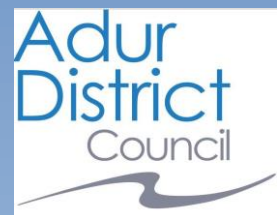


Eastbrook Allotments Development Brief



Adur District Council

October 2015



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1.0 Introduction

1.1 Three sites located within Eastbrook Ward of Adur District and bordering Brighton & Hove have been identified as having potential to provide a mix of uses. The three sites are shown below on Figure 1 and comprise of the following, including their potential uses:

- Site 1. (Former) Eastbrook Allotments – employment use in the form of ‘business development’.
- Site 2. Manor Hall Road Former Market Garden – open space, small-scale community use or potential housing (subject to overcoming access constraints),
- Site 3. Manor Hall Nursery – open space or small-scale community use.

1.2 This development brief has been produced to promote these sites and to give any prospective developers and members of the community an insight to the key planning considerations. The development brief looks at the existing sites and identifies appropriate development opportunities for future uses. It also provides background context and information about the characteristics of the surrounding area, along with planning constraints and key considerations.

1.3 It is intended that this brief will be used for guidance and a steer for developers when submitting an application for future development. The document has been produced by Adur District Council, with input from Brighton & Hove City Council and West Sussex County Council.




1.4 A previous document ‘Eastbrook Farm / Manor Hall Road Allotments and Adjoining Land Joint Planning Guidelines Consultation Draft’ was produced by Hephher Dixon in 2005 on behalf of Brighton & Hove City Council and Adur District Council and those elements that are still relevant have been incorporated into this brief.

1.5 Adur District Council approved the Brief for Development Management purposes on 26 November 2015.

Figure 1. Location Map



Key

-  Old Shoreham Road (A270) Air Quality Monitoring Area (AQMA)
-  Local Authority Boundaries
-  Development Opportunities:

Sites

- 1. (Former) Eastbrook Allotments
- 2. Manor Hall Road Former Market Garden
- 3. Manor Hall Nursery

2.0 Background Context and Characteristics of the Area

2.1 There are three separate sites which are being promoted in this development brief and each has its own characteristics and planning history.

Site 1. (Former) Eastbrook Allotments

- 2.2 This is the key site for which the development brief has been produced. It is the largest of the three sites at approximately 1.5 hectares in total and is owned by Brighton & Hove City Council. The site was formerly allotments, but is now vacant and overgrown. It was released in 2005 by the Secretary of State for the purpose of “business development” and to the south of the site are the remaining functional allotments, which were retained and consolidated as part of the release of land for business development.
- 2.3 To the west of the site is an electricity substation owned by EDF Energy and associated overhead and underground cables are located on the site. To the north is Old Shoreham Road (A270), a busy dual carriageway. Access can be gained to the site from this road via a narrow track. Across the road to the north is predominantly residential development along with a nursing home. There is a garden centre east of the site with parking, which is part of a small local shopping parade along Old Shoreham Road (A270). There is a belt of trees along the Old Shoreham Road frontage, which is within Brighton & Hove City Council’s Elm Disease Management Area.
- 2.4 The site is relatively flat and at the same level as the surrounding housing to the north, west and south. However, the garden centre and associated land, including the houses further east, slopes down from Old Shoreham Road and is approximately 3m lower than the Eastbrook allotment site. Along the eastern perimeter is a public footpath (no. FP14SO) that links the South Downs National Park (SDNP) with the coast. This footpath also marks the administrative boundary between Adur District and Brighton & Hove City Council, as well as East and West Sussex.
- 2.5 In 2000, an application was permitted for the change of use of the existing compound for the storage of recycled timber, with a portable building and scaffold storage rack (reference SW/60/00/TP). This use expired on 31st December 2003 but the business remains.

Site 2. Manor Hall Road Former Market Garden

- 2.6 This site is owned by Adur District Council and was a former market garden which is now overgrown and disused. It is the second largest site at approximately 0.76 hectares. To the east of this site are two Adur owned allotment sites, ‘Manor Hall Road’ and ‘The Pylons’. To the north is the electricity substation identified above and to the west and south are residential areas. The

site is encumbered with two cable easements granted to Seeboard PLC which would impact on the layout of any potential development. One of these easements extends to the passageway (not Council owned) between 143 and 145 Manor Hall Road which served the site.

Limited access could be gained from the narrow access road to the rear of 157-201 Manor Hall Road which currently serves garages at the rear of these properties. This is a single track road and is not particularly well maintained

- 2.7 The site has previously been considered for housing as part of the Adur Strategic Housing Land Availability Assessment (SHLAA), which considered both this site and also the Adur-owned allotments to the east in one overall assessment (SHLAA reference ADC/073/13 - Land to north of 123 to 207 Manor Hall Road, Southwick). However the site was rejected, largely owing to access constraints, but also owing to the location of underground cables on the site and the proximity of this site to an electricity substation.

Site 3. Manor Hall Nursery

- 2.8 The final site is considerably smaller than the other two sites at 0.1 hectares. It is a former nursery (now overgrown and disused) to the rear of houses located at Manor Close and adjacent to a public footpath. The surrounding area is predominantly residential. There are structural remains of a greenhouse on site and there is evidence of fly tipping on the site, which has had a detrimental impact on the aesthetics of the surrounding area. There is no vehicular access to the site and its size will limit appropriate uses. However, there is an opportunity here to provide a small-scale community use which could serve development at both Site 1 and Site 2 and has therefore been included as part of the development brief. The site is privately owned and has been actively promoted by the owner.
- 2.9 A planning application was submitted in 2005 for six flats and one house (seven dwellings in total), but was refused at planning committee (reference: SW/85/05/TP/). Furthermore, the site has been considered as part of the Adur Strategic Housing Land Availability Assessment (SHLAA), however, it was rejected because the gross potential yield of the site was assessed to be below the study threshold of six dwellings (Reference ADC/071/13 – Manor Hall Nursery, Gardener Street, Portslade).

