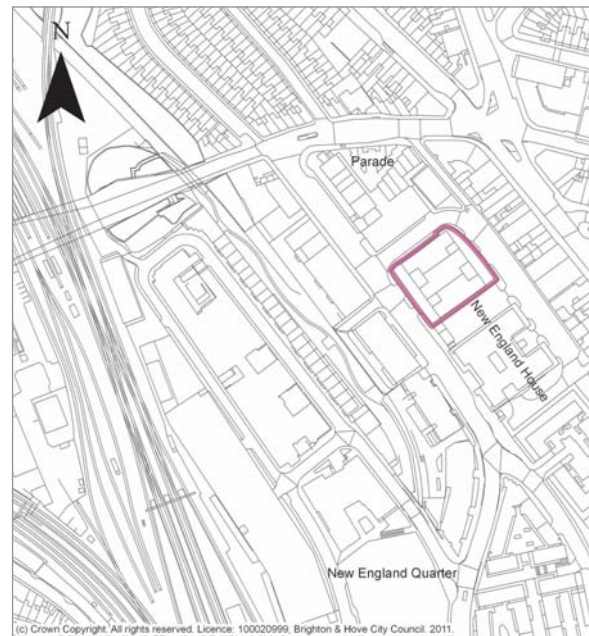


# Trade Warehousing (Longley Industrial Estate), 4-6 New England Street, Brighton

## Key facts

- Total area - 0.22 Ha
- Location - A central Brighton site, at the edge of the New England Quarter
- Ownership - Spen Hill Developments have a long lease on the site; Brighton & Hove City Council own Freehold



## The Site

Longley Industrial Estate is located on the edge of the recently redeveloped mixed use area known as the New England Quarter and just to the west of the [London Road Town Centre](#) between New England House and Vantage Point, which are both subject to proposed refurbishment and potential redevelopment respectively. The built footprint of these low rise light industrial trade warehousing units occupies the entire block on the corner of New England Street, round into Elder Place.

The [existing policy position](#) for the wider New England Street Business Area (consisting of this site and its neighbour, New England House) seeks industrial/ business uses and managed media/starter units.



## Access

The site benefits from good road and public transport links through its close proximity to London Road (A23), a [sustainable transport corridor and bus priority route](#) and links to the New England Quarter. Pedestrian access can be gained from Brighton station in around 10 minutes walking time. There are direct national coach links to Gatwick/Heathrow and beyond from Preston Circus.

## Redevelopment opportunities

To help guide development in the wider area, the council has prepared a Masterplan [Supplementary Planning Document \(SPD\)](#) (adopted in 2009) which seeks regeneration and an improved environment and public realm.

This site has good potential redevelopment opportunities. The site could be redeveloped as a [freestanding office scheme](#), through, for example, a taller, high quality office building with mixed use, attractive and active ground floor uses, as New England Street is part of a [node which may be suitable for taller buildings](#). Furthermore, it could be included within a [comprehensive redevelopment of Vantage Point/Elder Place](#) to the north.

## Main Planning Issues

- The Masterplan envisages an employment-led mixed use redevelopment, perhaps in conjunction with Vantage Point.
- At ground floor level, active frontages and an improved public realm are important factors in achieving the Masterplan's objectives for the area.

### See also

- Vantage Point and Circus Parade, Brighton
- New England House, New England Street, Brighton



## Further Planning Information

- [London Road Central Masterplan \(2009\) - Supplementary Planning Document \(SPD10\)](#)
- [London Road Urban Characterisation Study](#)
- [Brighton & Hove Local Plan 2005; Local Plan Map;](#)  
[Policy EM1-identified employment sites \(New England Street Business Area\);](#)  
[Policy SU13-Minimisation and re-use of construction industry waste;](#)  
[Policy SU2 Efficiency of development in the use of energy, water and materials;](#)  
[TR1 Development and the demand for travel; Policy TR5 Sustainable transport corridors and bus priority routes](#)
- [Tall Buildings \(2004\) - Supplementary Planning Guidance \(SPGBH 15\)](#)
- [Site Waste Management Plans \(SWMP\)](#)
- [Sustainable Building Design SPD 08](#)
- [Sustainability Checklist](#)
- [Employment Land Study \(2006\); Employment Land Study Update \(2009\)](#)

*The above list of documents and policies demonstrate the summary planning policy 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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