

# Hollingdean Depot, Brighton

## Key facts

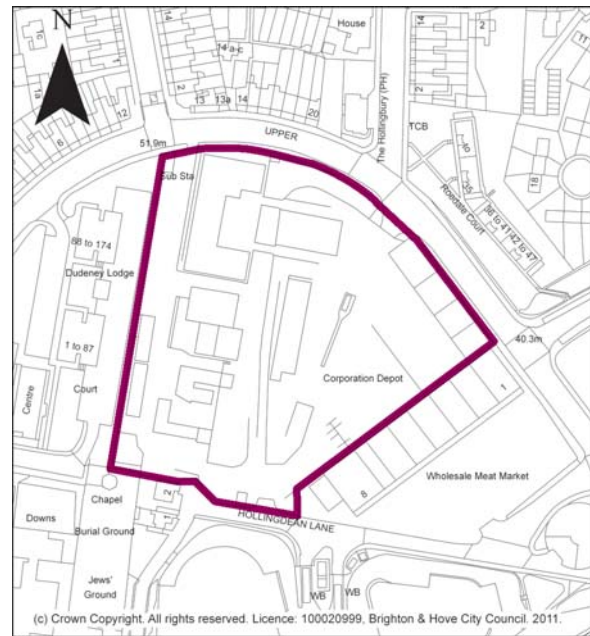
- Total area - 1.7Ha
- Location - North West of City Centre
- Ownership - Brighton & Hove City Council

## The Site

Hollingdean Depot is an inner urban site immediately south of the residential area of Hollingdean. The site is currently used as a depot for vehicles and operations by Brighton & Hove City Council. There is a significant change in levels as the site slopes downhill from west to east. To the west of the site are residential tower blocks, to the east is a waster transfer station and materials recovery facility, with a railway (South Coast line) running immediately to the south.

## Access

The site is located between the Lewes Road (A270) Vogue Gyratory and Ditchling Road, Brighton. The site is well served by public transport links, with London Road railway station (part of the South Coast line) under 700metres away and various bus routes running close to the site. The Depot has two access points, the principal point being on the north side of the site from the Upper Hollingdean Road with a secondary access onto Hollingdean Lane.



## Redevelopment opportunities

The council is considering options to redevelop its Depot. The buildings on the site are ageing, dating back to the 19th century. A temporary measure has been to provide temporary portacabins on site. Leases in the adjoining Meat Market are due to expire in 2016, providing a good opportunity to consider a wider redevelopment option.

One potential option for the site's redevelopment would be to consider a land exchange that re-provided replacement depot facilities in a new location.

The site is allocated in the adopted local plan for [industrial and business development](#). Changes in land levels, creative design and integration of new undercroft development may provide opportunities for increasing the development capacity of the site.

The site could provide the space for uses that are complimentary to the adjacent [Waste Transfer Station](#) and Materials Recovery Facility.

## Main Planning Information

- The site is part of a wider landholding allocated for [industrial development](#) in the adopted local plan. The eastern part of this site has been developed and now forms the waster transfer station/materials recovery facility.



- The allocation of the site for employment-related development has been confirmed by more recent [studies](#).
- Development of the site would need to continue to provide for council depot facilities, either on site or in an appropriate location elsewhere in the city.
- The effect of past activities undertaken on the site requires further investigation.



### Further Planning Information

- [Hollingdean Depot & Abattoir Site Brief 2004 - Supplementary Planning Guidance \(SPGBH 17\)](#). Please note: this guidance has been partially implemented with the Waste Transfer Station and Materials Recovery Facility in 2008. A Planning Brief for the depot site (Area A on the map) is under development to update SPGBH17.
- [Urban Characterisation Study](#)
- [Brighton & Hove Local Plan 2005 - Local Plan Map, Policy EM1 \(Identified employment sites \(industry and business\)\); Policy SU2 Efficiency of development in the use of energy, water and materials; Policy SU11 Polluted land and buildings; TR1 Development and the demand for travel](#)
- [Planning Policy Statement 10 - Planning for Sustainable Waste Management \(PPS10\)](#) March 2011
- [Sustainable Building Design SPD 08](#)
- [Sustainability Checklist](#)
- [Site Waste Management Plan](#)
- [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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