Figure 2. Existing Uses Map

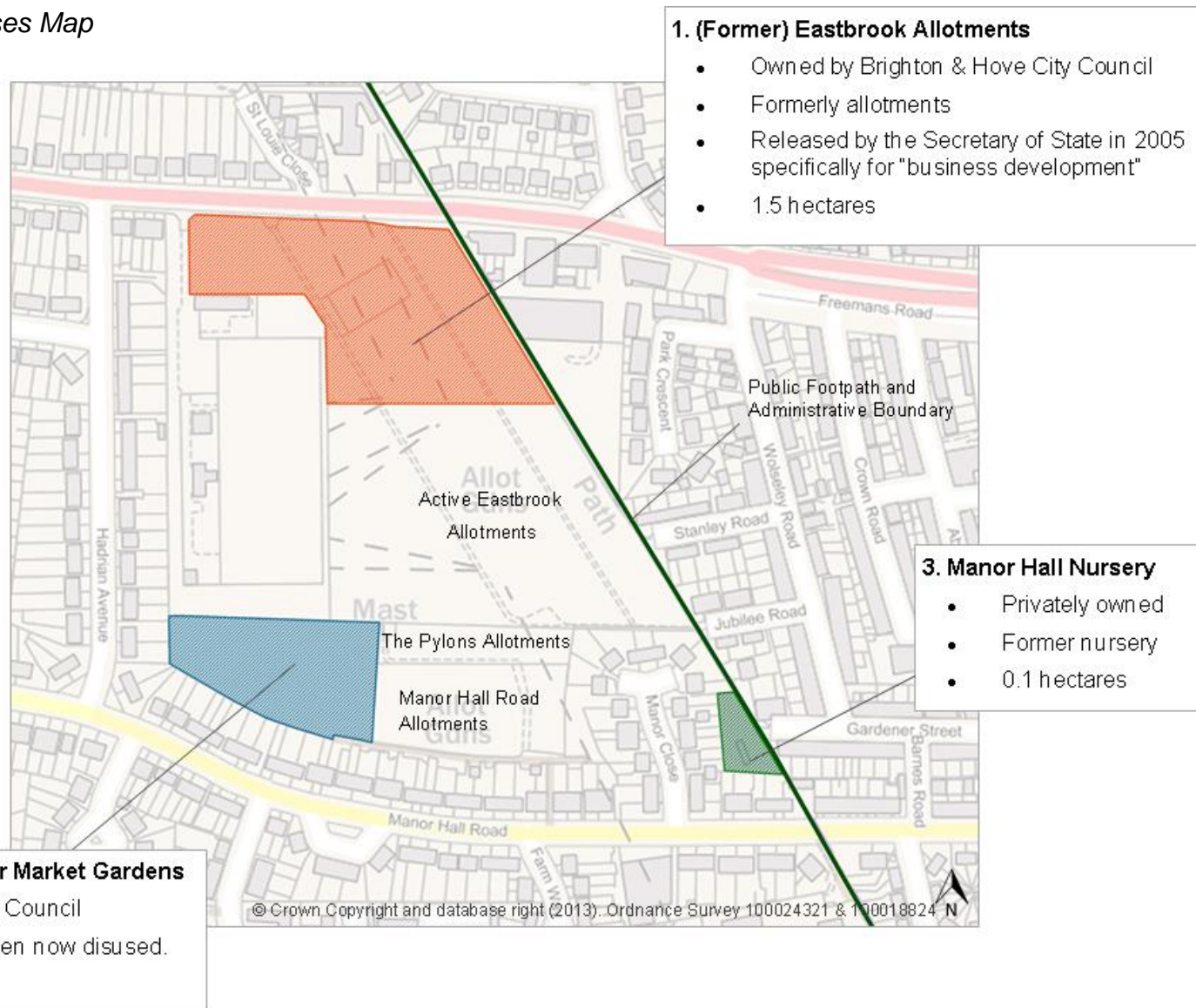
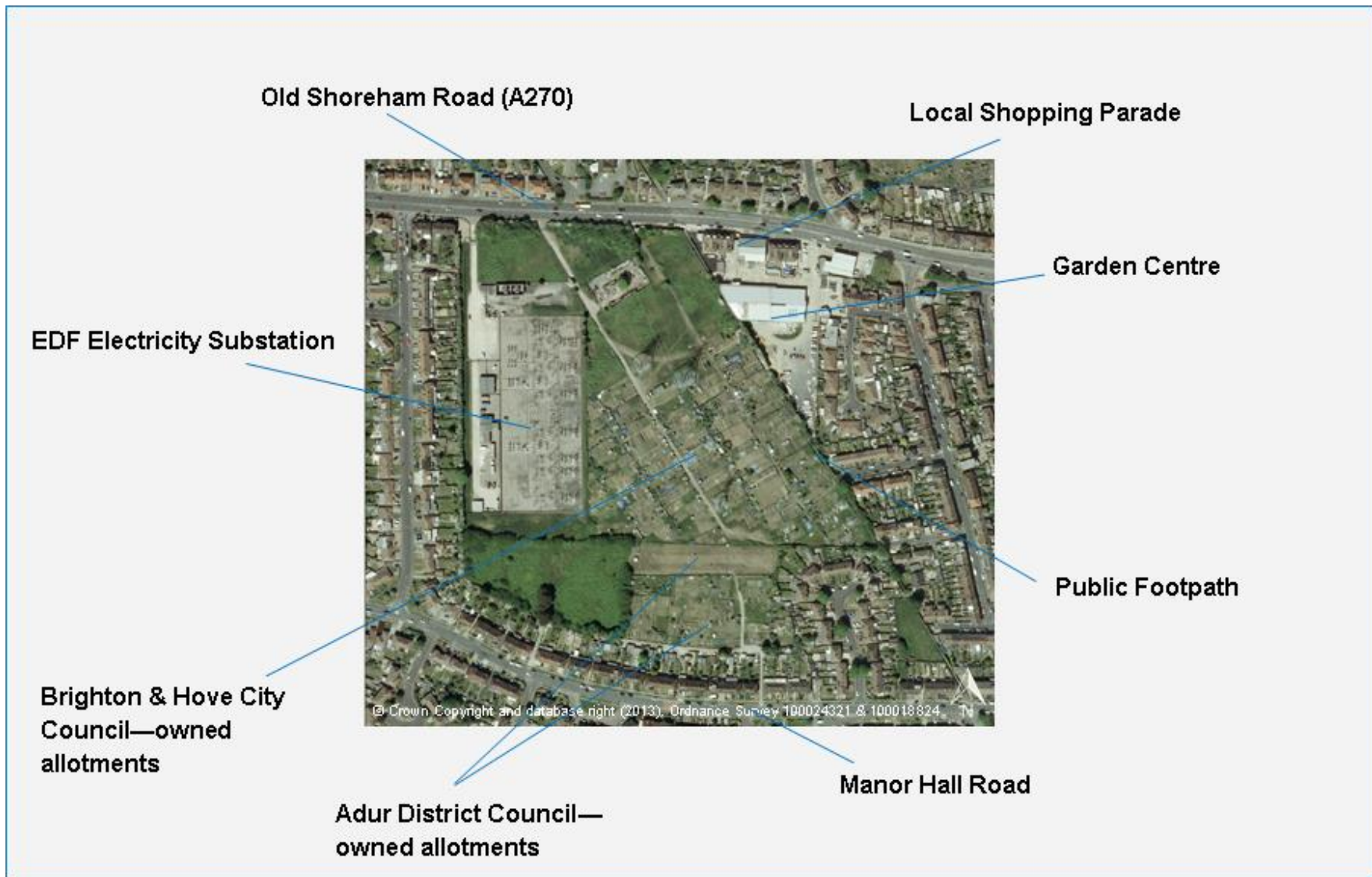


