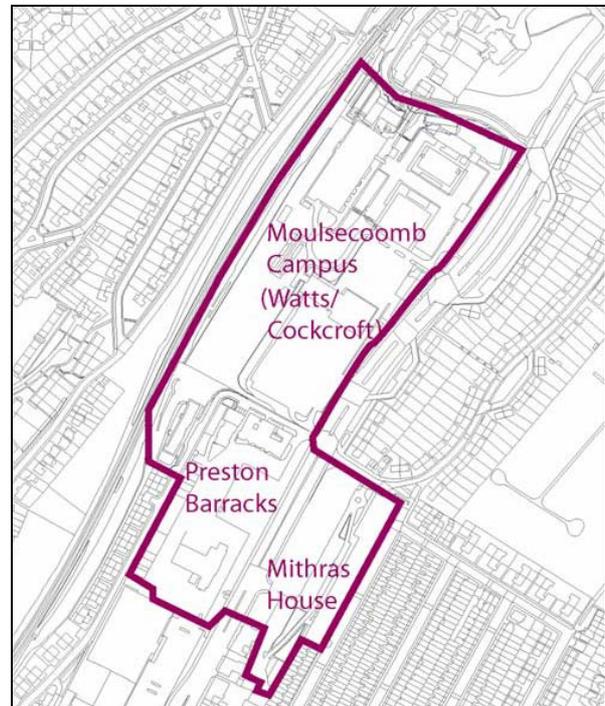


Preston Barracks and University of Brighton (Moulsecoomb Campus) – Lewes Road, Brighton

Key facts

- **Area:** Preston Barracks site 2.2 Ha; Mithras House site 1.3 Ha; Moulsecoomb Campus (Watts/Cockcroft) 5.1 Ha
- **Location** – 1.5 miles north east of Brighton City Centre
- **Ownership** – Brighton & Hove City Council; the University of Brighton (Mithras House and Moulsecoomb Campus)



The Site

This development area covers three distinct landholdings lying either side of the Lewes Road (A270) – to the west lies the former Preston Barracks site and the University of Brighton's Moulsecoomb campus; to the east is the University's Mithras House. Lewes Road forms the floor of a valley – each of the three sites front onto Lewes Road but step upwards in intervals further from the road as the valley rises.



Access

The A270 Lewes Road a [sustainable transport corridor and bus priority route](#). It connects with the A27, a major east-west distributor road linking with Hastings to the east and Portsmouth to the west. The road forms part of the Sustrans on-road cycle land [Regional Route 90](#).

Moulsecoomb railway station lies immediately to the north east of the Moulsecoomb campus and is part of the South Coast railway on the Brighton – Eastbourne line.

Redevelopment Opportunities

A [planning brief](#) was approved in 2011 to take forward a shared redevelopment vision between the council and the University of Brighton. This seeks a mixed use, integrated neighbourhood across the development area with pedestrian and cycle links to the adjacent railway station and residential areas. This site is also a Strategic Allocation in the [Submission City Plan](#) 2013 within the Lewes Road Development Area, the city's academic corridor. Land uses promoted in the planning brief and supported by the Submission City Plan include office/employment, higher education, housing, student housing and ancillary uses (including retail).

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Main Planning Information

- A 2011 Planning Brief has been adopted to guide redevelopment
- This site is a Strategic Allocation in the Submission City Plan
- Lewes Road has been identified as one of a number of corridors with potential for taller buildings



Further Planning Information

- [Lewes Road \(Preston Barracks and University of Brighton\) Planning Brief 2011](#)
- [Brighton & Hove Local Plan 2005](#) – [Local Plan Map](#); [Policies EM2 \(high-tech and office uses\)](#); [EM9 \(Key mixed use sites\)](#); [EM17 \(Preston Barracks\)](#); [EM18 \(University of Brighton\)](#); [SU2 \(energy, water and materials efficiency\)](#); [TR1 \(travel demand\)](#); [TR5 \(sustainable transport corridors and bus priority routes\)](#); [NC4 \(Sites of Nature Conservation Importance\)](#); [QD19 \(Greenways\)](#)
- [Tall Buildings \(2004\) Supplementary Planning Guidance \(SPGBH 15\)](#)
- [Submission City Plan Part 1 2013](#) – including Policy DA3 Lewes Road
- [LDF Background Studies](#)- Supporting Evidence for the City Plan
- [Sustainable Building Design SPD08](#)
- [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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