

**Patcham Court Farm,
Vale Avenue**

BH2022/02232



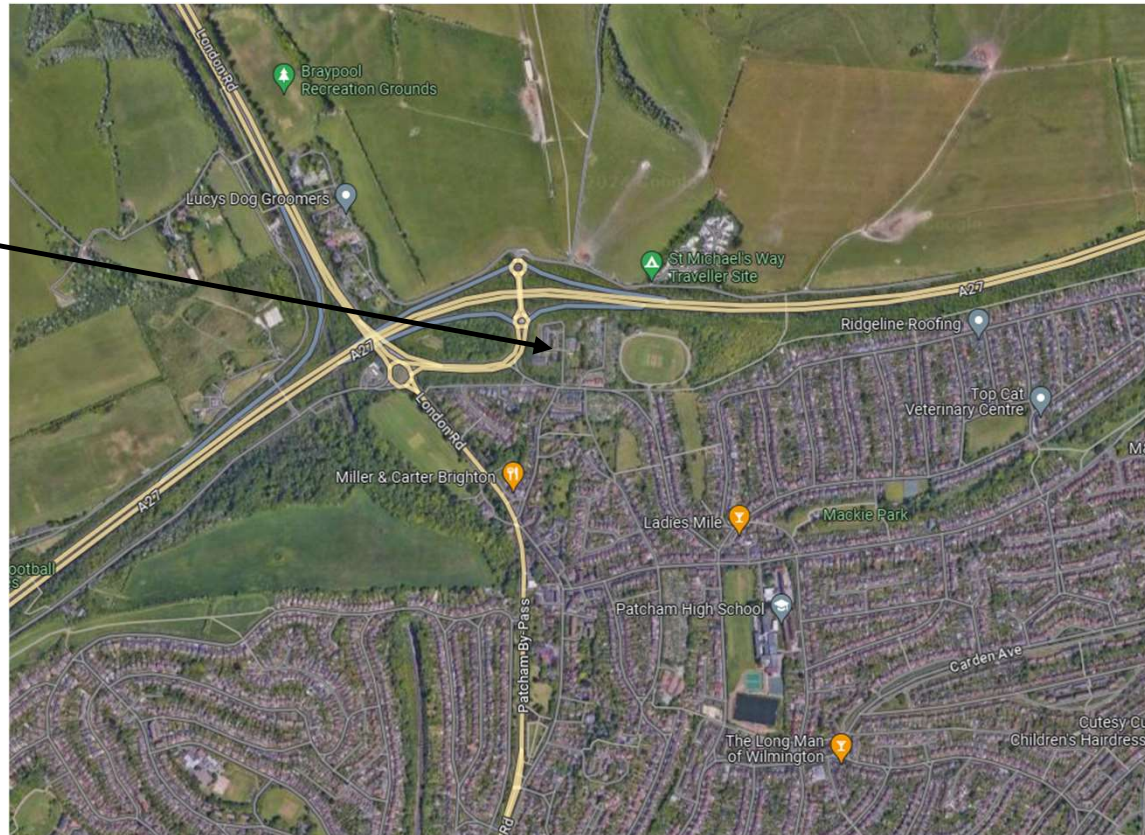
**Brighton & Hove
City Council**

Application Description

- Demolition of existing buildings and erection of storage and distribution (B8) building with associated access, parking, landscaping, re-grading of land, enclosures and infrastructure works and an express vehicle maintenance facility