Figure 3. Aerial Photograph of Site



Transport

- 2.10 To the north of the site is Old Shoreham Road (A270), a dual carriageway forming part of the strategic road network. Along this runs six bus routes, nos. 2/2A/2B between Steyning and Rottingdean; nos. 46/46A between Southwick and Hollingbury and No. 59 between Shoreham and Southwick. To the west of the site is an Air Quality Management Area (AQMA) on Old Shoreham Road (see Figure 1). There is existing access from the A270 to serve Eastbrook allotments and the EDF substation.
- 2.11 Manor Hall Road to the south of the site is classed as a Local Distributor Road and there are two bus routes on this road, nos. 20/20A between Steyning and Brighton. The existing vehicular access to the south of the site (to the Manor Hall Road Allotments) also serves a number of private garages for homes fronting Manor Hall Road. Fishersgate Station provides access to Southern train services to and from Brighton and Worthing, and is approximately 400m from the access to Manor Hall Road and 800m from Old Shoreham Road. As such, the site is well served by public transport.

Deprivation

- 2.12 Eastbrook Ward is recognised as an area of deprivation and is referred to as a 'Local Neighbourhood Improvement Area'. It currently has the highest level of income deprivation in Adur and also the highest proportion of younger people (0-15), which account for 22.3% of the ward population. Eastbrook's Index of Multiple Deprivation score is 27.6 (compared with an Adur average of 20.5 and West Sussex average of 13.1).
- 2.13 Eastbrook suffers particularly in terms of educational attainment, which impacts upon the ability of some residents to enter the job market or undertake training or skills development. As such, it is important to ensure that potential business development can contribute towards increasing skills and education levels, particularly for young people, to help reduce the high levels of deprivation found here. The Council in partnership with local residents has developed a Neighbourhood Action Plan ("Action Eastbrook") to address local needs and priorities.

Local Economy

- 2.14 The Proposed Submission Adur Local Plan 2014 seeks to facilitate and deliver long term sustainable economic growth in order to enhance economic prosperity, reduce high levels of out-commuting and reduce job deficits in the district. This is outlined in the Employment Land Review updated in 2014. It is anticipated that additional provision will be required to offer suitable premises to businesses wishing to relocate from Shoreham Harbour to release the site for regeneration opportunities. As such, there is a significant need for employment land in the district.

Allotments



Manor Hall Road & Eastbrook Allotments, taken from public footpath on eastern site boundary.

- 2.15 The existing allotments are an important consideration in any prospective development as all three of the active sites (Eastbrook, Manor Hall Road and The Pylons) are protected from any development. There is also a requirement for Councils to provide adequate provision of allotment land, where a demand is shown. The most recent Adur and Worthing Open Space Study (Standards Paper) March 2014 indicates that Adur as a whole is deficient in allotment provision (1.21ha). Provision in Southwick and Fishersgate is currently slightly below the standard for allotment provision, with an additional 0.31ha of allotment provision being required up to 2031.
- 2.16 The current demand for allotments is higher for Brighton & Hove (sixteen for Eastbrook) than for Adur (two and one for Manor Hall Road and The Pylons respectively).

3.0 Planning Policy Context

Proposed Submission Adur Local Plan 2014

- 3.1 The Proposed Submission Adur Local Plan 2014 was published for consultation in November 2014 and the representations made are currently being considered. The Local Plan should be given increasing weight until it is adopted, when it will supersede the Adur Local Plan 1996.

Key Issues for the Local Plan

- 3.2 Key issues of particular relevance to this Development Brief are identified in the Proposed Submission Adur Local Plan 2014 and they include the need to address the following aspects
- facilitate the regeneration of Adur;
 - balance development and regeneration requirements against the limited physical capacity of the District without detriment to environmental quality;
 - need to meet housing needs;

- address deprivation;
- need to address road congestion and related pollution – air and noise – whilst improving the existing transport network;
- work towards achieving sustainability;
- improve health and wellbeing;
- maintain and enhance the quality of the built, historic and natural environment.

3.3 In particular, the following draft policies are relevant to this Development Brief¹:

- Policy 4 - Planning for Economic Growth ;
- Policy 12 - Southwick and Fishersgate;
- Policy 31 - Green Infrastructure ;
- Policy 34 - Planning for Sustainable Communities;
- Policy 35 - Pollution and Contamination.

Policy 12 – Southwick and Fishersgate

3.4 Policy 12 and the supporting text makes specific reference to this Development Brief, and highlights the potential uses for these sites.

Adur Local Plan, 1996

3.5 The following policies are significant when considering development at these sites:

Policy AE15 – New development outside established business / industrial areas

3.6 This policy supports the development of small buildings of 300 sq m. or less for B1 use within the Built Up Area Boundary (BUAB), where there is no loss of residential amenity, where design and scale is appropriate and where there is adequate parking.

Policy AR4 – Allotments

3.7 Land totalling 25.36 hectares as shown on the Proposals Map as being subject to this policy will continue to be used for allotment purposes during the Local Plan period, or until such time as a formal review declares any allotments surplus to requirements.

Policy AB22 – Safeguarding Amenity Open Space

3.8 The development of open spaces within the built-up area will not be permitted if they are important to the character of the neighbourhood, or for amenity of recreation purposes.

¹ These policies may be subject to revisions in the lead up to submission and adoption.

