

# Patcham Court Farm, Brighton

## Key facts

- Total area – 1.4 Ha
- Location – northern rural fringe of Brighton
- Ownership – Brighton & Hove City Council

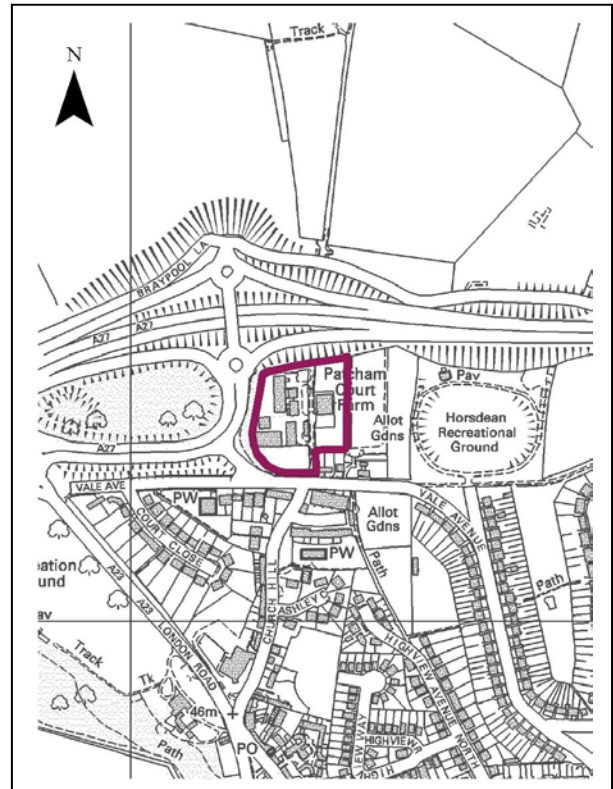
## The Site

This site was originally part of a wider agricultural landholding which became physically divided due to the development of the A27 bypass in the late 1980s/early 1990s. The site has been redundant for agriculture since that time.

The site is located on the edge of the city's built up area, bounded to the east by allotments and to the north and west by the A27. The South Downs National Park lies to the north of the A27.

## Access

The site has excellent road transport links due to its location adjacent to the A27/A23 interchange. The A27 is the major east-west route linking Brighton and Hove to Hastings to the East and Southampton to the West. The A23 is the main route north to London, becoming the M23 in the vicinity of Crawley.



The site itself benefits from a separate access point off Vale Avenue, which feeds into the A27/A23 junction

## Redevelopment opportunities

The City Council is seeking to dispose of a long leasehold interest in Patcham Court Farm.

The site is available for a comprehensive redevelopment which seeks to provide the city with extra B1 employment floorspace

## Main Planning Issues

- The council's planning policy seeks [B1 employment floorspace](#) on the site
- Developers are strongly advised to discuss their proposals with the Highways Agency as traffic stacking issues occur at peak hours close to the A27/A23 junction.
- The Patcham Conservation Area lies to the south

## Main Planning Issues (CTD)

- The site is prominent in views from the South Downs National Park to the north
- The council has prepared an informal planning advice note to aid the marketing of the site



### Further Planning Information

- [Brighton & Hove Local Plan 2005 – Local Plan Map](#); [Policy EM2 Sites identified for high-tech and office uses](#); [Policy SU2 Efficiency of development in the use of energy, water and materials](#); [Policy QD1 Design – quality of development and design statements](#); [Policy QD3 Design – efficient and effective use of sites](#); [Policy QD17 Protection and integration of nature conservation features](#); [Policy QD19 Greenways](#); [TR1 Development and the demand for travel](#); [TR5 Sustainable transport corridors and bus priority routes](#); [HE3 Development affecting the setting of a listed building](#); [HE6 Development within or affecting the setting of conservation areas](#); [HE12 Archaeologically sensitive areas](#)
- [Sustainable Building Design SPD 08](#)
- [Sustainability Checklist](#)
- [Site Waste Management Plan](#)
- [Employment Land Study \(2006\)](#); [Employment Land Study Update \(2009\)](#)
- [CP3 Employment Land of the Draft City Plan Part One](#)

*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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Development Management Site Schedule 2012  
[www.brighton-hove.gov.uk/majorprojects](http://www.brighton-hove.gov.uk/majorprojects)