

14 L11 (Site 33) – Woodingdean: Landscape Assessment Only

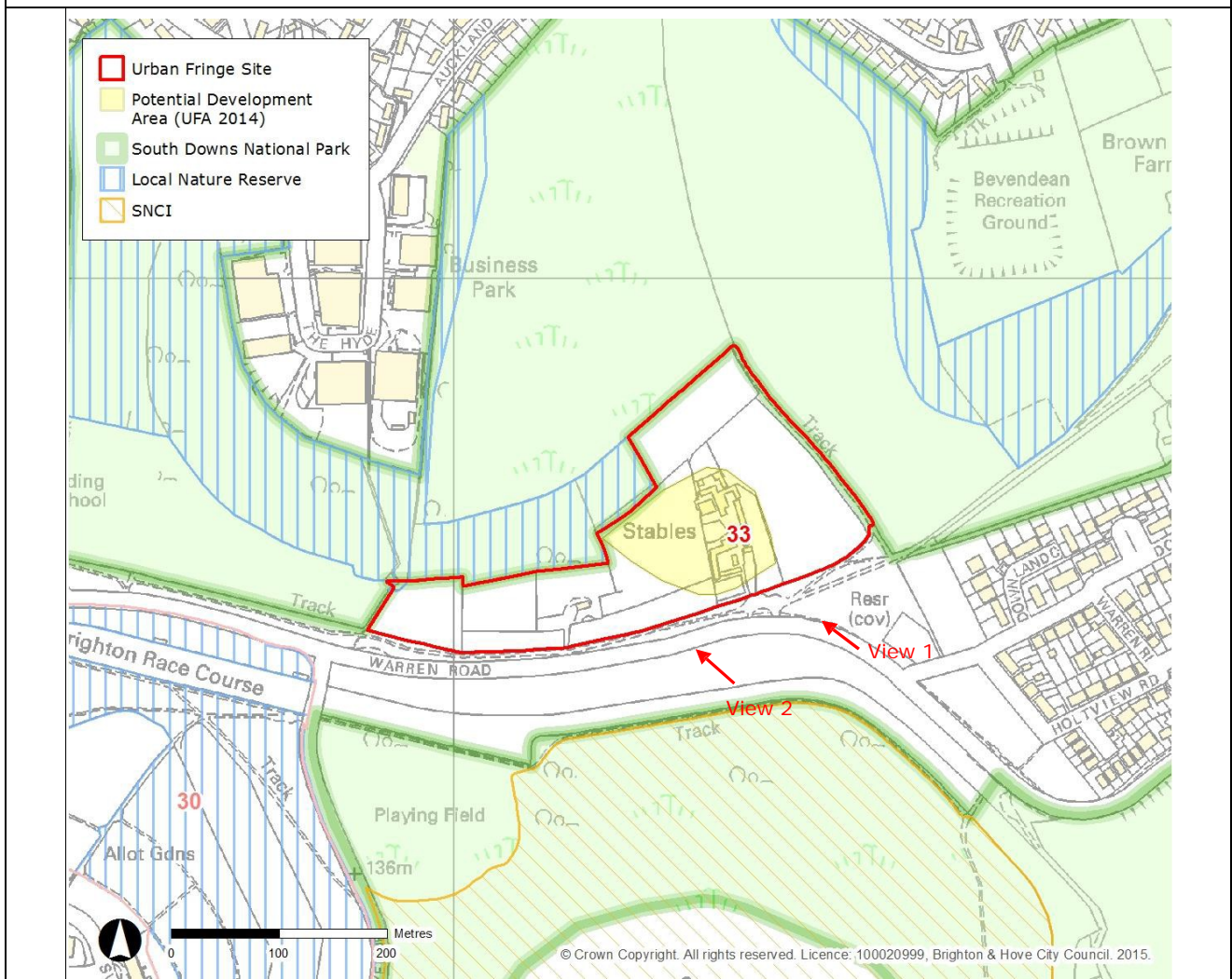
Background

| | | | |
|------------|--|----------|-------------|
| Study Area | L11 | Location | Woodingdean |
| Site | 33 – Land north of Warren Road (Ingleside Stables) | | |

Study Area Overview

Large cluster of stables and associated farm buildings set amongst trees and occupying the northern crest of a ridge sloping down from the east, slightly detached from the western end of Woodingdean. Fields surrounding the buildings slope down increasingly steeply to the north, towards Bevendean, flanked to the west by a block of woodland.

The area suggested in the 2014 UFA as having potential for housing development includes the area currently occupied by buildings/structures, together with some of the grassland just to the west.



Representative Views - local



View 1: looking north-east from Drove Road



View 2: looking north-east over paddock to west of stables (transmitter on Race Hill in Site 31 is visible in background)

Overall Conclusions of the 2014 Assessment

"The site has the potential to accommodate a small amount of low density development through the redevelopment of the farm/stable complex in the centre of the site, and the well screened natural/semi-natural greenspace to the west of the farm/stables. Any new residential development would have to be set back from the road as not to affect distant views of the SDNP.

Any loss of natural/semi natural greenspace could be offset through the enhancement of the scrub and fields to the north, east and south of the farm builds, all of which are not recognised as open space.

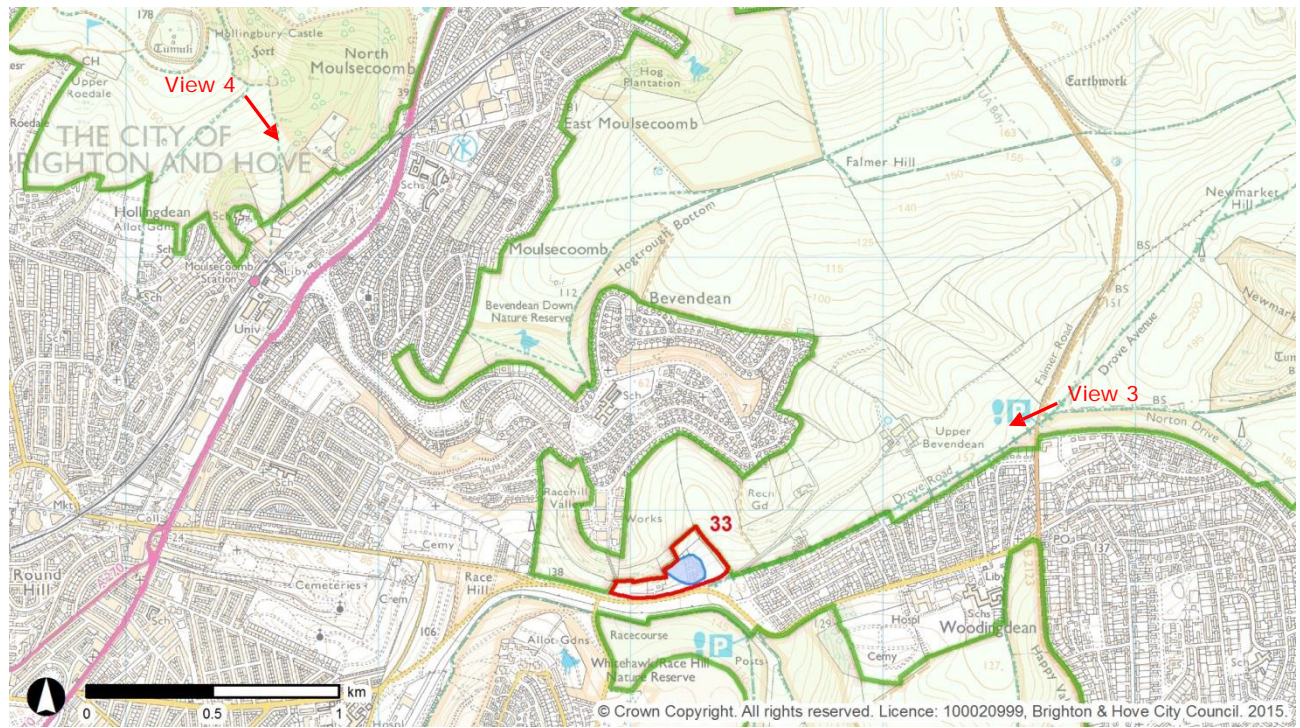
There are no significant ecological, heritage or other environmental constraints within or within the immediate vicinity of the site."

| | | | | | | | |
|-------------------|-------|---------------------------------|--------|---------------------------|----------------|-------------------------------|----|
| Overall Site Area | 5.2ha | Area with development potential | 1.25ha | Suitable dwelling density | Low: 25 per ha | Potential number of dwellings | 30 |
|-------------------|-------|---------------------------------|--------|---------------------------|----------------|-------------------------------|----|