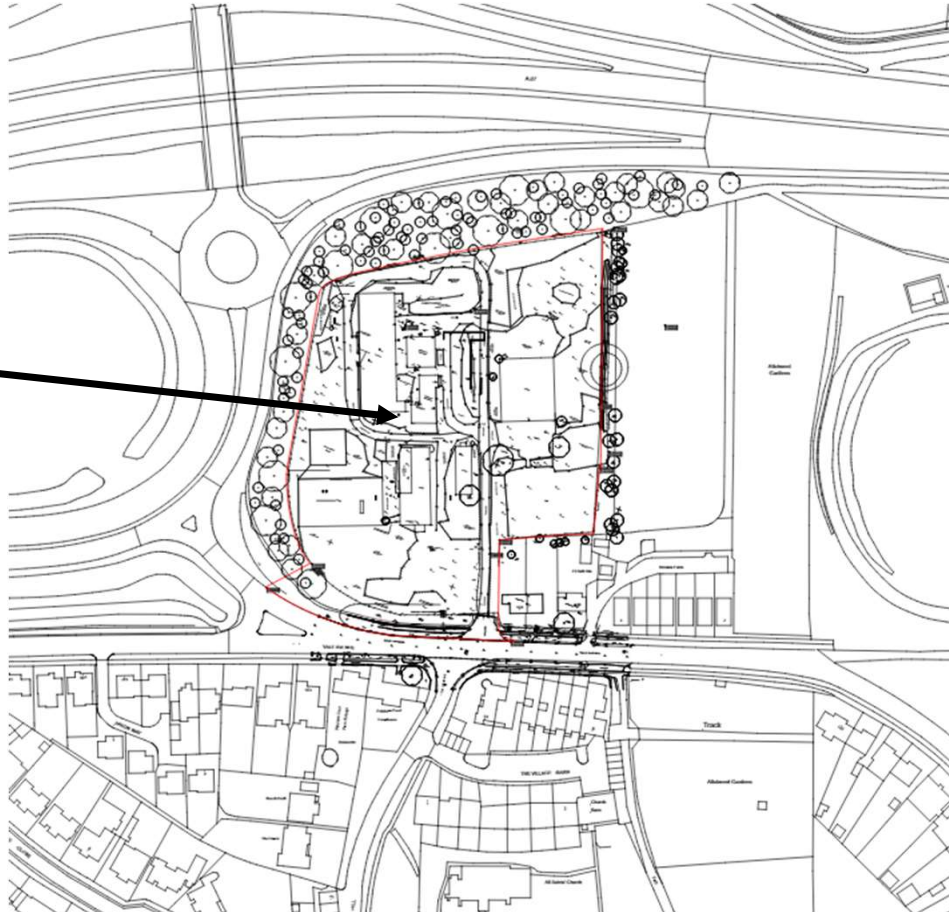
Map of application site

Site



Location Plan

Site



BDO-HLM-00-00-DR-A-0000 Rev C



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Aerial photo of site

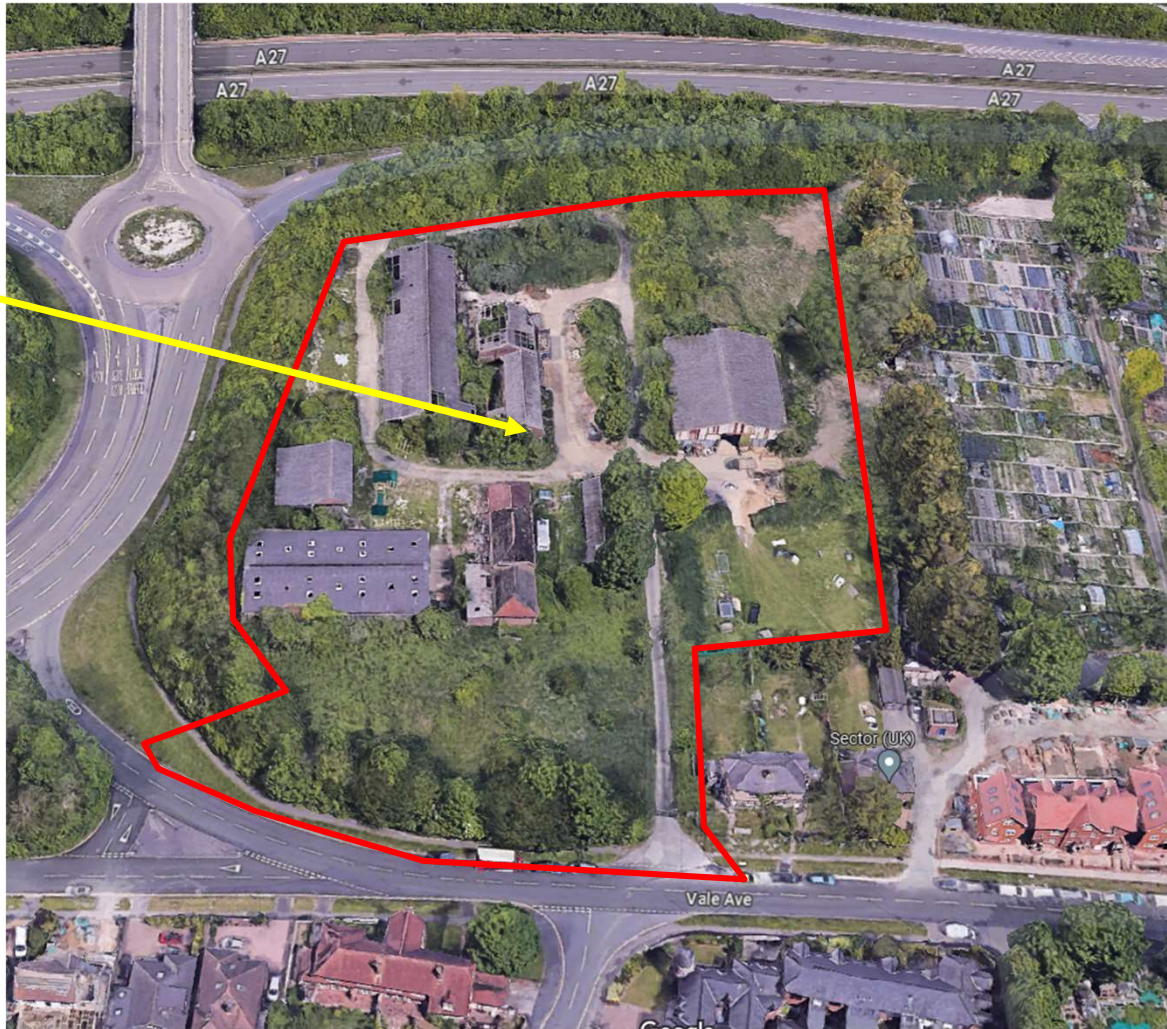
Site
Site



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3D Aerial photo of site

Site

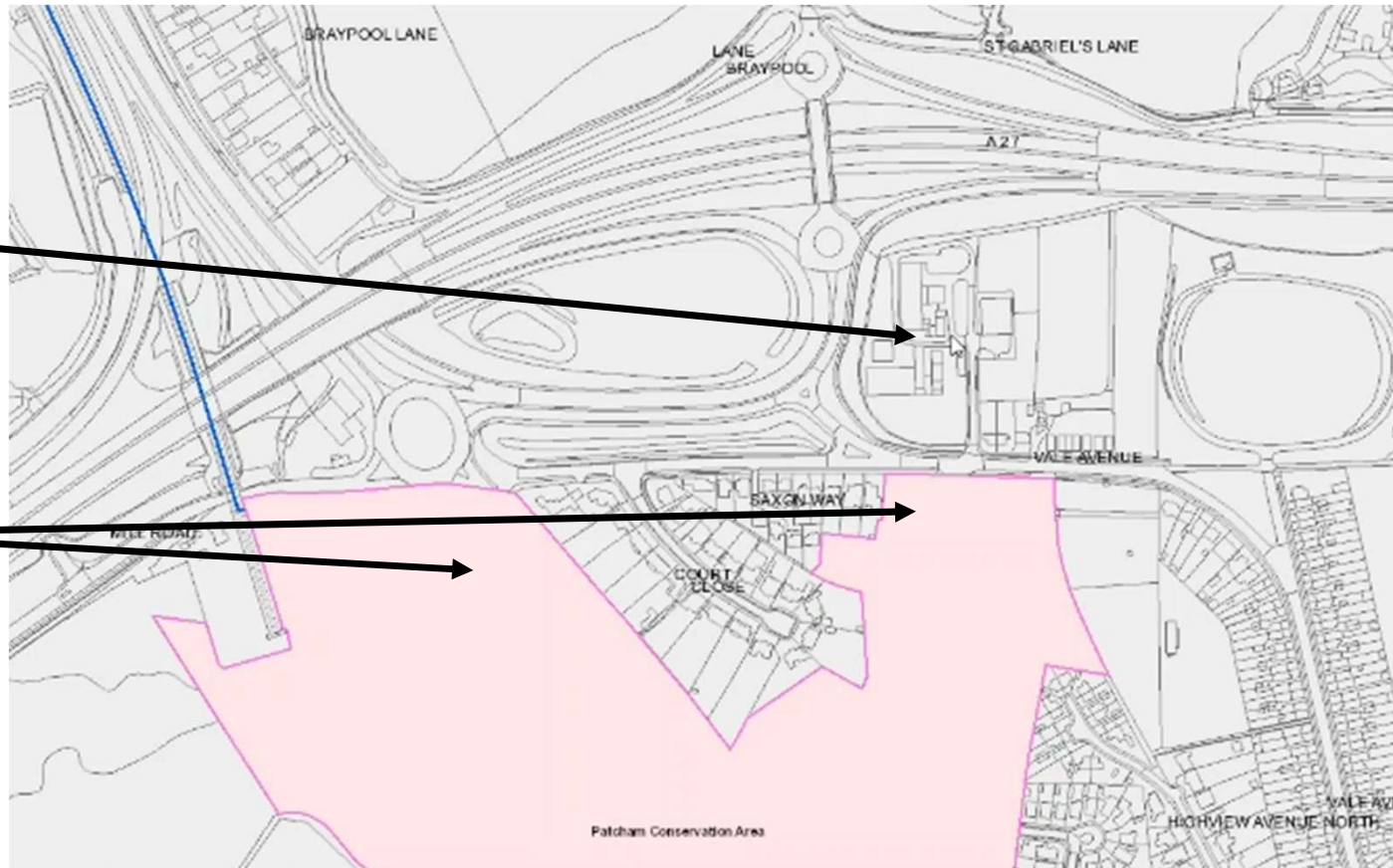


Extent of Patcham Conservation Area

Area

Site

CA



Street photo from Vale Avenue facing west towards A27/A23, site on right hand side



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Street photo from Vale Avenue facing east, site to left of photo



Street photo from Vale Avenue facing west towards site, entrance to Church Hill on left