Shoreham Harbour Joint Area Action Plan (2016-2031)

- 3.9 The Joint Area Action Plan (JAAP) sets out a 15 year strategy to guide the regeneration of Shoreham Harbour. The JAAP is due to be published for a public consultation early in 2016. *Draft Policy JAAP 20 – Employment Sites* document has implications for Site 1 (Former) Eastbrook Allotments, as the site has previously been identified having potential to accommodate business relocation from the harbour:

“To prevent displacement of employment floorspace and associated jobs the authorities will ensure that existing occupiers displaced by new development will be relocated within the JAAP area, district or sub-region depending upon individual requirements” (Policy JAAP 20: Employment Sites).

Shoreham Harbour Development Briefs 2013

- 3.10 Development Briefs have been adopted for proposed areas of change in Shoreham Harbour: the Western Harbour Arm (in Adur) and South Portslade Industrial Estate and Aldrington Basin (in Brighton & Hove). The Briefs provide detailed guidance for these areas and will also inform the preparation of the JAAP. The Development Briefs and emerging JAAP will play a key role in contributing to the wider regeneration of Shoreham Harbour, a key aspect of which will be the relocation of existing businesses to allow for mixed-use development.

National Planning Policy Framework (NPPF) 2012

- 3.11 The National Planning Policy Framework forms national policy. The following extracts are of particular relevance for this development brief and any application will need to conform to the policies below:

- Presumption in favour of sustainable development (paras 11-16)
- Building a strong, competitive economy (paras 18-22)
- Promoting sustainable transport (paras 29-41)
- Delivering a wide choice of high quality homes (para 47)
- Requiring good design (paras 56-68)
- Promoting healthy communities (paras 69-78)
- Meeting the challenge of climate change, flooding and coastal change (paras 93-108)
- Conserving and enhancing the natural environment (paras 109-125)

Localism Act and Duty to Cooperate

- 3.12 As stated in the Localism Act (Section 110) and also the Town and Country Planning (Local Planning) (England) Regulations 2012, Councils have a duty to cooperate with other local authorities, County Councils and statutory bodies on strategic matters (i.e. those significantly affecting two

or more planning areas). This will include constructive and active engagement in order to maximise effective planning practices.

4.0 Planning Constraints and Considerations

Pylons and Overhead Cables

- 4.1 A number of pylons and overhead cables are located on Site 1 and this represents a significant constraint to development opportunities, as they limit the potential siting and height of development. This is not to say that buildings, landscaping and other structures cannot be located beneath them, but they will need to conform to the latest health and safety guidelines and restrictions.
- 4.2 According to the 2005 study by Hephher Dixon, development will need to be at least 4.3m away from the overhead lines, taking into account the maximum sag and swing of the conductors. As such, the appropriate maximum height restrictions above ground level for buildings below these power lines vary between 5.2m and 10.7m. Similarly, planting is permitted in these areas, but only low-lying shrubs will be suitable. Any groundwork on the site must be in excess of 6m from the foundation of any pylon to conform with health and safety regulations.
- 4.3 Appendix 3 is a map from the 2005 Hephher Dixon study and gives an indication of the height restrictions that will operate on the site regarding potential future development. However, this information is now quite out of date and it is important to note that these provide only a rough estimate and a more thorough assessment will be required to consider these restrictions in more detail. There are no overground power lines located on Site 2 or Site 3.

Underground Cables and Sewers

- 4.4 There are underground cables located on both Site 1 and Site 2 and there is also a combined sewer dissecting Site 1 east to west. Owing to the underground cables, neither buildings nor trees may be located within a 2m corridor either side of these cables. EDF energy also needs to access these cables at all times for maintenance and repair purposes, and where necessary, appropriate easements will need to be put in place to ensure this can continue to occur. Therefore, the design layouts of both Site 1 and 2 will be restricted in order to take these into consideration. Appendix 4 gives the locations of underground cables and also where mains sewers are located on the site.

Electric and Magnetic Fields

- 4.5 The Hephher Dixon study from 2005 has indicated that the overhead power lines generate electric fields in the order of 500-1000 volts per metre.

These fields may cause interference for computers and other sensitive equipment located on Site 1. An ICNIRP² standard survey would be required for any proposed development and the implementation of any necessary mitigation. To allow for a full range of business activities on Site 1, business units may need to include a 'Faraday cage' or other appropriate built-in mitigation measures.

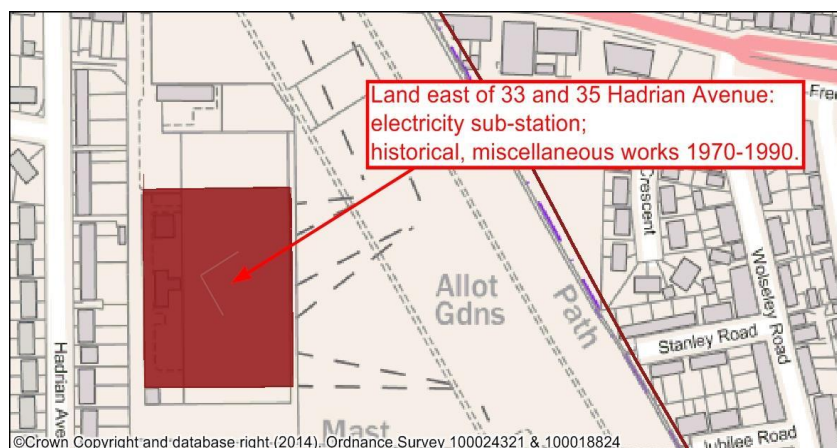
- 4.6 Both the overhead power lines and underground cables also create magnetic fields across the site, ranging from 0.01 to 1.2 MicroTeslas, with the highest fields being directly under the overhead power lines. For health and safety reasons, Adur District Council applies a provisional precautionary standard of not allowing new housing where magnetic fields are above 0.4 MicroTeslas. Given this, any planning application for housing on Site 2 should be supported by a detailed electro-magnetic survey and assessment, setting out magnetic fields. A preliminary survey carried out by EDF Energy in April 2007 suggests that, by applying this standard, residential development would not be appropriate on some areas of Site 2 and a map of the results is provided in Appendix 4.

EDF Substation

- 4.7 Owing to the location of the EDF substation adjacent to both Site 1 and Site 2, developers would need to liaise with EDF and ensure that the site boundaries are secure. In particular, it will be necessary to ensure that the public are not able to obtain access into the EDF site, owing to the hazards located there and to comply with health and safety standards.

Contamination

- 4.8 Any proposed development would need to have regard to the potential for contaminated land, given the location of the EDF substation adjacent to Sites 1 and 2, which is identified as being of 'moderate significance' in terms of contamination. A 10m buffer surrounding the contaminated land also encroaches slightly into the southwest corner of Site1.