Landscape Assessment

| Landscape Sensitivity Assessment | |
|----------------------------------|---|
| Physical character | The Study Area is located on sloping ground just beneath the ridge crest on which Brighton Race Course and Warren Road are located. The position is fairly prominent, and its elevation is emphasised by clusters of mature trees in and around the buildings. A sizeable woodland block occupies the lower, steeper slope to the west that frames Race Valley. |
| Settlement form | Many of the assorted barns, stables and associated structures in this Study Area are screened by tree cover, although there is a prominent fenced frontage onto Drove Road. There is a distinct separation between this location and residential properties at the edge of Woodingdean, around 170m to the east at its nearest point. |
| Settlement setting | Slope angles and tree cover have a strong screening impact, limiting the role of the potential development area as a setting for adjacent settlement areas. |
| SDNP setting | The woodland, scrub and open downland that form the slopes down from Race Hill, Newmarket Hill and Falmer Hill to Bevendean are designated as part of the SDNP, with the Study Area bordered on three sides by the designated area. Both Bevendean in its coombe location and Woodingdean on higher ground are prominent in the National Park's setting, but the undeveloped slopes to the north and east mean that this Study Area and the nearby South Downs Riding School on Race Hill do stand out fairly prominently as small points of development in a broader undeveloped and well treed gap between Woodingdean and Brighton. The location of the Stables on the northern side of a fairly flat hill top limits its visibility in the context of views from the south, where the horseshoe ridge between Whitehawk Hill and Red Hill is a prominent landform on the National Park fringe, but approaching Brighton from the east along the ridge top Warren Road the Study Area forms part of a largely undeveloped skyline. |
| Visual receptors | The Study Area area forms part of extensive views from the SDNP on Newmarket Hill and from Falmer Hill and Hollingbury (Wild Park), but its topographical position and tree cover make its buildings less prominent than those on Race Hill. The adjacent permissive footpath (to/from Bevendean), byway to Newmarket Hill and Warren Road provide views. |
| Perceptual qualities | The proximity of the busy Warren Road, and of Woodingdean, mean that this location is not isolated from development, but it has something of a farmstead character. |
| Cultural & historic value | The Study Area was first built on in the first half of the 20 th century, and has no known cultural heritage of historic value. |

Representative Views – wider area



View 3: looking south-west from Drove Avenue byway near Falmer Road (in SDNP) – the Site



View 4: looking south-east across Moulsecoomb and Bevendean from Wild Park Local Nature Reserve on slopes of Hollingbury Hill (in SDNP)

Potential Level of Landscape Effect

The key consideration in any development in this location would be the character and visual prominence of new buildings. If a farmstead character can be preserved, and suburbanising influences avoided, then significant adverse effects on landscape character are unlikely. It would be important to retain a sense of separation from Woodingdean, to preserve the wooded character of the Site and to break up the massing of any new buildings with existing and new planting.

Avoidance, Mitigation and Enhancement Options

No mitigation is proposed other than the planting noted above. Any expansion of the potential development area into more open areas would be likely to change the visibility and character of the Study Area to an extent that could result significant adverse landscape impact.

Conclusion

Overall Conclusion

In conclusion, it is considered that housing can be delivered across the potential development area within Study Area L11 without significant impacts on landscape, on the assumption that:

- Any new buildings retain a farmstead character
- The site retains a sense of separation from Woodingdean
- The wooded character of the site is preserved, and existing and new planting are used to break up the massing of any new buildings.

15 L12/E10 (Site 36) – Woodingdean: Landscape and Ecology Assessment

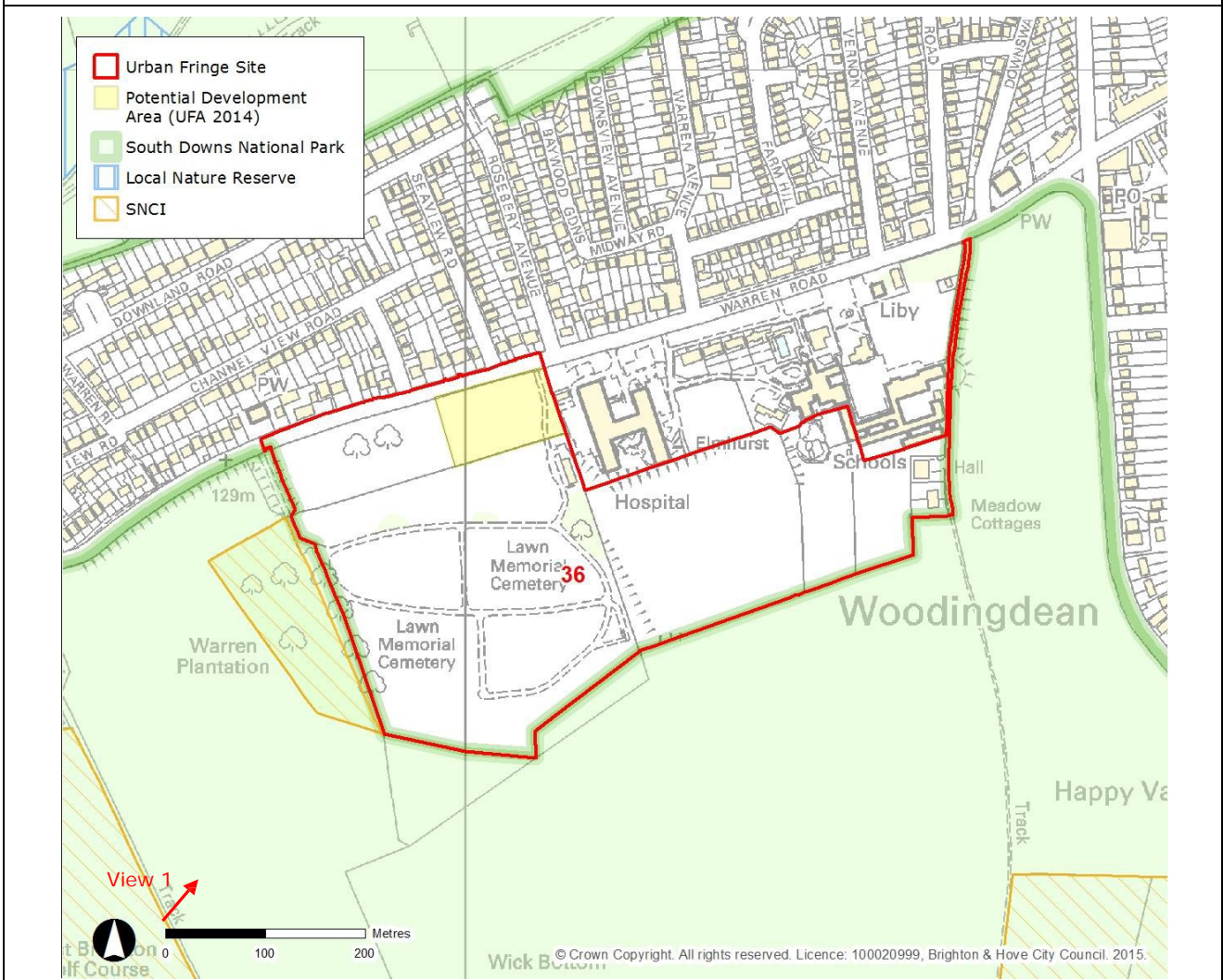
Background

| | | | |
|------------|--|----------|-------------|
| Study Area | L12/E10 | Location | Woodingdean |
| Site | 36 – Land south of Warren Road, adjacent to Nuffield Hospital (including mixed open spaces and Lawns Memorial Grounds) | | |

Study Area Overview

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, together with a hedged field to the south of the Hospital which is mostly mown as sports pitches.

The area suggested in the 2014 UFA as having potential for housing development was limited to the eastern end of the grassland strip adjacent to Warren Road, alongside trees which separate the open area from the Hospital.



Representative Views - local



View 1: looking north-east over Warren Plantation

Overall Conclusions of the 2014 Assessment

"The site could accommodate a small amount of residential development within the band of park and garden open space in the northern corner of the site. Although development in the area would result in a net loss of open space that would be difficult to replace within the immediate vicinity of the area, there is an over provision of park and garden open space in the area, and the development of this reasonably small parcel of land could enable the enhancement of the remaining park and garden open space on site.

A strip of low density housing development alongside the road, whilst affecting local residential views, would have a more limited adverse impact on the community if a significant gap were left for appreciation of the prime view across the cemetery and if the open space to the south (the Memorial Grounds) were retained."