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Street photo from Church Hill

south of site from Church Hill, facing north



Site Photos



1 - aerial view of derelict northern barns and views from site



2 - View of tenanted property on site



3 - Tree buffer to allotments



4 - Derelict northern barn

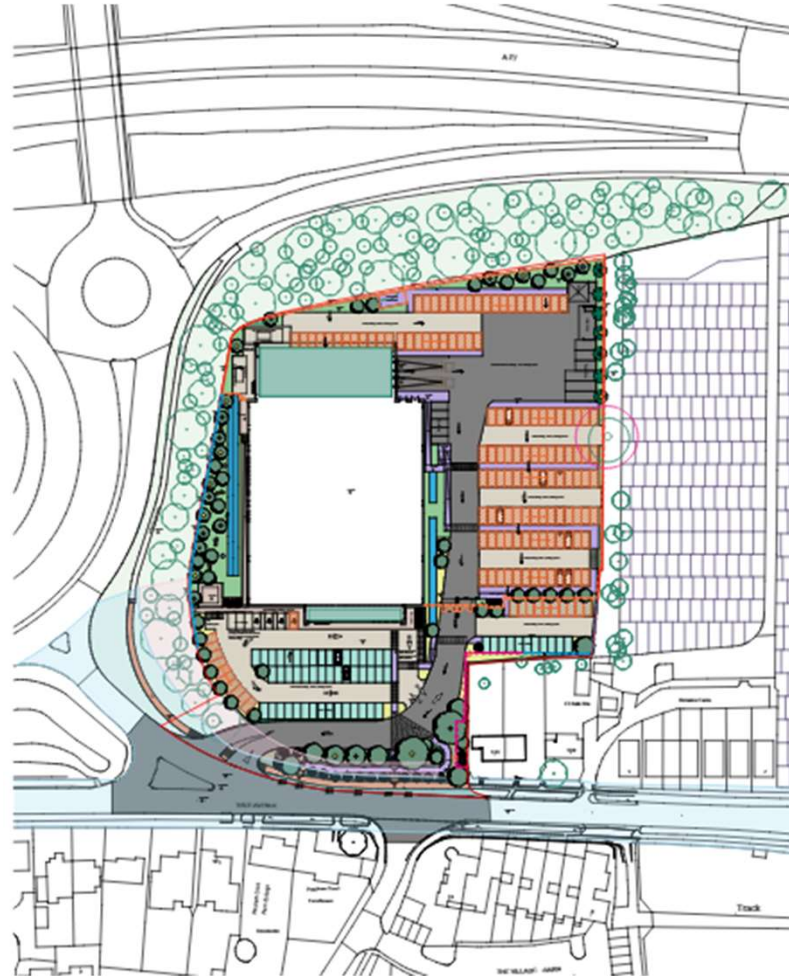


5 - Derelict Southern farmhouse



6 - Second floor views to the South Downs

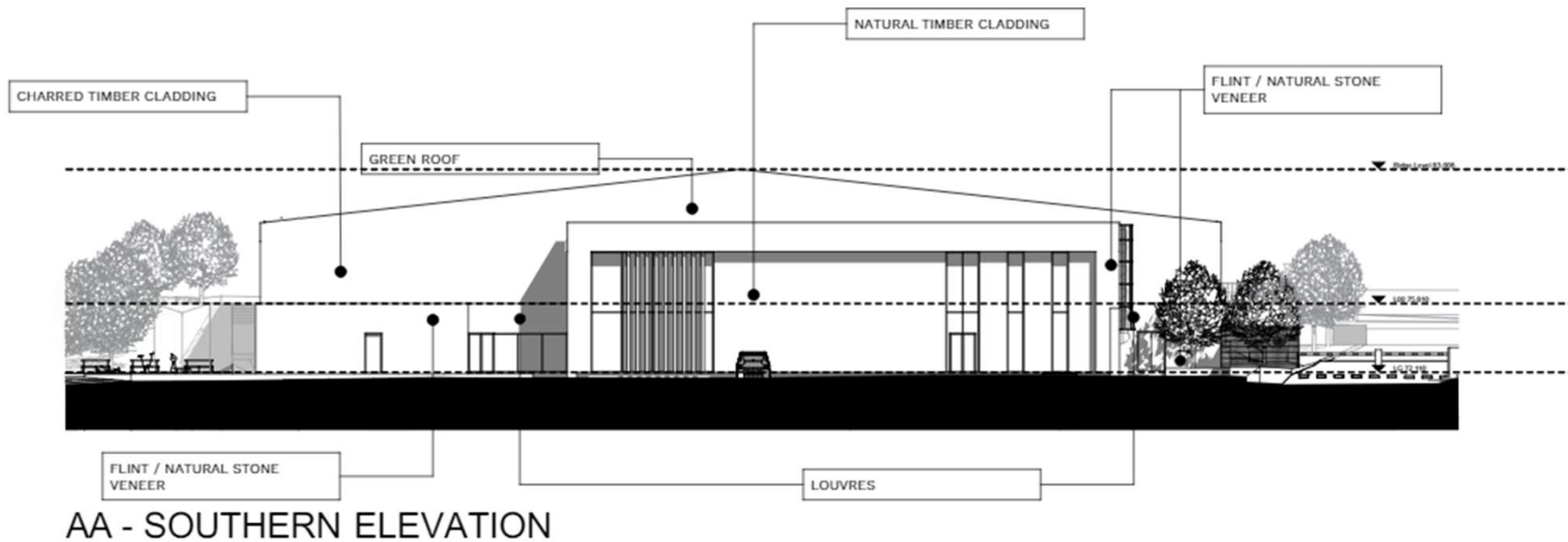
Proposed Block Plan



15

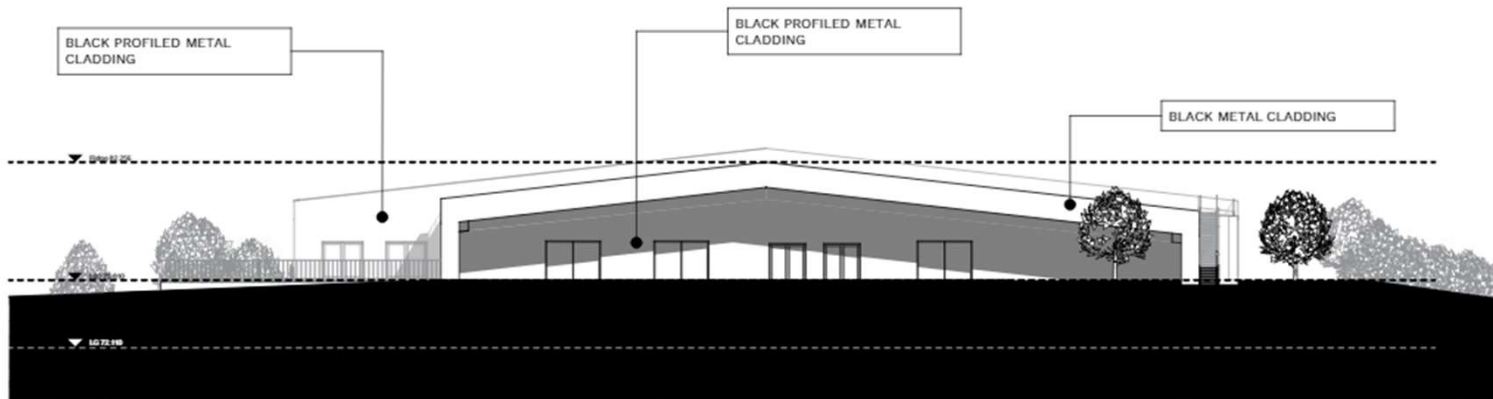
BDO-HLM-01-00-DR-L-0001

Proposed Front Elevation



BDO-HLM-01-ZZ-DR-A-0031 I

Proposed Rear Elevation

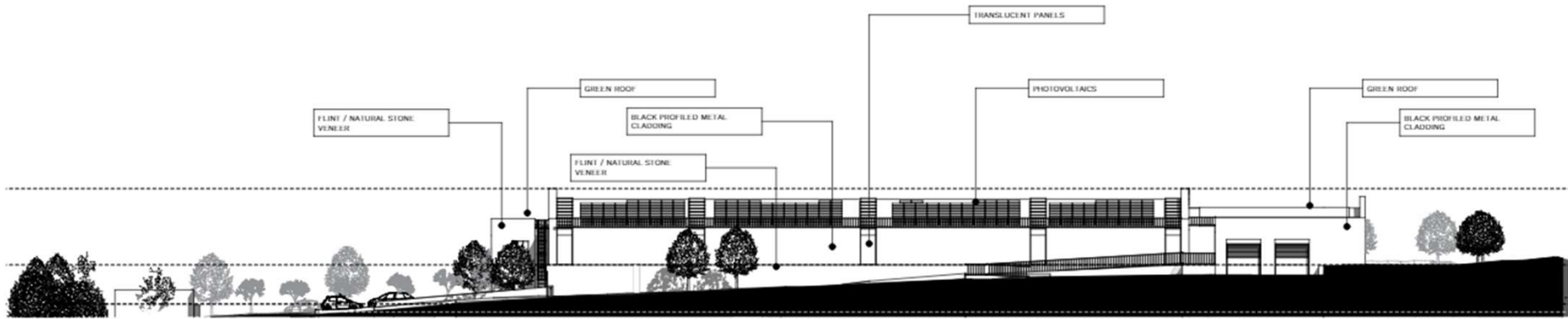


CC - NORTHERN ELEVATION

BDO-HLM-01-ZZ-DR-A-0031 |

Proposed Side (East) Elevation

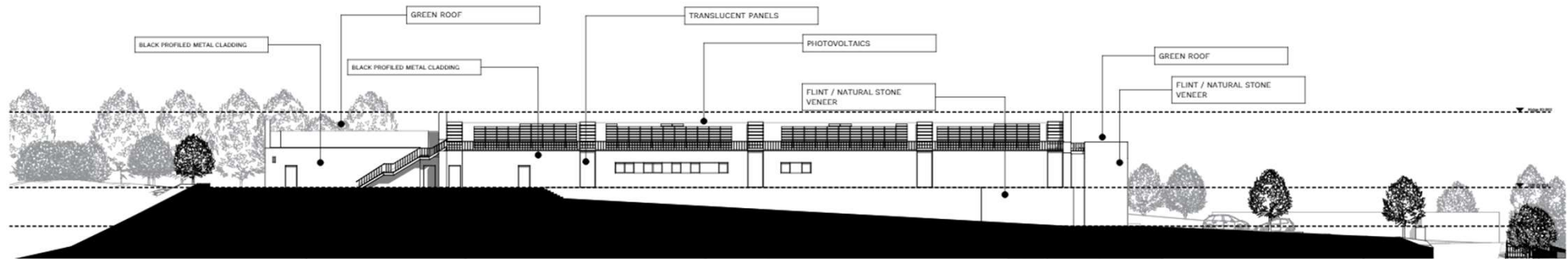
18



BB - EASTERN ELEVATION

Proposed Side (West) Elevation

19



Proposed Contextual Front Elevation

