** In assessing the suitability of new traveller sites (or extensions to existing sites), the local planning authority will have regard to the following planning considerations and will need to be satisfied that:
 - i) there is safe and convenient access to the road network;
 - ii) there is satisfactory access to local services and facilities (including health services, GPs, schools, shops);
 - iii) the potential for noise and other disturbance from the movement of vehicles to and from the site and any on-site business activities is not detrimental to the character and appearance of surrounding areas;
 - iv) there is scope for appropriate landscaping and planting to help give structure and privacy and to maintain visual amenity;
 - v) there is capacity to provide the necessary physical and social infrastructure (water, electricity, drainage, sanitation, play areas); and
 - vi) the location of sites will not compromise the essential features of designated areas of landscape, historical or nature conservation protection including the South Downs National Park.
- **SA4 Urban Fringe:** This largely relates to areas of land that lie between the defined built up urban area boundary and the boundary of the South Downs National Park. Development in this location should be restricted unless it has been allocated and has regard to the landscape setting and incorporated appropriate mitigation.
- **SA5 The Setting of the South Downs National Park:** Emphasis on reducing impacts to the setting of the National Park.

SUITABILITY: Physical Constraints

Highways: In terms of the site access any access on Coldean Lane must have:

- A suitable visibility splay provided in accordance with the guidance in section 7 of the Manual for Streets. For a 30mph road the visibility splay is 2.4m x 43m.
- The junction access and internal access roads should be of a suitable design to accommodate the likely number and nature of vehicles accessing the site. DLP would suggest that a two-way vehicular access of suitable width is required to ensure vehicles do not have to reverse back onto the adopted highway to let another vehicle pass. It would also be beneficial to undertake a swept path analysis which demonstrates a vehicle can safely access and egress the site.
- If a gate is to be provided on the site access it must be set back into the site and of a suitable distance to ensure a vehicle waiting to enter the site can sit clear of the highway whilst it is opening.
- Any vehicular access must be suitably located in relation to the existing public right of way, north of Coldean Lane and of a suitable distance from the existing access to Varley Park.

As well as vehicular access it is essential that a safe pedestrian access is provided to and from the site which connects into the existing pedestrian network on Coldean Lane. The existing public right of way must be retained and where possible access enhanced as part of this scheme. Consideration should be given to whether a pedestrian crossing facility could be incorporated into the access arrangements to provide a safe crossing of Coldean Lane.

It is envisioned that a mixed-use site would be accessed via a single shared access point off Coldean Lane or alternatively two separate access points (acknowledging the added cost and complexity). If the site had been available Highways comments would be a crucial consideration when looking at the sites potential. This would particularly cover the potential for two accesses and the loss of trees required to ensure safe highway visibility.

Environment Agency: The site is located in flood zone 1, and therefore not considered to be at significant risk of flooding.

Landscape Appraisal: As discussed, prior to the commencement of this assessment a Landscape report was undertaken by Terra Firma Landscape Architects. This highlighted the issues drawn through the previous constraints assessment including the site being part of the Grade II Stanmer House Registered Park and Garden and the proposed Local Nature Reserve designation. The assessment also highlights that the views from roads, nearby houses and student halls are screened by woodland and that any development would need to be enclosed within a strong landscape setting. Any development in this location would incur certain losses (roadside trees from access provision, loss of habitats and loss of natural landform to create terracing for the built development). However, these are to some extent issues which can be mitigated against and would be considered in balance of any positive benefits of developing the site.

Conservation and Urban Design: Given the severed nature of the site from the main features of the Hamner Estate (also development at the university to the south) this is not considered to be an insurmountable constraint.

SUITABILITY: Other Potential Constraints

Other: Residential amenity/ noise concern in terms of location and proximity of the Dual Carriageway and adjacent student properties. As is highlighted by the Landscape officer, the site is reasonably well screened around the site boundary which should decrease the impact of the road infrastructures proximity. The existing site provides a general indication that residential amenity noise concerns would not prevent an appropriate scheme coming forward in this location.

ACHIEVEABILITY

Whilst this assessment has shown that there could be potential to overcome the policy and physical constraints through appropriate mitigation measures, the site is no longer considered available for Gypsy and Traveller use.