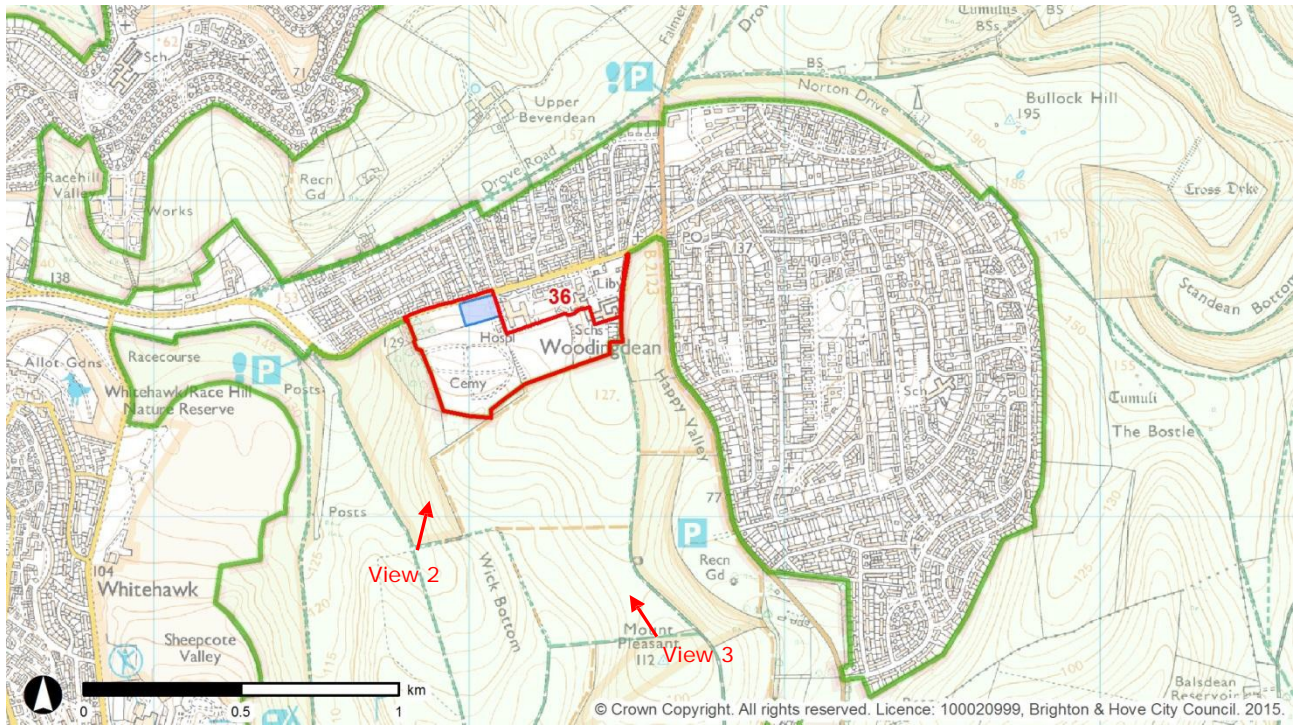
| | | | | | | | |
|-------------------|--------|---------------------------------|-------|---------------------------|----------------|-------------------------------|----|
| Overall Site Area | 14.8ha | Area with development potential | 0.5ha | Suitable dwelling density | Low: 25 per ha | Potential number of dwellings | 10 |
|-------------------|--------|---------------------------------|-------|---------------------------|----------------|-------------------------------|----|

Landscape Assessment

| Landscape Sensitivity Assessment | |
|----------------------------------|--|
| Physical character | This amenity grassland on moderately sloping land to the south of Warren Road does not have high sensitivity in terms of its physical character. The trees within the potential development, which are mature but not particularly old, contribute to the screening of the adjacent hospital and are to be preserved. |
| Settlement form | Residential development in the western part of Woodingdean lies principally to the north of Warren Road, but there is extensive development to the east on the same sloping landform, including the Nuffield Hospital and a number of community facilities, such as schools, a library, community centre and car park. Trees provide some separation between the hospital and the potential development area, but development here would nonetheless represent a continuation of the existing development line rather than expansion into a distinctly different area. |
| Settlement setting | In the context of existing adjacent development the upper part of this Study |

| | |
|---------------------------|---|
| | Area, where the potential development area has been identified, does not contribute significantly to the overall setting of Woodingdean. The lower slopes of the Study Area narrow into the head of the Wick Bottom coombe, a separate landform within the SDNP that is more sensitive in terms of settlement setting. |
| SDNP setting | Woodingdean is more prominently located than most local settlements and suburbs of Brighton, which typically sit in deeper coombes, and it appears on the skyline in views from SDNP areas to the west (e.g. Red Hill). Development within the potential development area would have no significant effect on existing perceptions of the settlement in relation to the National Park. |
| Visual receptors | The Study Area is in clear view from a number of rights of way and open access areas within the SDNP to the south, but the location of the potential development area close to Warren Road means that new development would have little impact on views towards what is already a very developed area. The principal impact will be on views south for users of Warren Road and local residents, as this is a prime, scenic view towards Mount Pleasant and Red Hill, framed by ridges and the trees to either side of the Site. However, the potential development area would only affect part of the frontage onto Warren Road, so long views would still be available from the road and from the Memorial Grounds, and from any new development in the Study Area. |
| Perceptual qualities | Warren Road is a busy thoroughfare so new development would clearly sit within the context of the urban area, but Woodingdean's broader rural setting is very evident from and adjacent to the Study Area. Openness and the quality of the southerly view are important characteristics for the Memorial Grounds, but development to the north, where the outlook is currently onto a busy road and houses, would not be expected to have any significant impact on this as long as it was far enough away, or sufficiently screened, to avoid a sense of intrusion. |
| Cultural & historic value | Woodingdean developed in the 20 th century, but several farms existed prior to that, including Warren Farm which was located within the Study Area just to the west of the potential development area, and the Warren Farm Industrial Schools complex was located on the site of the adjacent hospital (including the eastern part of Site 36). These have no impact in terms of landscape sensitivity within the potential development area. |

Representative Views – wider area



View 2: looking north from public footpath to west of Wick Bottom (in SDNP)



View 3: looking north from public bridleway on north side of Mount Pleasant (SDNP)

Potential Level of Landscape Effect

Development as indicated in the 2014 UFA would be unlikely to represent a significant adverse landscape impact. Whilst the lower parts of the Study Area are more sensitive, the upper edge, adjacent to Warren Road, is more clearly associated with existing development in Woodingdean.

Avoidance, Mitigation and Enhancement Options

Some form of vegetated boundary, such as a hedgerow, would not be out of character with the locality and would create some separation between the potential development area and the Memorial Gardens. There is also scope to create a more defined public area between the potential development area and the Memorial Gardens, perhaps with formal landscaping, from which the scenic view could be appreciated.

There is potential to extend the potential development area to include the full width of the site adjacent to Warren Road, as illustrated in the figure under **Conclusions**. This is on the assumption that some existing trees can be retained to maintain character, and importantly that distinct gaps and associated views are maintained from Warren Road to the south. This would include views from Seaview Road, and also by retaining a sizeable open gap at the centre of the potential development area (for example around Channel View Road).

Ecology Assessment

Ecological Baseline

Biological Records

No national or international designations were identified within or adjacent to the Study Area, with the **Woodingdean Cemetery SNCI** immediately adjacent to the west of the Study Area. This SNCI is designated for its broadleaved woodland.

No records of protected and/or notable species were identified within the Study Area.

Habitat Description (see Figure 15.1)

Amenity Grassland

The majority of the Study Area supported regularly mown amenity grassland. The grassland to the north of the burial ground and in the east was found to be of particularly low species diversity, with species including perennial ryegrass, white clover, dandelion and common daisy. The amenity grassland within the burial ground was richer and included species such as perennial ryegrass, *Agrostis sp.*, red fescue, smaller cat's-tail, Timothy, common daisy, field madder and bird's foot trefoil.

Scattered Trees

A number of scattered trees were noted within the western part of the Study Area over amenity grassland habitat. Species present included sycamore, birch, elder, hawthorn and conifer.

Ornamental Planting

Ornamental planting was noted within the east of the Study Area. Species included bamboo, butterfly-bush and lavender (although the area was too small to map).

Hedgerow

A dense hedgerow was present around the boundary of Sussex Nuffield open space. Species present included sycamore, hawthorn and blackthorn.

Buildings

Buildings within the Study Area cottages and associated outbuildings in the east of the Study Area, south of the school.

Fauna

Potential was noted for the following protected or notable species to be present within the Study Area:

- Nesting birds – the hedgerow and scattered trees have potential to support common garden and woodland bird species, including for nesting.
- Bats – the open habitat has the potential to provide habitat for foraging and commuting bats, although the low species diversity would likely reduce its value compared to other areas of habitat in the wider vicinity. The scattered trees on the Study Area were mostly semi-mature, in relatively good condition and unlikely to support roosting bats. Buildings in the east may have potential to support roosting bats.

It is unlikely that reptiles and badgers are present due to a lack of grassland, scrub and woodland habitat within the Study Area. Great crested newts are unlikely to be present within the Study Area due to the lack of water bodies within 500m of the study (as identified from OS base mapping; further investigation would be required). In addition, the low habitat and floristic diversity is unlikely to support a particularly notable invertebrate assemblage.

Ecological Appraisal

| | |
|------------------|---|
| Designated Sites | There are no designations within the Study Area. Directly adjacent to the Study Area on the western boundary is Woodingdean Cemetery SNCI. This SNCI is designated for its broadleaved woodland. This would be unlikely to be affected by any development within the potential development area. |
| Habitats | <p>The Study Area supported mostly common and widespread habitats, that were subject to regularly management for recreational purposes. These habitats are likely to be of low ecological value.</p> <p>Hedgerows were present within the Study Area and are recognised as a priority habitat in the The Brighton & Hove Local Biodiversity Action Plan, and as habitats of principal importance (NERC Act, 2006), although those present on Study Area were identified as species-poor and of relatively low value, and were also located outside the potential development area.</p> <p>Habitats within the potential development area include amenity grassland and scattered trees. These habitats were recorded throughout the Study Area and are of low ecological importance and impacts on these species would not be considered significant.</p> |
| Species | <p>It is not possible to confirm the value of the Study Area for notable and protected species in the absence of detailed surveys.</p> <p>Given the habitats present, it is unlikely that many constraints are associated with the Study Area with regard to protected and/or notable species. The potential development area itself presents few opportunities for species, with scattered trees likely to provide opportunities for nesting birds. The trees may also provide foraging opportunities for bats although these would be of relatively low value given other, higher quality habitats in the wider vicinity. Any development impacts would therefore likely to be relatively minor, and relating to nesting birds only.</p> |

Ecological Avoidance, Mitigation and Enhancement Options

Further surveys

Detailed development proposals must be informed by an updated Extended Phase 1 Habitat Surveys.