20



Proposed Visuals



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Proposed Visuals



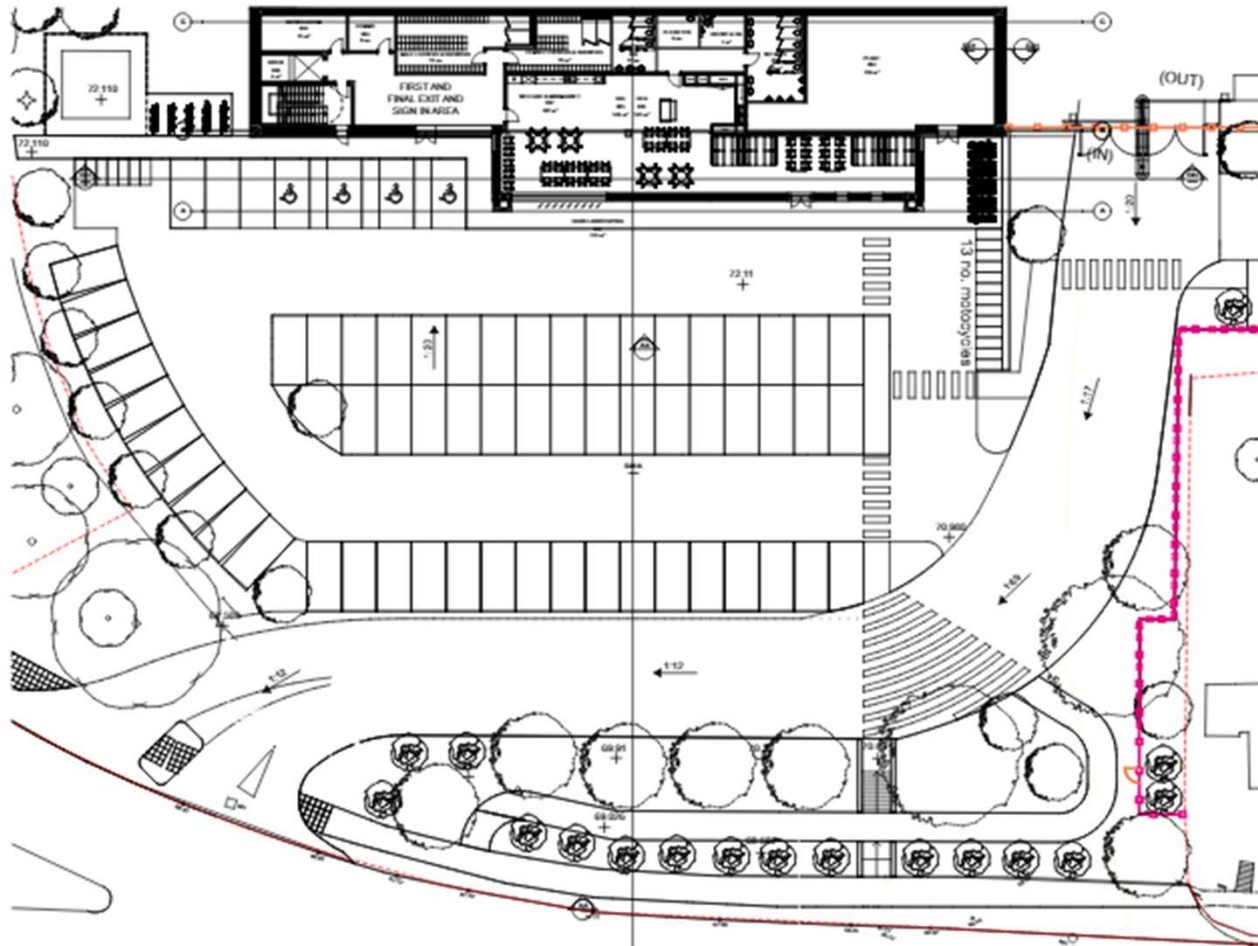
Proposed Visuals from Rear

Elevational Treatment
Artists Impression of view from rear of site



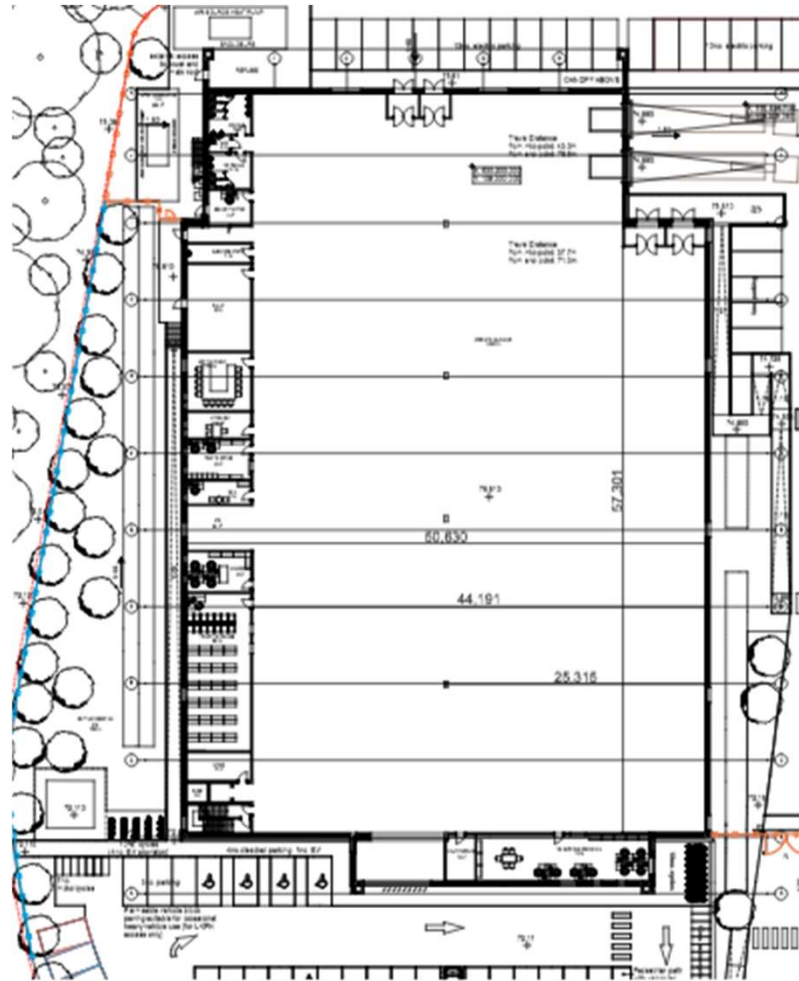
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Lower ground floor



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Ground floor



Access details and highway improvements



Representations

Objections from **1163** individuals received, issues raised:

Principle of development

- Storage and distribution use (Planning Use Class B8) proposed on site allocated for office development (Class B1 - now Class E(g)).

Transport and Highway impacts

- Congestion, road safety issues on local roads and strategic road network; overspill car parking; detrimental impact on the condition of the roads.
