

Main Planning Information

- The site is suitable for a mixed use redevelopment which should include 2,000 sq m of office floor space with opportunity for ancillary residential uses
- The wider area is intended to form part of a new business quarter delivering 20,000 sq m of new office floorspace
- There are heritage designations in the wider vicinity – Brighton Station including train sheds (Grade II* Listed) and the West Hill, North Laine and Valley Gardens Conservation Areas
- At ground floor level, 'active' frontages and an improved public realm would be important elements in meeting the objectives of the London Road Masterplan to provide a vibrant, safe and successful urban environment
- A 2013 capacity assessment included a review of this site and the adjacent Blackman St site



Further Planning Information

- [London Road Central Masterplan 2009 – Supplementary Planning Document \(SPD10\)](#)
- [Brighton & Hove Local Plan 2005](#) - Local Plan Map; [QD19 \(Greenways\)](#); [SU2 \(energy, water and materials efficiency\)](#); [TR1 \(travel demand\)](#); [TR5 \(sustainable transport corridors and bus priority routes\)](#); [HE3 & HE6](#) – (Development within or affecting the settings of conservation areas & listed buildings respectively)
- [Submission City Plan Part 1 2013](#) – see policies DA4 (New England Quarter and London Road Area), CP1 (Housing Delivery), CP3 (Employment Land)
- [Tall Buildings \(2004\) - Supplementary Planning Guidance \(SPGBH 15\)](#)
- [Sustainable Building Design SPD 08](#)
- [LDF Background Studies](#) – including Urban Design - Site Capacity Assessments
- [Developer Contributions Technical Guidance](#)

The above list of documents and policies demonstrate the summary planning position for this site only; it is not necessarily a comprehensive list.

This is one of a series of notes that have been prepared to provide a summary of planning policy and other issues of relevance to the development of strategically important sites in Brighton & Hove. It is not, however, a formal planning policy document and the information it contains does not fetter the discretion of the council as Local Planning Authority.

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Development Management Site Schedule 2014 Update