Avoidance, Mitigation and Enhancement Options

Given the low ecological value of the potential development area, there is the opportunity for development to deliver ecological enhancement within the Study Area, for example through habitat creation within the wider open space (for example, further tree or scrub planting, or grassland management) or the provision of green infrastructure within the development. Incorporation of green infrastructure within the development would aim to provide opportunities for wildlife, such as wildlife-friendly planting (native species or those providing known benefits to wildlife, such as species of benefit

for pollinators), and incorporation of nesting/roosting opportunities for birds and bats.

In addition, mitigation for potential impacts on nesting birds will need to include the appropriate timing of any tree removal. Sensitive design of any external lighting should also aim to minimise lightspill to adjacent habitats.

Conclusion

Overall Conclusion

In conclusion, it is considered that the potential development area within L12/E10 can be increased in size further to the west as illustrated on the figure below. Development within this extended potential development area can be delivered without significant impacts on landscape and ecology on the assumption that:

- Development is located so as to retain views south from Seaview Road, with a sizeable gap also retained within the centre of the potential development area, near Channel View Road. This would aim to preserve views to the south.
- A planted buffer between the development area and the Memorial Gardens is created, ideally with defined public access, to provide landscape, ecological and amenity benefits.

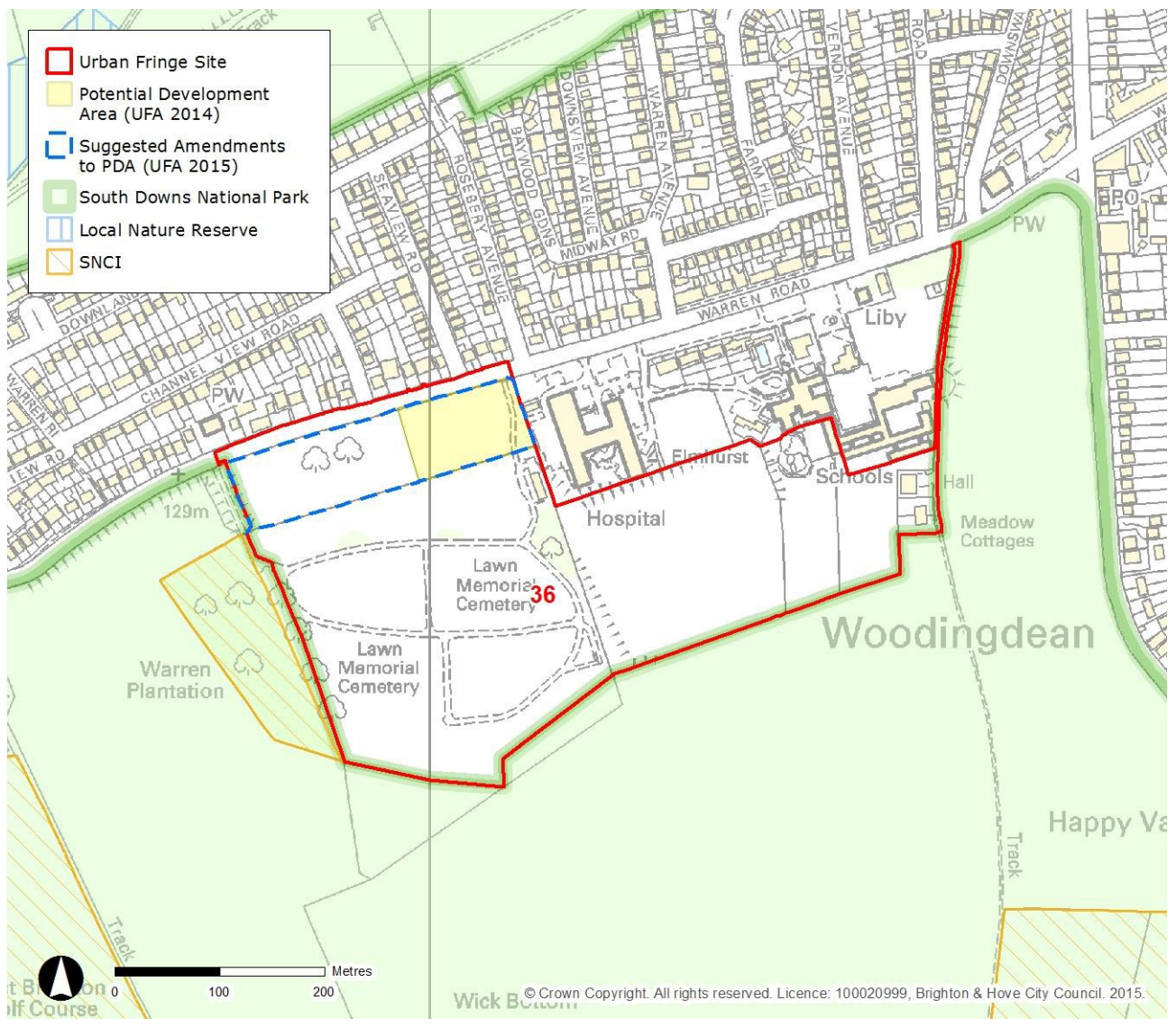
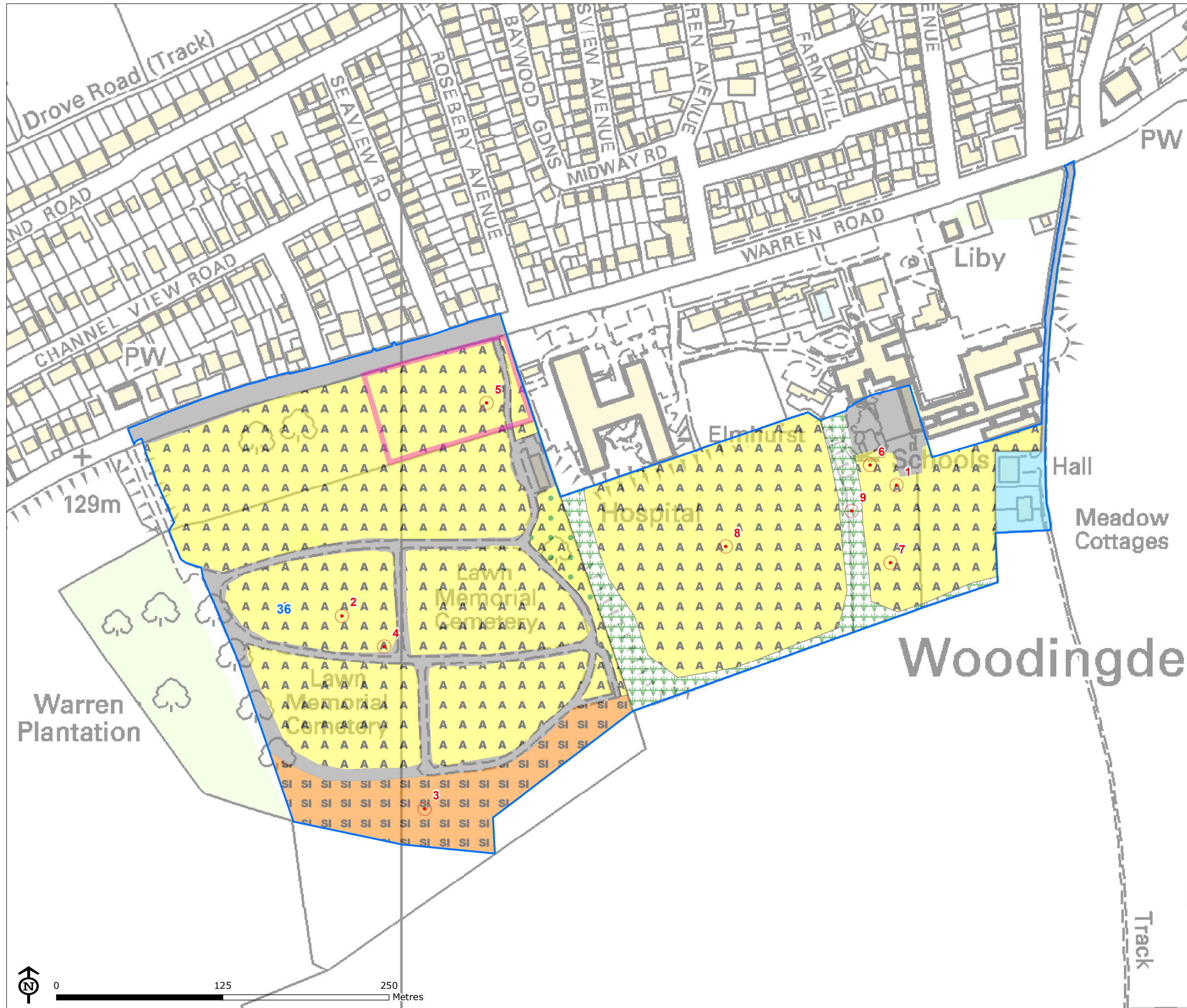