- Too close to A27 junction - will create obstructions especially when used by HGVs which will struggle to navigate small roundabout;
- Employee travel survey is out of date;
- Car parking survey inaccurate as gas works being carried out; overestimates available parking spaces; underestimates that required;
- Cycling to site unlikely as at top of hill; routes from bus stop dangerous and distant so unlikely to bus; no clear paths
- Significantly less sustainable than existing city centre Royal Mail sites;
- Baseline traffic surveys inaccurate due to covid (2021) and bad weather (2023);.
- National Highways and Local Highway Authority comments inaccurate or incorrect.

Environmental impact:

- No guarantee Royal Mail vans will be electric.
- Detrimental impact on the environment including the ecology of the site; air, light and noise pollution; loss of a green space.
- Contamination of the drinking water supply as over aquifer and groundwater Source Protection Zone.
- Will exacerbate existing groundwater and surface water flooding issues in Patcham.
- Will worsen existing land stability issues – site contains a number of sinkholes, too heavy for ground.

Representations

Appearance and Impact on Heritage Assets

- Impact on the character and appearance of the area - overdevelopment, inappropriate height, size, scale; substations out of keeping;
- impact on Conservation Area, nearby listed buildings and Scheduled Monument from buildings, lighting, traffic/vehicles.

Impact on Residential Amenity

- Introduction of 24/7 industrial use in residential setting inappropriate, will impact on physical/mental health, quality of life, sleep;
- Too close to residential properties;
- Loss of privacy;
- In other areas Royal Mail have objected to new residential development close to their delivery offices – clearly not compatible with nearby residential uses.