² International Council of Non-Ionizing Radiation Protection (ICNIRP)

Noise

- 4.9 As Site 1 is allocated for 'business development' which could include a variety of employment uses, consideration will need to be given as to the noise impacts of commercial and retail development on neighbouring properties. In particular, a BS 4142 type noise assessment and appropriate mitigation would need to be factored in³. The noise from the electricity substation may have a negative impact on any proposed development at Site 1 and Site 2, which will need to be considered and mitigated against. Furthermore, allotments to the south of Site 1 and to the east of Site 2 may be designated as a 'Quiet Area' under the Noise Directive in the future. This may impact further on the mitigation required in those areas designated for commercial or retail use.

Access

- 4.10 Old Shoreham Road is a busy dual carriageway and is reasonably well served by public transport. There are vehicular access points and unmade roads that serve the allotments and pass through Site 1. However, they sit above underground electricity cables and are used lightly by traffic. Uses which generate increased volumes of traffic and larger vehicles will require new arrangements. A transport assessment or a transport statement would be required to ascertain the impacts of any new development at Site 1 on the highway network and how issues of access would be addressed. This would need to be in accordance with West Sussex County Council (WSCC) objectives and standards. WSCC will need to be informed in relation to any highways issues within the area as the site progresses through the development process.
- 4.11 Securing satisfactory vehicular access to Site 2 is a particular challenge owing to the current state of access roads and narrow footpath entrances, which are not wide enough and currently only support access to garages. As a result, it is considered that Site 2 is less suitable for uses requiring vehicular access such as housing, unless alternative access arrangements can be made. To facilitate uses such as housing, it would probably necessitate the purchase of one of the houses along Manor Hall Road to serve the site, which would not be easy to achieve and could affect the viability of the site. Therefore, it may be more appropriate to have uses that required less stringent access arrangements, such as open space, allotments or a small-scale community use/ facility.

³ BS 4142 is a method for rating industrial and commercial noise sources when they are incorporated into residential areas. A new 'Planning Advice Document: Noise' has been produced by the Sussex Pollution Working Group and is currently being trialled. It sets out relevant assessment and mitigation procedures.



Old Shoreham Road,
north of site.

- 4.12 The use of sustainable modes of transport should be considered and development of Site 1 should be supported by a Travel Plan.

Air Quality Management Area (AQMA)

- 4.13 Site 1 is located in close proximity to both the Old Shoreham Road AQMA (see Figure 1) and the Brighton & Hove AQMA in Portslade (<http://www.brighton-hove.gov.uk/content/environment/air-quality-and-pollution/air-quality-management-city>). It would be necessary to assess the impact of increased traffic as a result of business development on these AQMAs. In September 2013, Sussex Air Quality Partnership published *Air Quality and emissions mitigation guidance for Sussex authorities*⁴, which sets out mitigation measures that will need to be introduced for development that contributes towards traffic generation.

Parking Standards

- 4.14 Development will need to conform to the latest Parking Standards and Parking Demand Calculator set by West Sussex County Council⁵.

Flood Risk

- 4.15 According to the Strategic Flood Risk Assessment (SFRA) 2012, all sites are located within Flood Zone 1 (low probability of flooding). There are no ground water issues and only minor surface water issues to be aware of on the site.

Biodiversity

- 4.16 Evidence from the Sussex Biodiversity Record Centre suggests that all sites may be home to species protected by the Wildlife & Countryside Act 1981 (as amended), including slow worms and black redstarts. Adequate controls and mitigation need to be built into any development proposals in order to conserve and enhance biodiversity.

⁴ <http://www.sussex-air.net/Consultation/AirQualitydocument.pdf>

⁵ http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/parking/parking_standards.aspx

- 4.17 It is recommended that developers undertake a habitat survey at the appropriate time to determine what reptile, birds and other protected species are found on any of the sites. This would need to include an assessment of the likely impacts of development and incorporate satisfactory mitigation and compensation measure where required.
- 4.18 It should also be considered how to enhance the biodiversity of the remaining open spaces, by incorporating bird and bat nest boxes into suitable structures, such as non-food business premises. In those areas of open space that are retained, “reptile friendly” and other appropriate features should be introduced, as advised by a suitably qualified person.

Archaeology

- 4.19 Whilst the sites are not identified as being of particular archaeological importance, an assessment will need to be made to ensure that development does not harm any potential archaeological assets. This should be carried out in liaison with the West Sussex County Council archaeology team.

Public Realm and Design

- 4.20 High quality design is important when developing Sites 1 and 2 and the Council will welcome innovative and contemporary designs as long as they are not to the detriment of the character of the area. In particular, developments will have to comply with height restrictions set out by the pylons as indicated by Appendix 1. Generally, building height would be limited to 2-3 storeys to ensure that development is appropriate within the surrounding context.
- 4.21 It is also important to consider opportunities for improving the public realm through development. In particular, developers will need to contribute towards public footpath improvements, using design practices and materials that enhance the character and appearance of the area.
- 4.22 Site 3 has no direct vehicular access and, given its location within a residential area, it is important that Adur and Worthing Councils Safer Communities Team is involved in the design of any proposed use.

Sustainability

- 4.23 The Proposed Submission Adur Local Plan 2014 has stated in *Policy 19 – Sustainable Design* that development should achieve a minimum energy efficiency rating of ‘Very Good’ under the prevailing assessment method by the Buildings Research Establishment (BRE).
- 4.24 Sustainable construction methods should be incorporated into the design features and the use of locally sourced materials should be used where possible. Furthermore, disruption throughout the construction process should be kept to a minimum. Development should also help

facilitate measures to minimise the use of water and maximise re-use of water for allotments area, including the provision of rainwater collectors and the use of water efficient appliances. Adequate waste segregation and storage space within new buildings should also be incorporated into new development to encourage recycling and composting.

- 4.25 Owing to the proximity of the electricity substation to both Sites 1 and 2, there is a need to consider and amend where necessary the security of this area. Any development would need to ensure there are no safety implications through the provision of improved pedestrian, cycle and road access. This will create opportunities to make use of natural, green buffers, particularly by the planting of suitable trees and shrubs along boundaries, which will also contribute towards enhancing the Green Infrastructure network of the area.

5.0 Potential Future Uses and Planning Opportunities

- 5.1 Based on the planning constraints outlined above and taking into consideration the existing character of the surrounding area, the following uses are considered appropriate for the three sites and particular opportunities for the area have been identified.