Figure 15.1 Phase 1 Habitat Survey Map
Study Area L12/E10

- Urban Fringe Site
- Potential Development Area
- Target note
- A A Amenity grassland with scattered broadleaved trees
- SI SI Neutral grassland - semi-improved
- A A Cultivated/disturbed land - amenity grassland
- V V V Hedge with trees - native species-rich
- Residential housing
- Hard standing



Map Scale @ A3: 1:2,800



16 L13/E11 (Site 37) – Roedean Miniature Golf Course: Landscape and Ecology Assessment

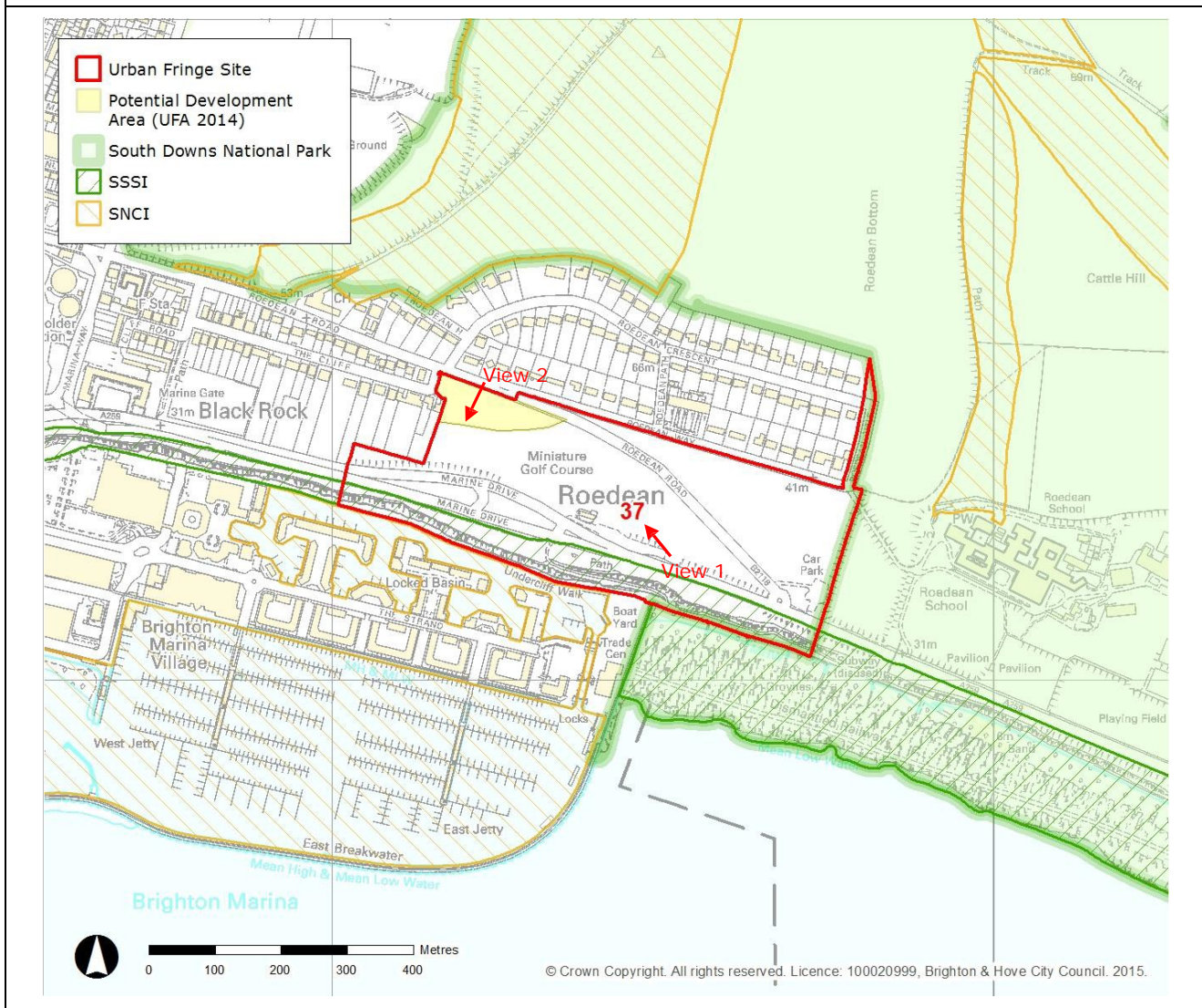
Background

| | | | |
|------------|------------------------------------|----------|------------|
| Study Area | L13/E11 | Location | Black Rock |
| Site | 37 – Roedean Miniature Golf Course | | |

Study Area Overview

Pitch and putt golf course to the south and west of Roedean Road, bounded by Marine Drive to the south, houses along The Cliff to the west. The Site also includes an area of rough grassland between Roedean Road and Roedean Way, bordering the SDNP to the east.

The area suggested in the 2014 UFA as having potential for housing development was limited to the north-western corner of the Site, representing a continuation of the line of dwellings along The Cliff.



Representative Views - local



View 1: looking north-west towards Roedean Road from the eastern end of the Roedean Café car park



View 2: looking south over the potential development area towards Brighton Marina, from Roedean Road

Overall Conclusions of the 2014 Assessment

"The site is suitable for a small amount of development in the north west corner of the site (mini golf course). While this development would result in a net loss outdoor sports open space, the effect of a small amount of development would be relatively insignificant as there is an over provision of such open space within the area.

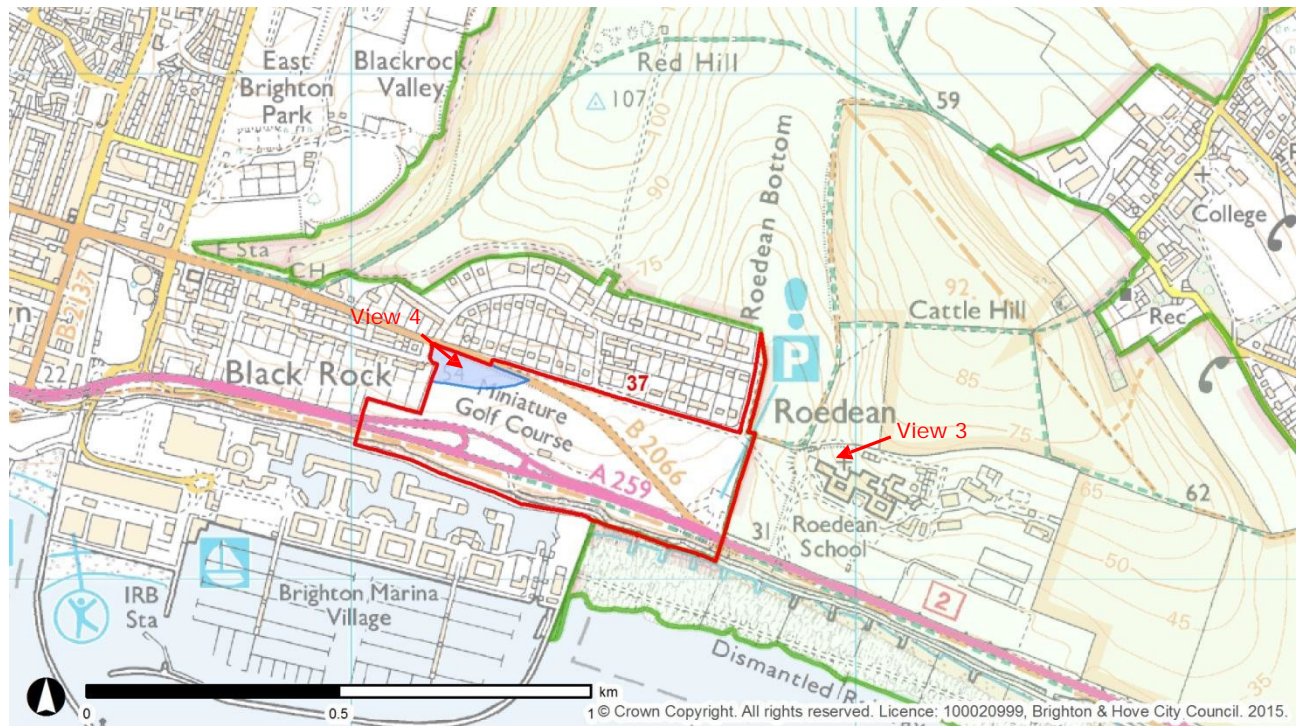
Any development in this area would have an adverse effect on landscape character; however a limited extension to the band of housing to the west of the site would clearly have less impact than a more major development of the site. Furthermore, this part of the site is the furthest point from the SSSI Local Geological Site (RIGG) and the area at risk from surface water flooding."

| | | | | | | | |
|-------------------|--------|---------------------------------|-----|---------------------------|----------------|-------------------------------|----|
| Overall Site Area | 17.3ha | Area with development potential | 1ha | Suitable dwelling density | Low: 25 per ha | Potential number of dwellings | 25 |
|-------------------|--------|---------------------------------|-----|---------------------------|----------------|-------------------------------|----|