Other Issues Raised

- Amendments to proposal do not address previous objections.
- No extra job creation, just relocating existing jobs.
- Insufficient consultation by the applicant.
- Inconsistent, misleading or incorrect reports submitted by the applicant.
- Restrictive covenant on the land prevents it being developed for the proposed use.
- Loss of tourism.
- No benefits to local residents.
- Use is likely to change and expand in the near future.
- Detrimental impact on property values [not a material planning consideration]

Objections also received from former MP Caroline Lucas, Ward Councillors McNair and Meadows

Representations

Representations in **support** from **13 individuals** on the following grounds:

- Excellent use of a long vacant site which will reduce traffic through the centre of town.
- Far fewer properties affected than current city centre sites.
- Will reduce the number of HGVs on London Road.
- Less pollution in the town centre.
- Site not in quiet residential area. Noise from the A27/A23 is constant;
- May be disruption for local residents whilst the structure is built but worse when motorways constructed.
- Design excellent, sympathetic to surroundings.
- Great location for sorting office.
- Access to the site on Vale Avenue but near A27 roundabout so limited noise impact on residents.
- Will free up sites in the city centre for housing.
- Will create jobs in the area.

Key Considerations in the Application

- Principle of development
- Design, appearance, layout, scale and heritage
- Impact upon neighbouring amenity
- Transport
- Drainage and contamination
- Biodiversity
- Air Quality
- Landscape and arboriculture
- Sustainability

Conclusion and Planning Balance

- Storage and distribution use justified in accordance with Policy CP3 of the City Plan Part One given lack of market interest in developing site for office use and high level of jobs associated with proposal
- Would facilitate relocation of existing Royal Mail sites in Brighton & Hove and redevelopment of these sites for housing and employment
- Building of generally acceptable scale, form, massing and design.
- Some impact on Patcham Conservation Area and other heritage assets due to increased intensity of use, amount of parking provision and lighting. However, harm considered to be less than substantial and can be weighed against the public benefits of the proposal, specifically that it would help to ensure a large employer would remain in the City, retaining jobs and benefitting Brighton & Hove's economy, as well as helping to facilitate the release of key sites in the City centre for employment and housing.
- Not considered that proposed development would have unacceptable impact on amenities of neighbouring properties in respect of outlook, privacy, noise, and lighting, subject to conditions to help mitigate/reduce such potential impacts.
- Whilst notable impact on biodiversity on site, the proposal can meet 10% BNG through combination of on-site and off-site provision.
- To reduce risk of flooding and prevent contamination of water supply, drainage of the site will not be via infiltration but will instead include impermeable geocellular storage and attenuation with flow controls to slow down the rate of discharge to the manhole on Vale Avenue and London Road.
- Subject to appropriate conditions regarding landscaping and lighting, it is not considered that the proposal would have a significant impact on the landscape, including the South Downs National Park.
- Proposal incorporates a number of sustainability measures to achieve BREEAM 'Outstanding' which is welcomed.
- Therefore considered that the proposed development complies with national and local planning policies.
- **Recommend: Minded to Grant subject to s106**



S106 Heads of Terms

Transport

- Travel Plan covering a minimum 5 year period including objectives, targets, actions, measures/incentives to reduce single occupancy trips by motor vehicles, and monitoring fees.
- S106 transport contributions including the following:
 - £64,790 contribution to the Junction 4 Patcham Interchange A27 Trunk Road works
 - Commuted sum for non-standard elements proposed in the S278 scheme (to be agreed)
 - 1 no. real time bus information display for the delivery office staff canteen area
 - Contribution to / agreement with B&H Buses to support diversion of the early morning bus route 5/5a to stop outside the development for a minimum period of one year

S106 Heads of Terms

Transport

- Highway Works including the following:
 - Closure of existing access and replacement of existing crossover with footway and verge
 - Creation of new site access
 - Vale Avenue amendments between new site access and A27 link road
 - Construction of new footway on north side of Vale Avenue crossing new site entrance
 - Up to 2no. pedestrian crossings on Vale Avenue
 - Widening of footway along key pedestrian routes from bus stops, Church Hill, and Vale Avenue (both sides)
 - Widening of footpath link at end of Vale Avenue/A23 to incorporate cycle access
 - Pedestrian refuge on A23 to support cyclist access of footpath link
 - Markings and signage on Vale Avenue and A23 to support new cycle access
 - Details of any areas of the public highway to be stopped up around the site entrance
 - Improvements to bus stops serving the site
 - Addition of a new set down only bus stop to serve the site entrance
- S278 Agreement details

S106 Heads of Terms

Air Quality

- Air Quality Appraisal Damage Cost contribution of £33,626 to be spent on air quality related mitigation measures for the proposed development.

Ecology

- Commitment to provide off-site Biodiversity Net Gain (BNG) within a 30 year period via an Ecological Design, Management and Monitoring Strategy (EDMMS)
- A fee of £19,505 for the Council to monitor BNG provision over a 30 year period.

Employment and Training

- Developer contribution of £20,725 to support training and apprentice placements
- Employment and Training Strategy