Site 1. (Former) Eastbrook Allotments

- 5.2 The site must be developed for purposes of 'Business Development' in line with the conditions imposed by the Secretary of State in 2005 when releasing the land for development. This could include:

Employment / Business Use

- 5.3 The site has good access to the main road network and there is a continued demand for a range of business premises to accommodate growth in the sub-region, particularly from small and medium business enterprises (SMEs) owing to a lack of quality business space which is a constraint to business growth. Such development would help meet wider strategic objectives and provide increased job opportunities for local people. Any business activity would need to be compatible with neighbouring residential uses.
- 5.4 B1/B8 (offices, research & development and light industry/warehousing) uses would be appropriate in this location taking into consideration the constraints of the site. This site provides an opportunity for such business uses in Shoreham Harbour considering relocation to help facilitate the regeneration of the Harbour. However, B2 (general industry) uses are deemed too invasive in this residential area in this instance and are not considered appropriate.

- 5.5 There may also be some scope for small-scale office floorspace, subject to overcoming the constraints identified earlier in the Development Brief. Certain D1 uses, such as the provision of training and education opportunities would be welcome in conjunction with business use, to help improve levels of deprivation in the area. Another opportunity for the site is in relation to strengthening the eco-tech sector in the area, as part of the Greater Brighton City Region City Deal (which includes Adur District). To keep in line with the City Deal objectives, this sector would also be supported here.

Retail

- 5.6 New businesses and the existing residential area could benefit from the extension of the local parade along the Old Shoreham Road frontage. Appropriate development could include small-scale non-residential uses at ground floor level, such as A1/A2/A3 or B1 to provide day to day needs. Larger forms of retail or leisure uses would not be appropriate in this out of town location.

Site 2. Manor Hall Road Former Market Garden

Housing

- 5.7 The site has previously been considered for housing and has been re-assessed more recently in the Adur Strategic Housing Land Availability Assessment (SHLAA) October 2014. The site has been rejected for the timebeing, owing to various constraints identified on the site. It is considered that the site is not currently suitable for housing development, unless alternative access could be arranged. This would likely necessitate the purchase of a house along Manor Hall Road to create a new access arrangement to serve the site.
- 5.8 Furthermore, the proximity of the site to the EDF substation make housing an unattractive option for the site and also the location of underground cables running through the site mean that the site layout would be quite constricted. Therefore, in the medium term, it is considered that housing is not appropriate but the site will be monitored to see if the situation changes in the future.

New Allotments, Open Space or Community Use

- 5.9 There is an argument for providing additional allotments in this location owing to the demand. The best location for this would be either on this site or Site 3. An allotment site in this location could integrate well within the existing area and it is also beneficial to locate here because it is difficult to provide for other uses in this area, owing to access problems. An alternative option would be to create a new area of open space for residents to promote health and wellbeing in the district, or for a small-scale, locally-led community use that does not require formal access arrangements.

Site 3. Manor Hall Nursery

Community Use or Open Space

5.10 The site is considered unsuitable for housing development and has been rejected in the most recent SHLAA assessment for being under the six dwelling threshold. The site was also refused planning permission for housing in 2005. Owing to the small size of the site and difficulty in arranging access to the site, which would need to cross a public footpath from Brighton & Hove, the potential uses for the site are limited. It is therefore considered that open space, allotments or a small-scale community use would be the most appropriate development here and this could be promoted in conjunction with Site 1 and Site 2.

Further Opportunities

Existing Allotments

5.11 Owing to the importance of the allotments for residents in this area, any business development on Site 1 or potential housing on Site 2 would need to ensure that the existing allotments are retained and where possible enhanced. This could be achieved through a Section 106 agreement or through CIL if implemented in future. The following enhancements have been identified for existing allotments:

- Improved security
- Improved water supply
- A meeting hut or toilet facilities
- A dedicated parking area for cars or bicycles
- Improved facilities for disabled allotments holders

Public Footpath

5.12 There is an opportunity through the existing public footpath to create an improved green infrastructure link from the coast to the South Downs National Park (SDNP) on the eastern boundary of Site 1 and Site 3. This existing footpath could be enhanced to establish an improved Green Infrastructure corridor and there is also the potential to extend the width to allow for both pedestrian access and a cycle lane and to be upgraded to a bridleway.

5.13 This will help to provide sustainable transport links from the coast to the South Downs and will help provide links with the existing network, including the Sussex Border Path, a bridleway to the north, which then leads to both the South Downs Way and the Monarch's Way, both national trails. Improved lighting would also be beneficial to the area, to improve perceptions of safety. Again this could be achieved through either a Section 106 agreement or through a Community Infrastructure Levy arising from any business development on Site 1 or housing on Site 2.



Existing public footpath on eastern boundary of site.



Existing retail units north east of site.

Figure 4. Site Opportunities and Potential Future Uses



Image 1. Example of a community garden (Source: <http://www.copenhagenize.com/2014/01/copenhagens-design-manual-for-bicycle.html>)
 Image 2. Example of footpath enhancements (Source: <http://socialhypemarketing.com/wp-content/uploads/2013/02/community-garden.jpg>)