Landscape Assessment

| Landscape Sensitivity Assessment | |
|----------------------------------|--|
| Physical character | The pitch and putt course is on open, gently undulating amenity grassland forming the southern slope of Red Hill. |
| Settlement form | The potential development area represents an extension to the existing rows of houses along The Cliff, adjacent to houses on the north side of Roedean Way, and so would have little impact on settlement form. |
| Settlement setting | Openness in the Study Area contributes to the character of this edge of Brighton, where a transition can be noted between the City centre, where development runs right up to Marine Drive, and the broader undeveloped downlands beyond Roedean. The Study Area forms part of an intermediate area in which housing still forms a continuous link to Kemptown but with a significant set-back from the sea front, so that Roedean School appears in a more isolated, rural setting. However the potential development area is too far back from the seafront to have much impact in this respect. |
| SDNP setting | A substantial block of housing along Roedean Way and Roedean Crescent lies between the Study Area and the upper slopes of Red Hill within the SDNP, creating a disconnection between the two, and the Roedean Bottom coombe creates a physical distinction between the Study Area and the SDNP to the east. |
| Visual receptors | Views in which the potential development area is substantially visible from the National Park are limited to the open access area on the south-western side of Cattle Hill, above Roedean School. From here (View 3) the Site appears in the context of adjacent development, the Marina and other seafront development beyond (including Marina Gate and Brighton Pier), so sensitivity to new buildings that do not jar with existing ones would be low. |
| Perceptual qualities | As an open area with close sea views the Golf Course is an appealing recreational location, although the proximity of Marine Drive and the Marina mean that it is clearly within a developed wider setting. Its qualities rely little on its relationship with the landscape to the north, so limited building within the potential development area, which is adjacent to existing residential properties, would be unlikely to affect this. |
| Cultural & historic value | The Study Area has been used for golf since the 1930's, but has no particular cultural or historic value in landscape terms in this respect. Its openness does contribute to the more rural setting of Roedean School (see View 4), the main building and a number of dormitories of which are Grade II listed, but appropriate development in the identified potential location would have little impact on this. |

Representative Views – wider area



View 3: looking south-east from open access area on Cattle Hill, to the north of Roedean School (in SDNP)



View 4: looking south-east from Roedean Road towards Roedean School (potential development area is in approximate area contained by dashed line, extending behind hedgerow)

Potential Level of Landscape Effect

The openness of this Study Area as a whole makes an important contribution to the character of this part of the City, moving away from the central area and towards the rural fringe, but development in keeping with the character of the neighbourhood would, as indicated in the 2014 UFA, be unlikely to give rise to significant adverse landscape effects.

Avoidance, Mitigation and Enhancement Options

The dwellings in this area have relatively large footprints, and are set in large gardens. Whilst space around new buildings would need to be more limited, to retain openness to the south, it would have less impact on landscape character if dwellings could be of a similar scale. The subdivision of buildings into separate apartments might offer an opportunity to do this whilst maximising housing yield.

The planting and maintenance of relatively low hedgerows, and/or chalk scrub vegetation, would provide a suitable buffer on the southern edge of the potential development area.

Ecology Assessment

Ecological Baseline

Biological Records

There are no internationally designated sites within or adjacent to the Study Area.

The southern part of the Study Area lies within **Brighton to Newhaven Cliffs SSSI**. Whilst the main interest of this SSSI is geological, several notable species are known to be present within the SSSI, including hoary stock *Matthiola incana*, rock sea-lavendar *Limonium binervosum* and sea-heath *Frankenia laevis*. This southern part of the Study Area area also supports records of calcareous grassland habitat.

Brighton Marina SNCI abuts the Study Area in the south. It is designated for the diversity of marine habitats it supports including floating structures, pier piles, stretches of sand and sea defence blocks. It also supports a diversity of marine species including the notable species stiff saltmarsh grass *Puccinellia rupestris*.

The southern part of **Roedean School Bank SNCI** lies just over 100m to the east of the Study Area. It is designated given the presence of ancient calcareous grassland supporting species such as Rockrose *Helianthemum* sp., Wild Thyme *Thymus polytrichus* and Pyramidal Orchid *Anacamptis pyramidalis*.

The following records of protected and notable species were identified within the Study Area:

- Frosted orache;
- Cut-leaved selfheal;
- Hoary stock;
- Bulbous meadow-grass; and
- Stiff saltmarsh-grass.

Habitat Description (see Figure 16.1)

Amenity Grassland

Amenity grassland was noted within the miniature golf course in the centre of the Study Area. The grassland was dominated by perennial rye-grass with frequent yarrow and white clover. Common daisy *Bellis perennis*, bristly ox-tongue and ribwort plantain were all occasional. The verge along the northern edge of the golf course, alongside Roedene Road, supports longer grassland habitat.

Semi-improved Neutral Grassland

Semi improved neutral grassland was noted to the east of Roedean Road, to the south of marine drive, and in a small area to the south-west of the Study Area. In the south-west of Study Area the grassland was dominated by cock's-foot with abundant false oat-grass, red fescue, common knapweed and ribwort plantain. Ladies bedstraw was locally frequent with yarrow and common ragwort being occasional. Birds-foot trefoil was present but rare. To the east of Roedean Road the grassland supported similar species but had a much longer, tussocky structure.

South of Marine Drive, the grassland was of a more calcareous nature and was dominated by meadow oat-grass with abundant perennial rye-grass. Other additional species also included abundant ox-eye daisy; lesser hawkbit, cat's ear and wild carrot which were frequent; and lucerne which was present but rare.

Introduced Shrubs

Introduced shrubs were noted to the south of the golf course café and included ornamental species including Russian vine.

Tall Ruderal

Tall ruderal habitat was noted on a bund along marine drive in the south of the Study Area and north of Marine Drive in the east of the Site. These areas were dominated by bristly ox-tongue with abundant docks *Rumex* sp., frequent creeping thistle, red clover and common ragwort. Hedge mustard was occasional and wild mignonette was present but rare. To the east of the area in the south grasses became more prevalent with cock's-foot, red fescue, perennial rye-grass all dominant in the sward.

Buildings, Bare Ground and Hardstanding

Two buildings were noted within the Study Area. The golf course café was of flat roof pre-fab construction. Another modern metal-clad building was noted along Marine Drive in the south of the Study Area.

Hardstanding in the form of roads and the golf course car park were noted throughout the Study Area.

Hedgerows

A defunct hedge was noted to the west of the golf course and was dominated by cherry laurel with occasional elder. A shorter length of hedgerow was noted to the north-west of the golf course and was dominated by privet with ivy present but rare.

Rock Exposure

A chalk cliff was noted in the south of the Study Area. This is designated as the Brighton to Newhaven Cliffs SSSI.

Fauna

Potential was noted for the following protected or notable species to be present within the Study Area:

- Nesting birds – associated with hedgerows and ornamental shrubs within the Study Area.
- Invertebrates – the more species rich areas of grassland in the south of the Site may be of value for invertebrates, whilst the cliffs in the south of the Site are likely to be of value for ground dwelling and burrowing species.
- Bats – Buildings within the miniature golf course have the potential to support bats (further survey would be required).
- Reptile – associated with areas of longer grassland in the east of the Study Area. The Roedean

Road verge, although of a longer structure, is isolated and subject to intermittent management therefore it is considered unlikely that reptiles would be present.

Great crested newts are unlikely to be present given the absence of suitable waterbodies in the vicinity. Similarly Dormice are unlikely to be present within the Study Area given the lack of suitable habitat within the Study Area.

Ecological Appraisal

Designated Sites

The southern part of the Study Area is designated at the national level as a SSSI, largely for its geological interest, however it does support several notable species, as discussed above. The identified potential development area is located outside this designation and is therefore unlikely to result in effects on the geological or biological interest of the SSSI.

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.

Habitats

The southern part of the Study Area supports grassland of a slightly calcareous nature. Calcareous grassland is recognised as a priority habitat in the The Brighton & Hove Local Biodiversity Action Plan. Furthermore calcareous grassland is listed as a 'habitat of principal importance for the purpose of conserving biodiversity' under the NERC Act (2006). Development within the Study Area could result in impacts on the grassland including an increase in recreational pressure from a local increase in population.

The potential development area itself supports amenity grassland which is of relatively low value and is a common and widespread habitat.

Species

Without detailed ecological surveys, it is not possible to confirm the value of the Study Area for notable and protected species. However, habitats with potential to support protected or notable species lie outside of the potential development area.

The potential development area does support small areas of scrub and hederows which if lost could result in impacts on nesting birds.

Ecological Avoidance, Mitigation and Enhancement Options

Further surveys

Detailed development proposals must be informed by an updated Extended Phase 1 Habitat Survey . Given that the Potential Development Area does not support any habitats of value to protected or notable species, further detailed species survey would not be required (however see below for mitigation relating to nesting birds).

Avoidance, Mitigation and Enhancement Options

Given the low ecological value of the potential development area, minimal mitigation would be required. Enhancement opportunities would include the incorporation of green infrastructure within the development to provide opportunities for wildlife, such as green roofs or walls, and wildlife-friendly planting (native species or those providing known benefits to wildlife, such as species of benefit for pollinators).

If removal of scrub and/or hedgerows is required, mitigation requirements may include timing of works to avoid impacts on nesting birds.

