

Woollards Field South

Key facts

- Total area: 0.9 Ha
- Location: The north-east edge of Brighton
- Ownership: East Sussex County Council



It is a [sustainable transport corridor and bus priority route](#) and forms part of the Sustrans on-road cycle lane Regional [Route 90](#). Within walking distance is Falmer train station which is part of the South Coast railway on the Brighton-Eastbourne line. Access for vehicles, pedestrians and cycle lanes provided for The Keep can be used to serve new development at Woollards Field South.

The Site

This greenfield site lies between the Lewes Road and the railway line, within the boundary of the [Built-Up Area](#) of Brighton & Hove. It lies to the south of '[The Keep](#)' - an approved scheme for a Historical Resource Centre for East Sussex and Brighton & Hove Council and to the north of a proposed area of [informal public open space](#) which is being provided and planted by the developers of The Keep.

Access

The site has good access links. It sits close to the A27, a major east-west distributor road linking with Lewes and Hastings to the east and Portsmouth to the west. The adjacent Lewes Road (A270) follows a direct route from the A27 to the centre of Brighton.



Redevelopment opportunities

The site is an allocated employment site for [high tech and office uses](#). This is the remaining undeveloped area of a larger site allocation for [high tech and office use](#). An [Illustrative Masterplan \(Option 3\)](#) (see pages 16-20) has been completed for the whole of the Woollards Field site as part of adjacent planning approval for 'The Keep' ([BH2010/03259](#)) and demonstrates that the site is able to provide a useful amount of high tech and office employment space.

Main Planning Information

- The Local Plan recognised that this space should be used to provide sufficient [high tech and office land use](#), alongside a consideration of [urban open space](#).
- Woollards Field was declared surplus to requirements in 1990 after use as overflow playing fields.



Further Planning Information

- [Illustrative Masterplan Option 3](#) within planning application [BH/2010/03259](#) (the approval for 'The Keep'; an adjacent development at Woollards Field)
- [Lewes Road Urban Characterisation Study](#)
- [Brighton & Hove Local Plan 2005 - Local Plan Map](#),
[Policy EM2 Sites identified for high-tech and office uses](#);
[Policy QD20 Urban Open space](#); [Policy TR1 Development and the demand for travel](#);
[Policy TR5 Sustainable transport corridors and bus priority routes](#);
[HE6 Development within or affecting the setting of conservation areas](#);
[Policy SU2 Efficiency of development in the use of energy, water and materials](#)
- [Open Space, Sport and Recreation Study \(2008/2009\)](#) - see amenity green space;
[Open Space Study Update Report March 2011](#) and [Appendices 1, 2, 3, 4, 5, 6](#);
- [Employment Land Study 2006](#); [Employment Land Study update 2009](#)
- [Site Waste Management Plans](#)
- [Sustainable Building Design SPD 08](#)
- [Sustainability Checklist](#)

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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