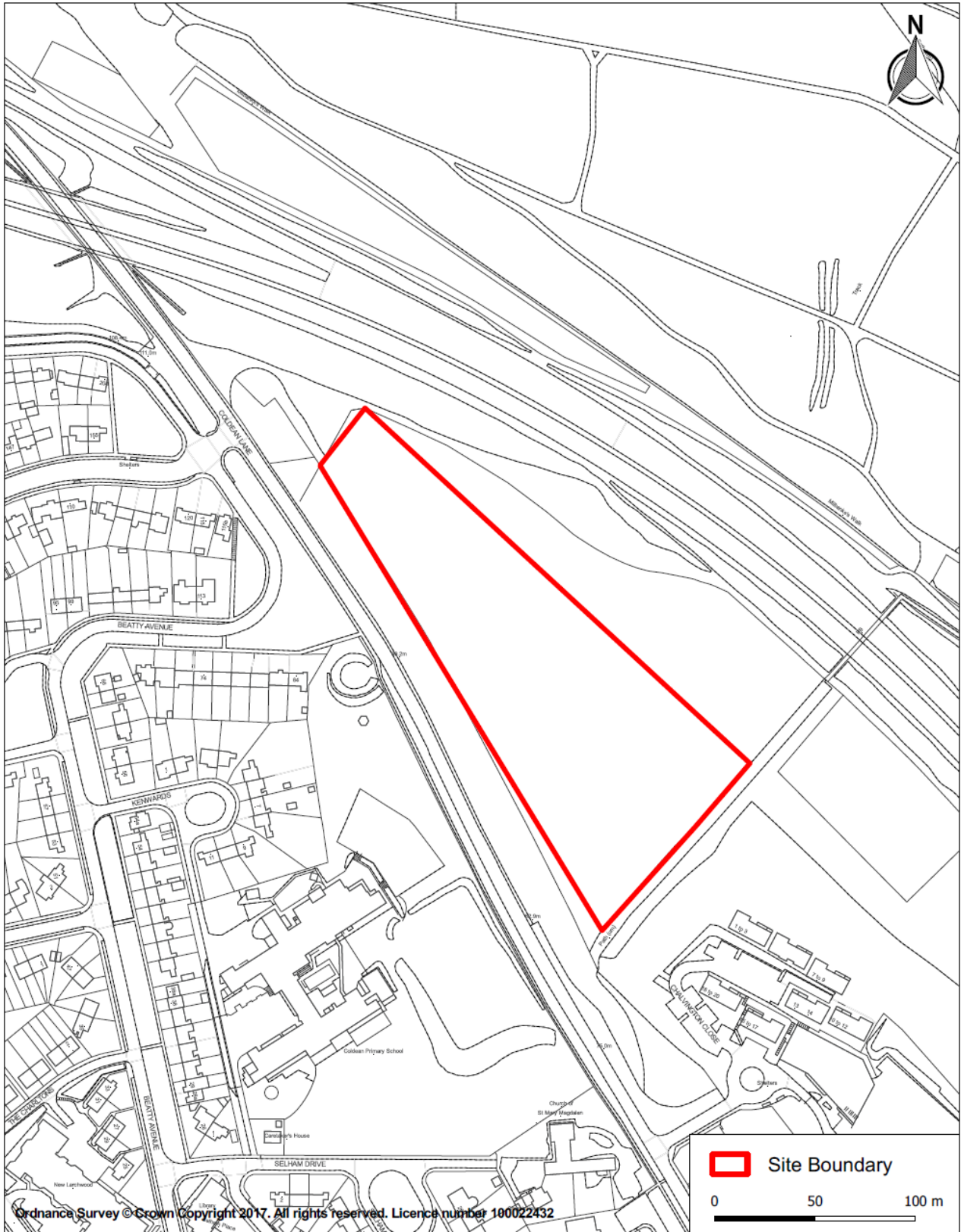
CONCLUSION

The site is no longer considered to be available for Gypsy and Traveller use.

DELIVERY: Potential Yield

2017-2022	2022-2027	2027-2032	2032-2037	Total 2017-2037
0	0	0	0	0
Type of Use		Delivery Model		
Gypsy and Traveller		Public site		

Site Location Map



CLIENT	Brighton and Hove Council	
	DATE	22.09.2017
PROJECT	SCALE	1:2500 @ A4
	JOB NO.	SX5005
	DRWG TITLE	Site Location Plan