Conclusion

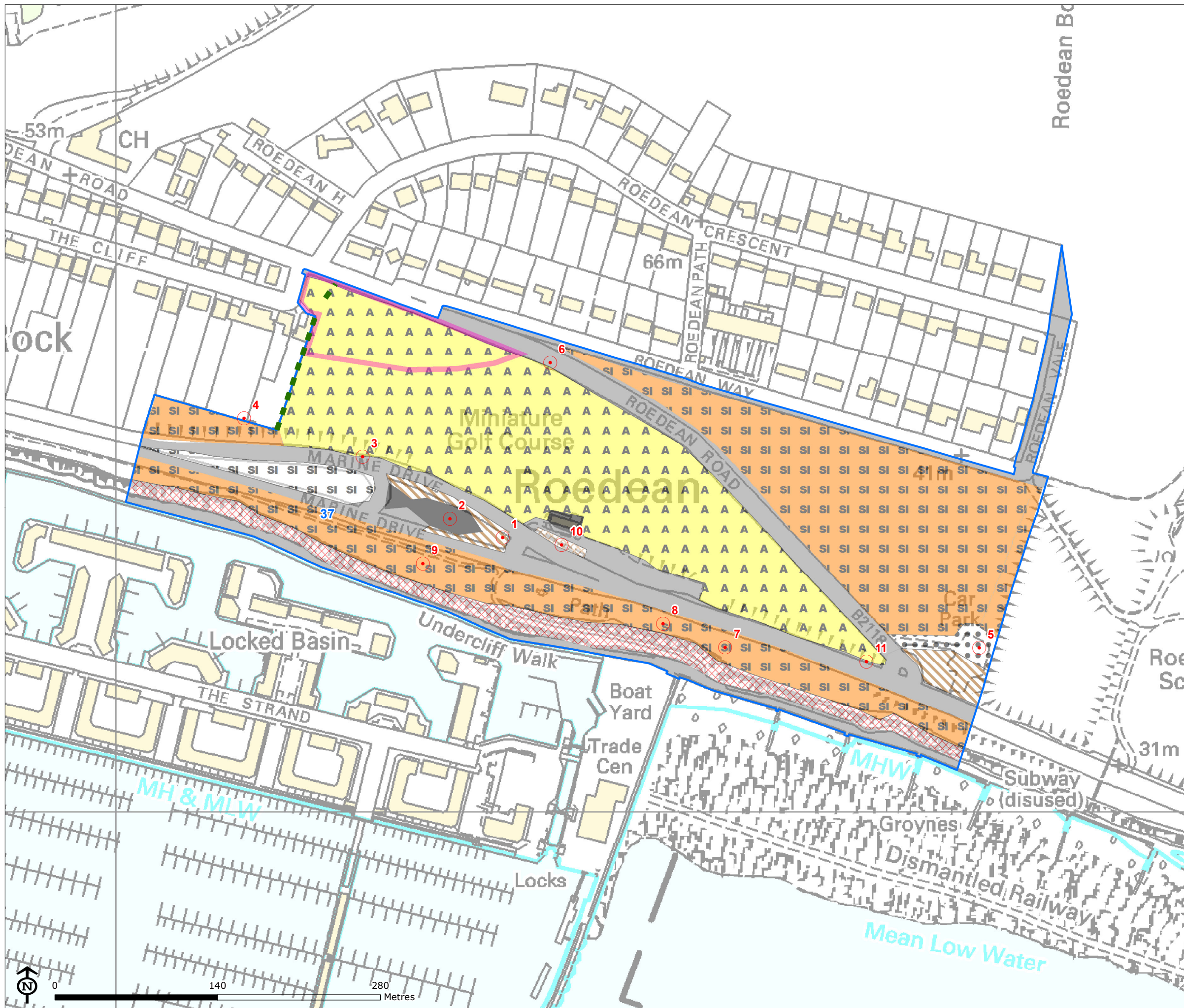
Overall Conclusions

In conclusion, it is considered that housing can be delivered across the potential development area within Study Area L13/E11 without significant impacts on landscape and ecology, on the assumption that:

- Development reflects the scale and character of the surrounding area.
- A planted buffer is provided along the southern edge.

It is considered that development could deliver enhancement for ecology through the incorporation of green infrastructure and wildlife habitat.

Figure 16.1 Phase 1 Habitat Survey Map
Study Area L13/E11



- Urban Fringe Site
- Potential Development Area
- Target note
- Defunct hedge - species-poor
- Neutral grassland - semi-improved
- SI SI Poor semi-improved grassland
- / / / / Other tall herb and fern - ruderal
- X X X X Other exposure - basic
- A A Cultivated/disturbed land - amenity grassland
- ■ ■ ■ Introduced shrub
- Buildings
- ● ● ● Bare ground
- Hard standing

Map Scale @ A3: 1:3,200



17 L14 (Site 38, 38a and 39) – Ovingdean: Landscape Assessment Only

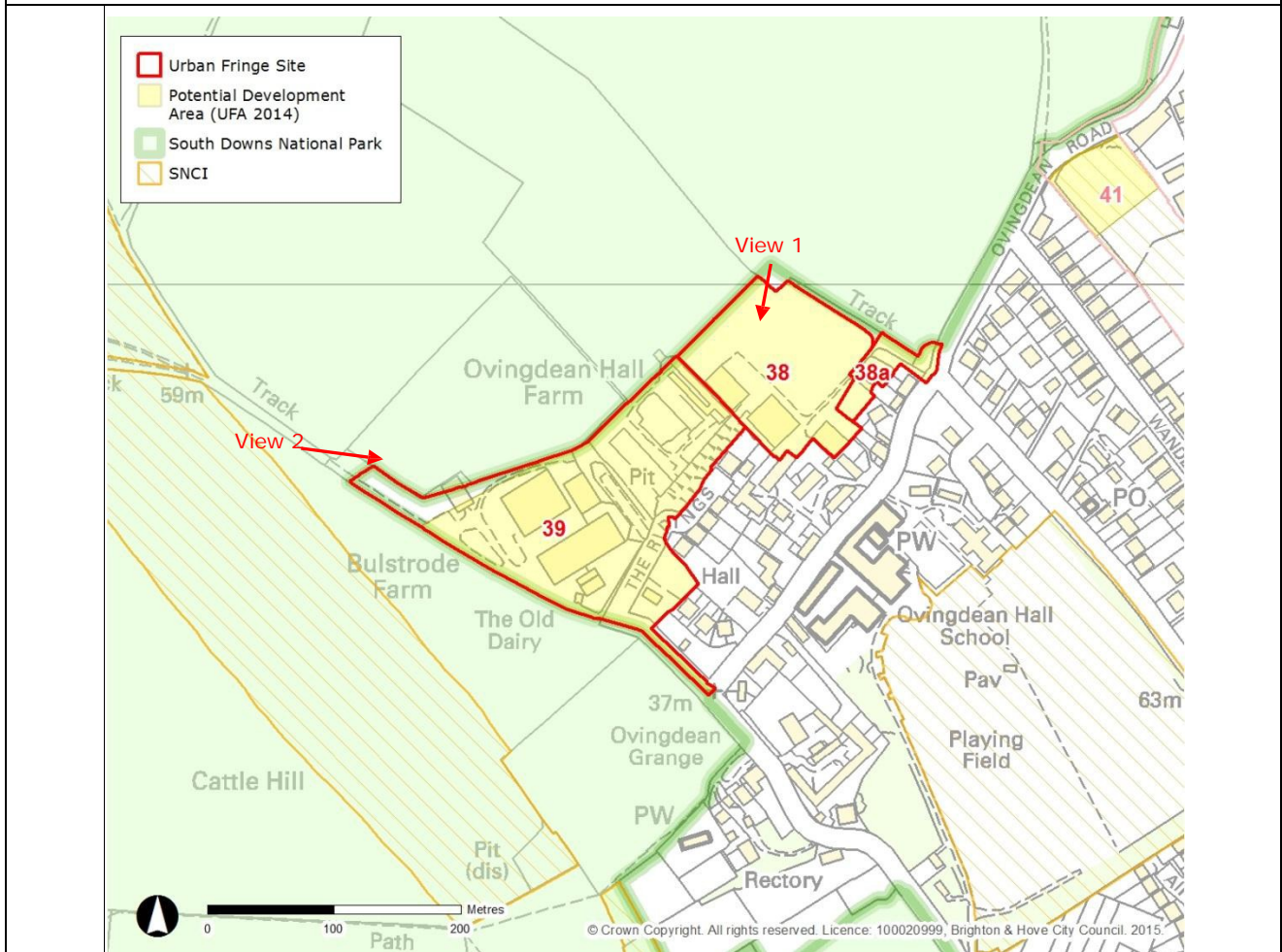
Background

| | | | |
|------------|--|----------|-----------|
| Study Area | L14 | Location | Ovingdean |
| Sites | 38 – Land at Ovingdean Hall Farm (and north of Bulstrode Farm) | | |
| | 38a – Land at Ovingdean Hall Farm | | |
| | 39 – Land at Bulstrode / Ovingdean Farm | | |

Study Area Overview

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.

All of the Study Area aside from a strip of land at the western end of Site 39 was identified in the 2014 UFA as having potential for housing development.



Representative Views - local



View 1: looking south from permissive bridleyway at north-eastern corner of Site 38 (in SDNP) – Site 38a lies between the lines of houses towards the left edge of the view and the tree line that partially obscures them



View 2: looking south-east from bridleyway near north-western corner of Site 39 (in SDNP)

Overall Conclusions of the 2014 Assessment

“The whole site is considered suitable for low density development of a similar size and style to the residential housing to the south east of the site. In their current state, the large, modern barns of Ovingdean Hall Farm do not add to the character of the Conservation Area in which they are sited. However, the impact of the loss of functional farm buildings on land use within the adjacent National Park grazed fields would be an important consideration.

