

**ROTTINGDEAN PARISH COUNCIL ASSESSMENTS July 2019 page 1 of 5**

The tables below represent the RPC assessments of the sites within the Rottingdean Parish Council boundaries that have been identified and assessed separately by Brighton & Hove City Council and South Downs National Park

**URBAN FRINGE SITES**

Site Location/current use & Planning History	SHLAA Ref	Surrounding area	Environmental issues/Flood risk	Ecology	Proximity to services	Historic Considerations	Conclusion
<p>Allotments to the West of the Green. Sheep Walk off Nevill Road, Heavily subscribed and well attended set of 3 Allotments, all either within "Parks &amp; Gardens" and /or "Natural and semi natural and allotments Urban Green space". Majority designated open space in the City Plan</p> <p>Part of site within Declared Beacon Hill Local Nature Reserve.</p>	<p><b>44</b>  2.35 Ha</p>	<p>Bounded on the West &amp; North by LNR land and to the south and east by gardens of existing houses.</p> <p>All within the Rottingdean Conservation Area</p> <p>Designated Nature Improvement Area (CP10 &amp; CP16). Part (western boundary) Archaeological Notification Area (formerly Archaeologically Sensitive Area) (HE12).</p>	<p>B&amp;H CC own the land and have an Allotment Strategy 2014 – 2024 which stresses the importance of allotments, there are 3,100 plots across 37 sites in the City with 1,000 people on the waiting list for allotments.</p> <p>The allotment holders have rights under the 1975 Local Authority (Goods &amp; services) Order</p>	<p>Open Space</p> <p>Adjacent to the Local Nature Reserve and within the South Downs National Park</p>	<p>Some 400M from the main built up area and circa 50 to 100M from the Falmer</p> <p>Some 250M from public transport. Circa 800M + to Primary schools Secondary school circa 1000M Road, access via a bridleway &amp; footpath.</p>		<p>Not suitable for development.</p> <p>Inappropriate development on Land used for allotments, with topographic and access problems as well</p>
<p>Rear of Bazehill Rd/ Falmer Road</p> <p>Lies between the rear gardens of No 7, 9 &amp; 11 of Bazehill rd and parts of the gardens of No 4 &amp; 6 on Falmer Road.</p> <p>The site is adjacent to Cricket field. (Recreation space)</p> <p>Currently there is some cultivation Ownership not clear but indications are it belongs to No 6 Falmer Rd</p>	<p><b>45</b>  0.15 Hectares</p>	<p>On the Northern side is the cricket pitch and the South, East &amp; west are bounded by back gardens of houses.</p> <p>Land currently used as a wild part of gardens</p> <p>Borders SDNP</p>	<p>None known</p>	<p>None known</p>	<p>Some 700M from the main built up area and circa 50 to 100M from the Falmer Road.</p> <p>Primary schools approx 800M Secondary school 1000M</p> <p>2Km to GP surgery</p>	<p>unknown</p>	<p>This is a relatively small site and the access will be an issue.</p> <p>On balance the RPC would consider this as a possible site if the access issues were resolved without compromising the adjacent sports facilities.</p>