OS REF	Drawn by	PMG
DRWG NO.	D01	Checked
REV.	A	HR

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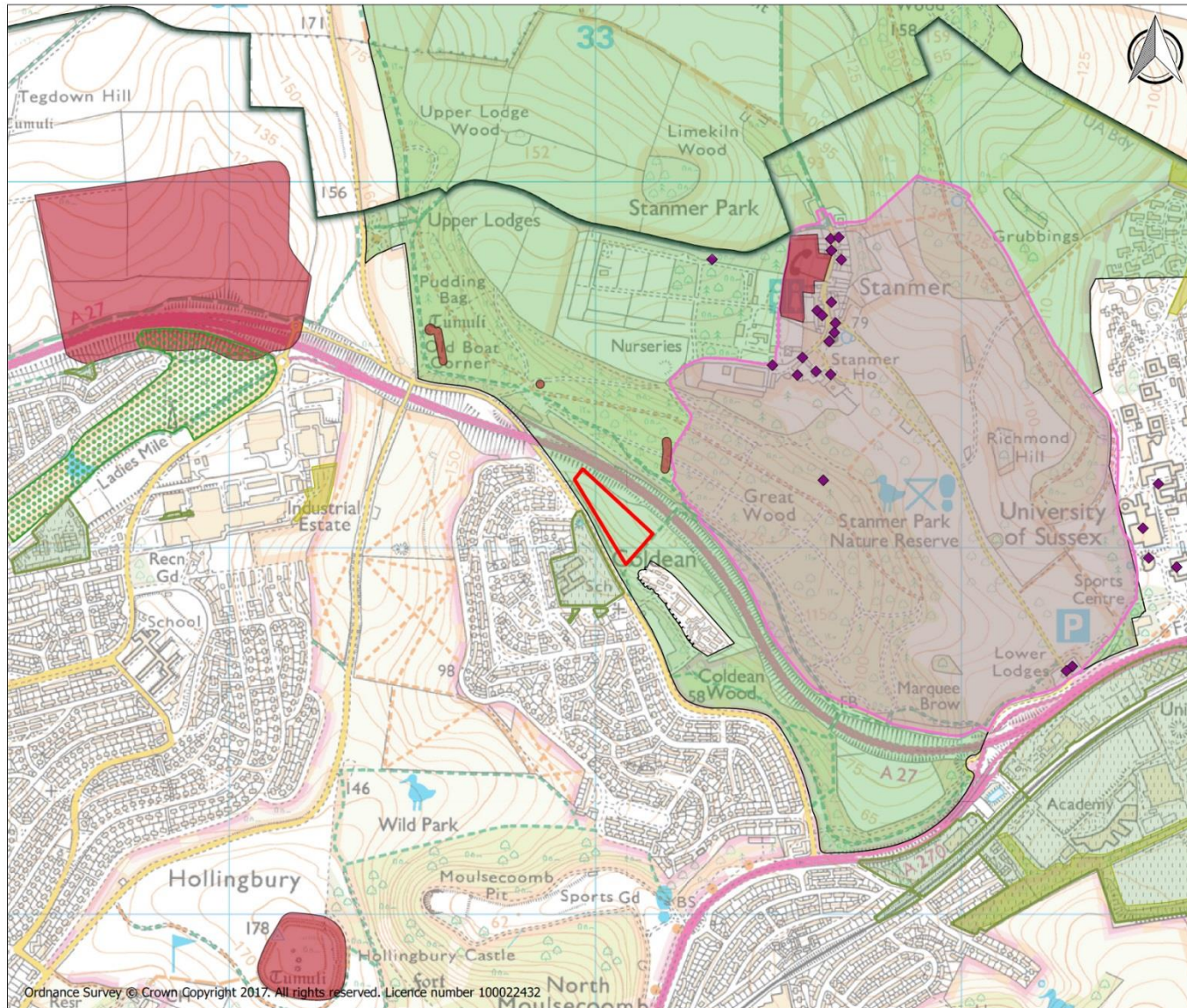


Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sheffield

Site Photos



Site Constraints Map



- Site Boundary
- Brighton and Hove Boundary
- TPOs
- Listed Buildings
- Sites of Special Scientific Interest NC2 ACP
- Special Areas of Conservation ACP
- Declared Local Nature Reserve ACP
- Scheduled Monuments HE12 ACP
- Sites of Nature Conservation Importance ACP
- National Nature Reserve NC2 ACP
- Conservation areas HE6 HE8 HE9 ACP
- Historic Parks and Gardens HE11 ACP
- Flood Zone 2
- Flood Zone 3

Scale
1:10,000



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<small>City of Bristol, Council, East Midlands, Leeds, London, Milton Keynes, Rugby and Sheffield</small>			
CLIENT Brighton and Hove Council			
PROJECT Brighton and Hove Gypsy and Traveller Site Assessment			
DRAWING TITLE Local Constraints			
Date	22.09.2017	OS Ref:	Drawn By
Scale	1:10,000 @ A3	Drawing No:	PMG
Job No:	SX5005	Rev:	A
			Checked By
			HR

5.0 CONCLUSION

- 5.1 As described in the methodology, this report offers our considered review of the site, including a detailed assessment of its availability, suitability and achievability. Through the Part 1B assessment DLP were made aware that the site was no longer considered to be available for Gypsy and Traveller pitch provision, as it was to be taken forward through a Joint Venture with a Registered Provider for 100% affordable housing.

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