The Byre Cottages / The Ridings development sets a good example of the sort of housing that would enhance the character of the conservation area: low density, vernacular materials, set out in a non-linear layout. It would be important to avoid creating a large development in this form without leaving sizeable areas of green space and retaining vegetation where possible, particularly taller trees, to soften and filter views. Indeed, there are no existing open spaces recognised within the area and the redevelopment of the site could create new open spaces for which there is a need in the area, such as allotments and urban farms, amenity greenspace and children and young people spaces.


Taken as a whole, sites 38, 38a and 39, represent a cluster of sites all of which have potential for development. However, in order to develop dwellings in some sites, mitigation and enhancement measures are required in others. For example, if site 38 to the north west of the site was developed then the retention of the vegetation in site 38a would contribute to the character of the new development. If all of them were developed there would be a net loss of greenspace, which although not recognised as open space would have a detrimental impact on the landscape and historical character of the area.

Therefore, the number of dwellings that could be developed across the cluster has been limited to 75% of the sum total of all the developable sites so that the necessary mitigation and enhancement measures required to develop dwellings within this area of the urban fringe can be accommodated. This limited

| | | | | | | | |
|---|-------|---------------------------------|-----|---------------------------|----------------|-------------------------------|----|
| <i>total provides a more accurate estimate of the total capacity of this area of the urban fringe."</i> | | | | | | | |
| Overall Site Area | 4.4ha | Area with development potential | 2ha | Suitable dwelling density | Low: 25 per ha | Potential number of dwellings | 50 |

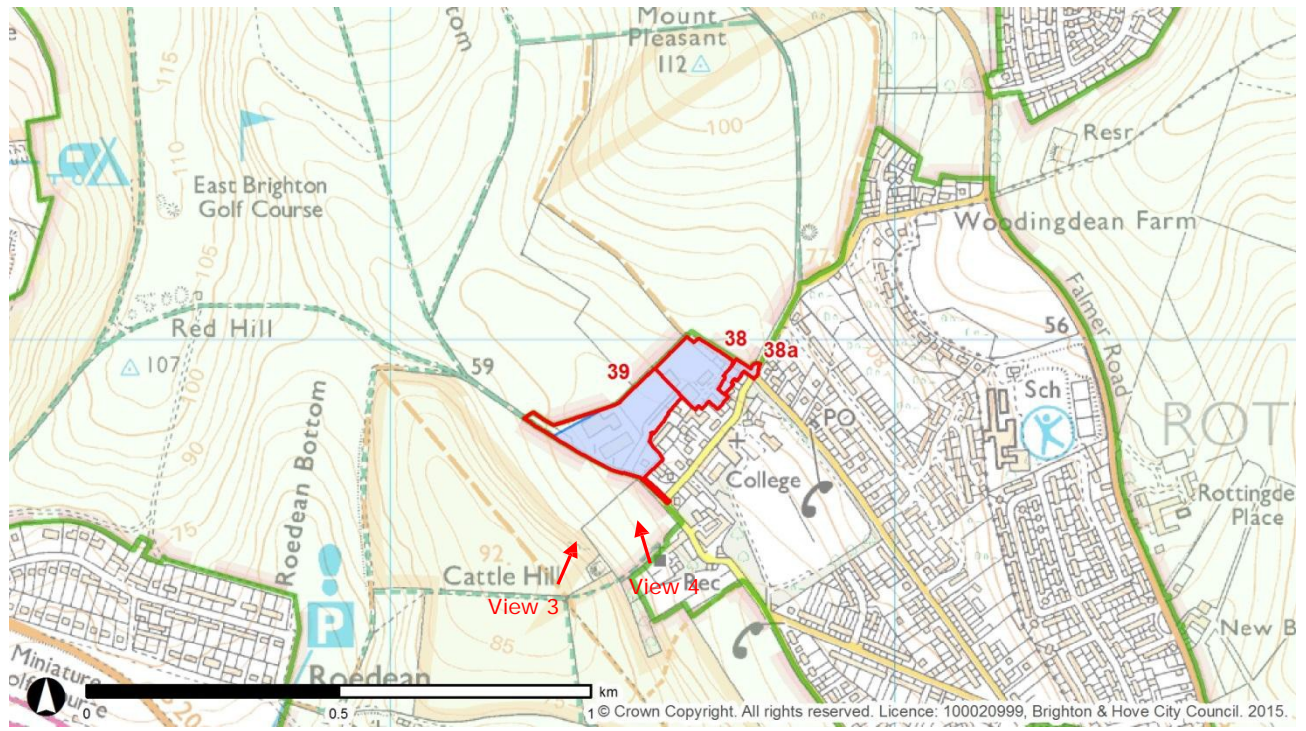
Landscape Assessment

| Landscape Sensitivity Assessment | |
|----------------------------------|---|
| Physical character | The three sites that make up the Study Area are on flat ground, occupied by a mixture of modern farm buildings and surrounding spaces together with one existing dwelling and parts of the back gardens of a row of adjacent houses. |
| Settlement form | Modern Ovingdean has expanded beyond, and to an extent on top of, Long Hill, but the historic core of the village is in the coombe in which the Study Area is located. Whilst development would expand the residential area beyond its existing limit it would still be located on the valley floor, and would have no significant impact in terms of expanding the extent of the built area given that the Study Area is already occupied by a number of large barns and storage buildings. However, the character of any such development would be important in terms of the extent to which it would be perceived as urban expansion into the rural area: the farm buildings stand out in comparison to adjacent houses in terms of their scale and materials, but they are nonetheless clearly agricultural in character, and so to a degree distinct from the settlement despite being immediately adjacent to it. |
| Settlement setting | The slopes of Cattle Hill to the west, Long Hill to the east and Mount Pleasant and Red Hill to the north and north-west provide a contained, rural setting to this part of Ovingdean. There would be no significant impact from development in this location in terms of the separation between Ovingdean and Woodingdean, with the hilly terrain limiting views to the western end of the latter, over 1.75km away. |
| SDNP setting | The fact that valley floors within the City's bounds are typically occupied by housing can be considered to increase the sensitivity of any such areas that remain undeveloped. The potential development area is not undeveloped, but does have a functional association with the rural SDNP landscape, and there are strong views down into the Study Area from the surrounding hills (View 3). |
| Visual receptors | The hills noted above and also several valley floor rights of way provide recreational views, the sensitivity of which are increased by the historic character of this part of Ovingdean, with St Wulfran's church in particular being a focal point. The character of outward views (e.g. View 4) from the settlement is also important given the conservation area status that encompasses the historic village core and the potential development area, but the modern farm buildings within the Study Area do not contribute positively in this respect. |
| Perceptual qualities | This edge of Ovingdean retains a rural, village character, which relates in part to its setting and in part to its historic buildings but also in part to its fairly low level of activity. The Conservation Area Statement notes effect of topography in creating "a particularly inward-looking village, much removed from the hustle and bustle of neighbouring Brighton and the A259", and describes it as "a relatively quiet backwater, although increased levels of traffic travelling through the village has affected this". Any significant expansion in the size of the settlement could have a corresponding effect on these perceptual qualities. |
| Cultural & historic value | As noted above, the potential development area lies within the Ovingdean Conservation Area, which emphasises the sensitivity associated with the character of any new development. Of particular note is the visibility of the |



western part of the potential development area (Site 39) from the Grade I listed St Wulfran's church (View 4).

Representative Views – wider area



View 3: looking north-east from permissive bridleway within open access area on Cattle Hill (in SDNP)



View 4: looking north-east towards the farm buildings in Site 39 from St Wulfran's Church (the church is outside of the SDNP, but the field in the foreground is within it)

Potential Level of Landscape Effect

Sensitive development as suggested in the 2014 UFA could potentially be achieved without significant adverse landscape effects, and there may be some potential for enhancement in terms of the creation of amenity greenspace and the removal of large, modern agricultural buildings. The effects of increased levels of activity particularly in terms of traffic movements would need careful consideration in terms of establishing the number of new dwellings. Given that the retention of mature trees is important in filtering views of new development, the potential for development within Site 38a seems very limited.

The impact of the cessation of agricultural activity in terms of knock-on effects on the wider landscape currently managed from here could be a consideration.

Avoidance, Mitigation and Enhancement Options

There is likely to be a gradual increase in adverse landscape impact as the number of proposed dwellings increases. No additional mitigation or enhancement measures above those already suggested have been identified.

Conclusion

Overall Conclusion

In conclusion, it is considered that housing can be delivered across the potential development area within Study Area L14 without significant impacts on landscape, on the assumption that:

- Development is sensitively designed, in keeping with existing character
- Mature trees are retained for screening
- Consideration is given to the potential impact of increased levels of activity (including traffic movements) on landscape character within the Ovingdean Conservation Area
- Consideration is given to the knock-on effects of cessation of agricultural activity on the wider landscape currently managed from the farm.

It is likely that the potential number of dwellings may be affected by these considerations, but development could also deliver enhancement for landscape through the incorporation of open space and removal of modern agricultural buildings.