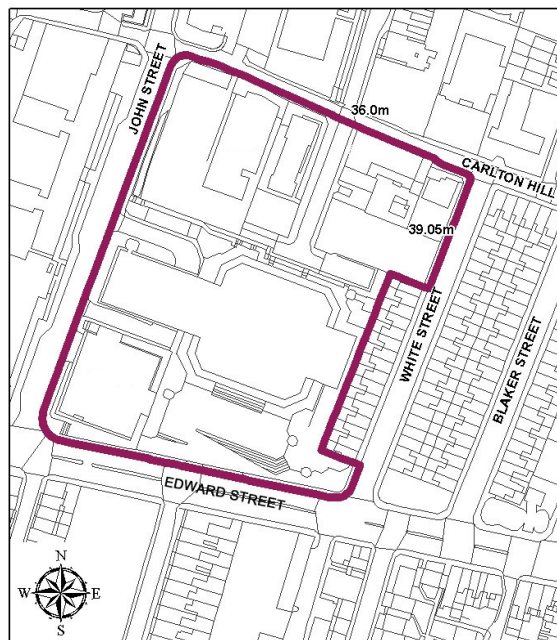


Edward Street Quarter, Brighton

Key facts

- Total Area - 1.74 Ha
- Location – eastern edge of Central Brighton
- Ownership: Various, including American Express



The Site

The site is located at the eastern end of central Brighton, and takes in the area bounded by Edward Street, White Street and John Street, close to the Sussex Police Headquarters and the Law Courts. It includes the Job Centre and the new, purpose built American Express European Headquarters and their adjacent former HQ building 'Amex House', scheduled for demolition by 2016. Existing residential and commercial uses surround the site, with Carlton Hill rising up to the north.

Access

Edward Street is a [Sustainable transport corridor and bus priority route](#), which links directly to Grand Parade where the A23 from London, A270 from Lewes and A259 east west coast road all converge. The area is well served by citywide bus services and direct, national coach links are available nearby from Pool Valley Coach Station.

The site is within walking distance of the city centre, the seafront and Brighton mainline station. Mighell St (which falls within the northern part of the site) is to be reinstated as a pedestrian through route once Amex House is demolished

Redevelopment opportunities

The council is currently preparing a planning brief to act as an update to [SPD04](#), adopted in 2006 to help guide development in the wider area, but which has been effectively

superseded by the material changes resulting from the redevelopment of the new Amex European HQ and intended demolition by 2016 of the old Amex House, as required through planning consent [BH2009/01477](#).

The site is allocated in the [adopted Brighton & Hove Local Plan](#) for [office use](#). Further to this, the [Draft City Plan](#) (policy DA5) identifies this area as a strategic development site and seeks an employment-led redevelopment that can deliver in the region of 30000 sq m of employment and 165 residential units with improvements to the public realm and sustainable transport infrastructure improvements. Current work on the planning brief is testing the capacity of the site to accommodate this amount of development. A consultation draft version of the brief is expected to be published in autumn 2012.



Main Planning Issues

The Local Planning Authority's policy position looks toward an employment-led, comprehensive approach to site redevelopment

[The Strategic Housing Land Availability Assessment](#) recognises the potential of the site to deliver 165 dwellings in the medium term.

Nearby [heritage issues](#) and a listed building at 34-35 Mighell Street are to be taken into account



Further Planning Information

- [Edward Street Quarter 2006 Supplementary Planning Document SPD04 Brighton & Hove Local Plan 2005 - Local Plan Map](#); [Policy EM2 \(Sites identified for high-tech and office uses\)](#); [TR1 Development and the demand for travel](#); [Policy TR5 Sustainable transport corridors and bus priority routes](#); [HO2 Affordable Housing – 'windfall sites'](#); [HO3 Dwelling type and size](#); [HO4 Dwelling densities](#); [HO5 Provision of private amenity space in residential development](#); [HO6 Provision of recreation space in housing schemes](#); [HO13 Accessible housing and lifetime homes](#); [HE1 Listed buildings](#); [HE3 Development affecting the setting of a listed building](#); [HE6 Development within or affecting the setting of a listed building](#); [SU2 Efficiency of development in the use of energy, water and materials](#); [SU13 Minimisation and re-use of construction industry waste](#); [SU14 Waste management](#)
- [East Cliff Conservation Area](#)
- [Sustainable Building Design SPD 08](#)
- [Sustainability Checklist](#)
- [Site Waste Management Plan](#)
- [Draft City Plan May 2012](#) – see policies DA5 (Eastern road and Edward Street), CP1 (Housing Delivery), CP3 (Employment Land) and subsequent City Plan editions
- [Background Studies](#) including [Employment Land Study \(2006\)](#); [Employment Land Study Update \(2009\)](#) and subsequent Employment Land Study updates
- [Strategic Housing Land Availability Assessment – see Dec 2011 update](#) and subsequent updates
- [BH2009/01477](#)
- [Urban Characterisation Study](#)

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.

Contact information:

Alan Buck, Planning Projects Manager Email:
alan.buck@brighton-hove.gov.uk
 Tel: 01273 292287

For employment planning issues and the emerging City Plan:
 Helen Gregory, Principal Policy Advisor / Local Development,
helen.gregory@brighton-hove.gov.uk,
 Tel: +44 1273 292293