Site Location/current use & Planning History	SHLAA Ref	Surrounding area	Environmental issues/Flood risk	Ecology	Proximity to services	Historic Considerations	Conclusion
<p>2 Tennis hard courts, integral part of the Rottingdean Recreation ground, otherwise located within the SDNP.</p> <p>The recreation ground has a Football pitch and a children's play area. A Ping Project - 2 table tennis tables, and proposals for an outdoor gym are being considered.</p> <p>It is also used by local families for Picnics and family activities.</p>	<p><b>51</b></p> <p><b>0.14 hectares</b></p>	<p>It is surrounded by the recreation ground which itself is bounded by a field used for Horses and Hilders Field to the South, the northern boundary is the back gardens of Court Ord road, to the west is the Beacon Hill LNR and to the East are the back gardens of Wilkinson Close. it borders the Beacon Hill local nature reserve. The recreation Grounds are within the SDNP.</p> <p>NPPG Open space, sports, recreation facilities, local green space</p> <p>Designated Nature Improvement Area (CP10 &amp; CP16)</p> <p>Designated open space in the City Plan (outdoor sport)</p>	<p>Important open space for village. Sports facilities for the village and a picnic area leading to the Local Nature Reserve and surrounded by the SDNP</p>	<p>None known</p>	<p>More than 800M from the main built up area and circa 200M from the Falmer Road, access via a bridleway &amp; footpath.</p> <p>Public Transport some 200M</p> <p>GP surgery some 2Km</p> <p>Primary schools some 800M with secondary school some 1000M</p>		<p>Not suitable for development.</p> <p>Intrinsic part of the Recreation grounds</p> <p>The RPC agree with BHCC exclusion form SDNP is an anomaly and would want to see the tennis courts added in any future boundary review</p>
<p>Rear of Dean Court Road</p> <p>An L-shaped piece of land in the South Downs National Park, between the rear gardens of Dean Court Road and Whiteway bridleway (W), bordered to the south by land containing Rottingdean Scout Hut and a school playing field and to the north by further grazed downland.</p>	<p><b>BROO1</b></p> <p><b>3.4 hectares</b></p>	<p>Ancient bridleway and Special Status woodland to the E; Scouts activities and school outdoor recreation to the S; housing to the W; private horse-grazing to the N.</p>	<p>Downland used for horse-grazing. Site is sloping.</p>	<p>Adjacent to wildlife corridor. Home to adders, badgers and foxes</p>	<p>500m from High Street and Public Transport</p> <p>&lt;300m St Margaret's CE School</p> <p>&lt;500m Our Lady of Lourdes Catholic Primary School</p> <p>1500m Longhill Secondary School</p> <p>500m Dentist's Surgery GP</p>		<p>Not suitable for development.</p> <p>Site is environmentally sensitive, adjacent to the eastern residential fringe of the village with key strategic views in and out.</p> <p>Access is constrained by narrow opening at southern end onto pathway leading onto Dean court Road and by triangular ransom strip at northern</p>

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<p>Land adjacent to Ovingdean and Falmer Road Ovingdean</p> <p>The northern part of Rottingdean Village and close to Ovingdean</p> <p>Current use is horse paddocks with some stabling.</p> <p>APPROVED ON APPEAL for 45 Dwellings</p>	<p><b>42</b></p> <p>7.47 Ha</p>	<p>Designated open space of local importance , 65% natural/semi natural green space &amp; 30% school grounds (City Plan)</p> <p>It s surrounded by School playing fields to the South, on the West side by houses bordering the Vale and to the East and North is the SDNP</p>	<p>B&amp;H Biodiversity Action Plan site 42 is part of linear corridor for wildlife</p> <p>Flood zone 2</p> <p>Greenfield site</p>	<p>Red Star Thistle is present, rare &amp; internationally threatened specie</p>	<p>Some 400-800 M from public transport.</p> <p>Circa 800M + to Primary schools</p> <p>GP surgery 3Km</p>		<p>Development here may be possible on part of the site with suitable high level design and consideration of impact on SDNP and current housing</p>
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<p>Land behind Bishopstone Drive and Falmer Avenue</p> <p>APPROVED ON APPEAL for 32 Dwellings</p>	<p><b>50</b></p> <p>1.3 ha</p>	<p>Housing to east and south</p> <p>SDNP to north and west</p> <p>Considered worthy of being included in SDNP BHCC supported this but there was a high court challenge and it was excluded because of a procedural irregularity. Warrants protection not suitable for housing due to impact on SDNP</p>	<p>None known</p>	<p>None known</p>	<p>North east of village divorced from village centre as abuts Saltdean</p> <p>Public transport</p> <p>400-800m</p> <p>GP surgery 1.5km</p>	<p>RPC view is that parts of this site could be considered for development subject to agreement on style, scale and impact on SDNP views</p>
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