6.0 Next Steps

Stakeholders

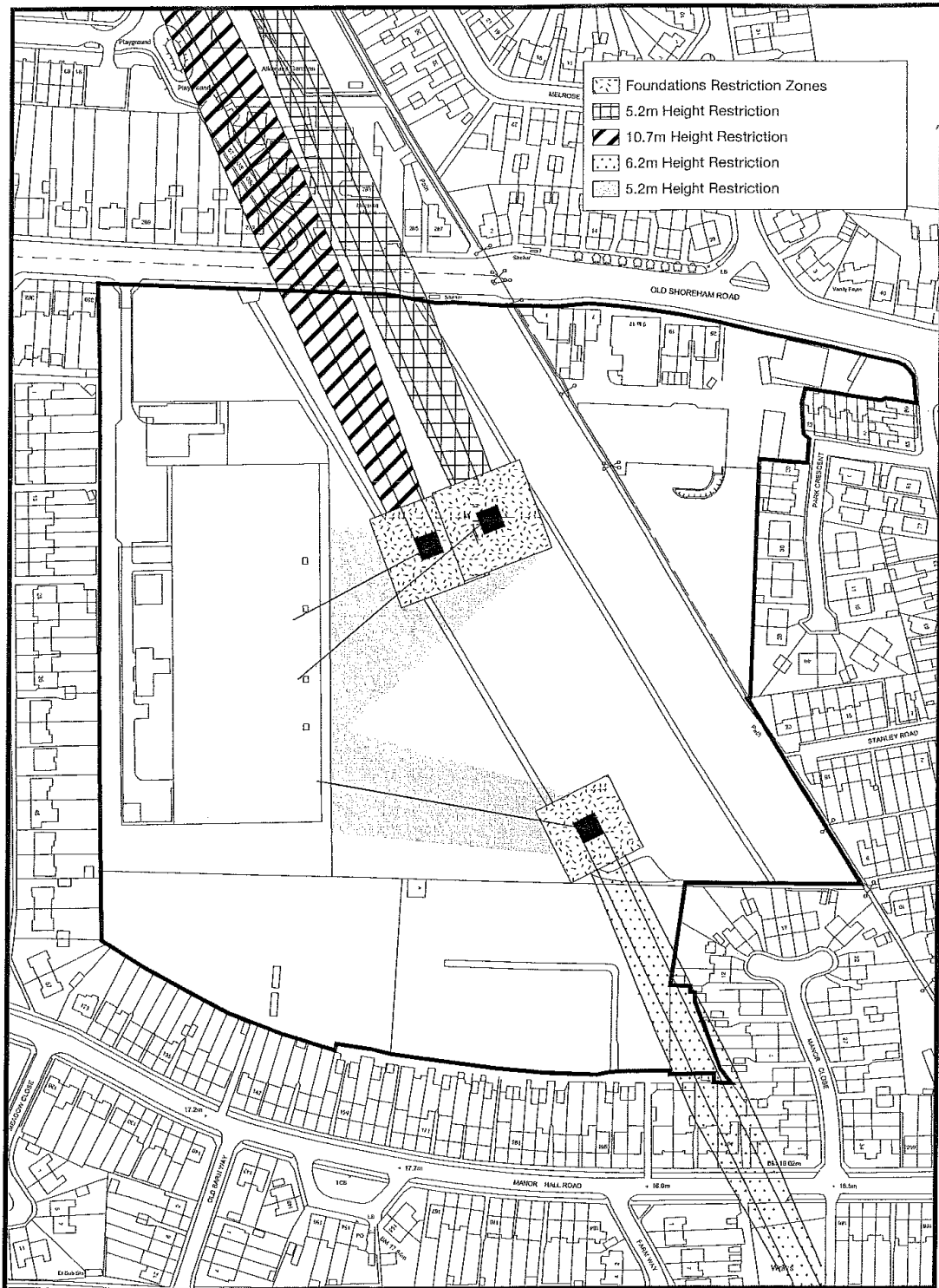
6.1 Important stakeholders with an interest in or ownership of the land in the area include:

- Eastbrook Farm Allotment Society
- Southwick and Fishersgate Horticultural Society
- Brighton & Hove Allotment Federation
- EDF Electricity
- Adur District Council
- Brighton & Hove City Council
- West Sussex County Council

6.2 Any prospective developer would need to ensure that they worked with these stakeholders and also undertake pre-application engagement with the local community, particularly with neighbouring properties.

7.0 Appendices

Appendix 1: Indicative Height Restrictions Map⁶



Note: The precise locations of the pylons need to be confirmed by site survey.

FIGURE 5

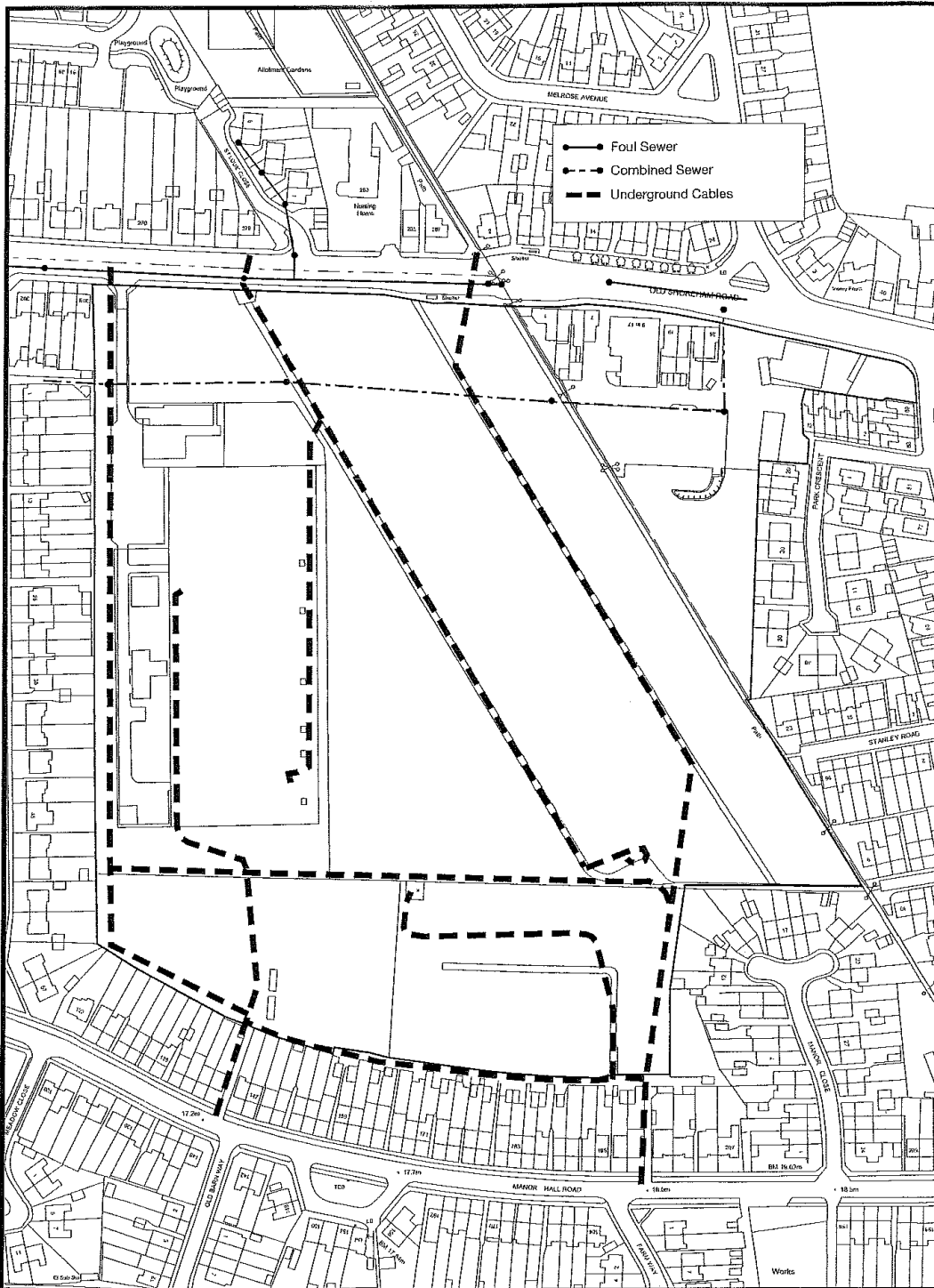
Eastbrook Farm/ Manor Hall Road
Allotments and Adjoining Land
Pylons and Overhead Lines

Not to scale - July 2005
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⁶ Source: Eastbrook Farm / Manor Hall Road Allotments and Adjoining Land Joint Planning Guidelines Consultation Draft, (Heper Dixon, 2005)

Appendix 2: Location of Underground Cables and Mains Services ⁷



Note: The precise locations of the underground cables and sewers need to be confirmed by site survey.

FIGURE 6

Eastbrook Farm/ Manor Hall Road
Allotments and Adjoining Land

Not to scale - July 2005
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Underground Cables and Main Services

⁷ Eastbrook Farm / Manor Hall Road Allotments and Adjoining Land Joint Planning Guidelines Consultation Draft, (Hepler Dixon, 2005)

Appendix 3: Location of Magnetic Fields above 0.4 MicroTeslas⁸

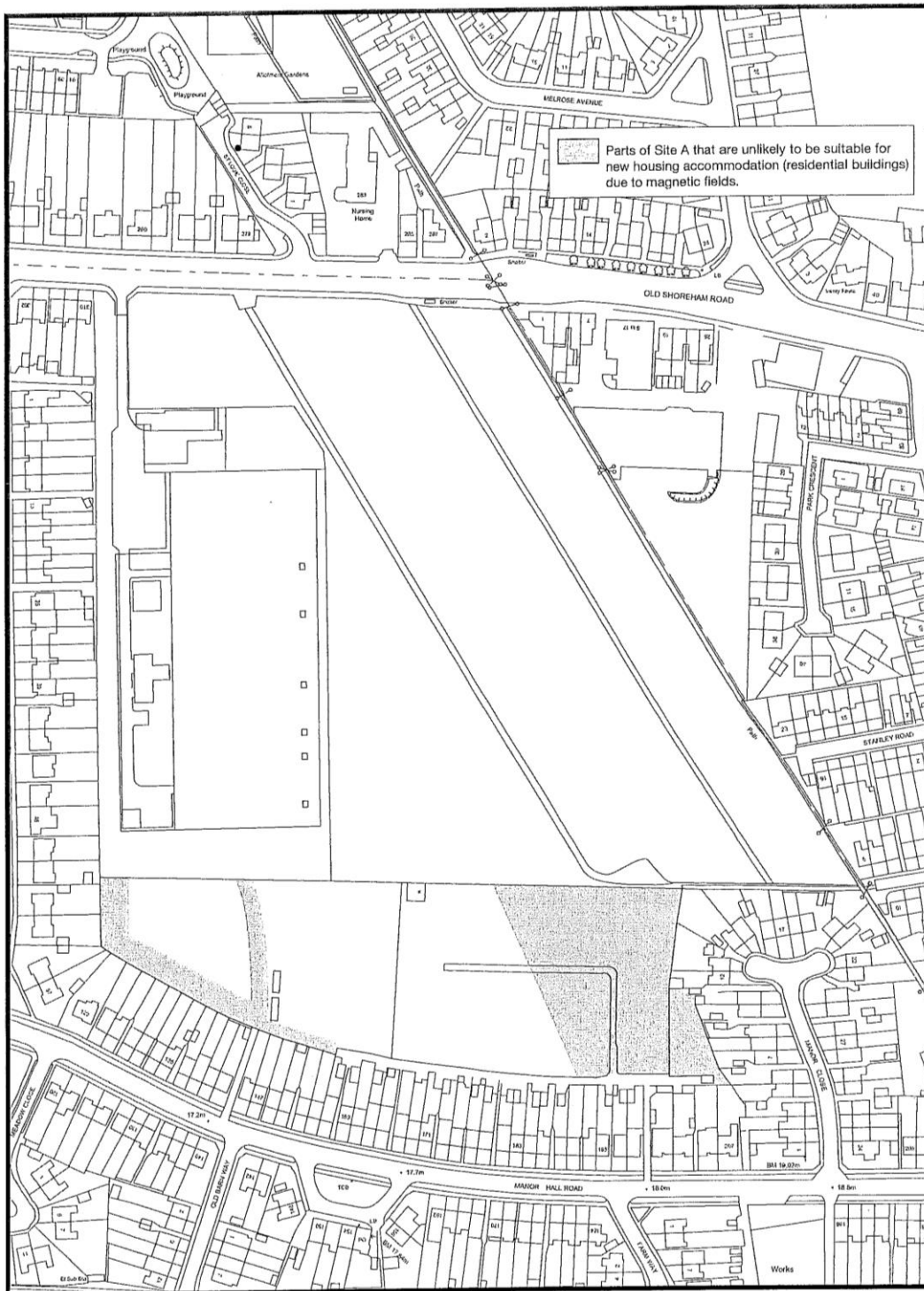


FIGURE 7

Eastbrook Farm/ Manor Hall Road
Allotments and Adjoining Land
Magnetic Fields

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⁸ Eastbrook Farm / Manor Hall Road Allotments and Adjoining Land Joint Planning Guidelines Consultation Draft, (Heper Dixon, 2005)

Appendix 4: Planning Application Requirements⁹

The following list provides an indication of what an application is likely to require:

- Planning Statement
- Urban Design Statement
- Design and Access Statement
- Accessibility Statement
- Biodiversity Statement
- Sustainability Statement
- Transport Assessment
- Travel Plan
- Sunlight and Daylight Assessment
- BS 4142 Noise Assessment
- Electro-magnetic survey and assessment (based on ICNIRP standard)
- Environmental Impact Assessment – this may be required depending on the scale and scope of development proposed.

⁹ These may be subject to change or negotiation. For the most up to date requirements, contact Development Management at planning@adur-worthing.gov.uk