

Patcham Court Farm, Vale Avenue BH2025/02142

3rd December 2025



Brighton & Hove
City Council

Application Description

- ▶ Application to vary conditions 1, 9, 10, 11, 12, 13 and 30 of planning permission BH2022/02232 (as amended by BH2025/01893) to allow for revisions to approved storage and distribution building and site layout.

Map of Application Site



The site

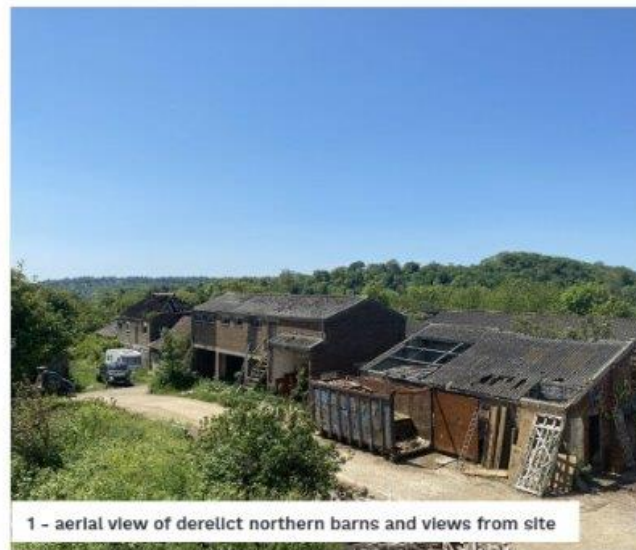
Aerial Photo of Site



3D Aerial Photo of Site



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

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



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



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



Approved and Proposed Block Plan

Site Plan - Consented Scheme



Site Features

1. Additional Southern Tree Planting
2. External Welfare Zone
3. Sloped Landscape Including Swale
4. Air Source Heat Pump Compound
5. Tree Planting and Swale to Border Allotments
6. Eastern Landscape Belt Including Swale
7. Green Acoustic Fence and Hedge Planting to Shield Adjacent Properties

8. Additional Northern Buffer Planting
9. Border Planting to Operational Parking to Limit Views In
10. Staff Car Park Including Tree & Hedge Planting
11. Operational Parking & Yard
12. Secure Access Barrier

Site Plan - Proposed Scheme



Changes to the Site

Minor changes to the site are proposed, resulting from the requirement to make the operational yard level with the operational floor.

The proposed changes include:

A. Dock leveller and operational yard moved south to implement consistent 1:20 access gradient, living green visual barrier added.

B. Secure access barrier omitted, and gate moved west towards main site entrance at Vale Avenue.

C. Building lowered by 1.65m in the street scene and retaining walls introduced along site boundaries.

D. Wash / air / water points/ generator omitted.

E. ASHF compound rationalised and vegetated acoustic fence added to southern location.

F. Substation relocated.

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Approved and Proposed Roof Plan

Roof Plan - Consented Scheme



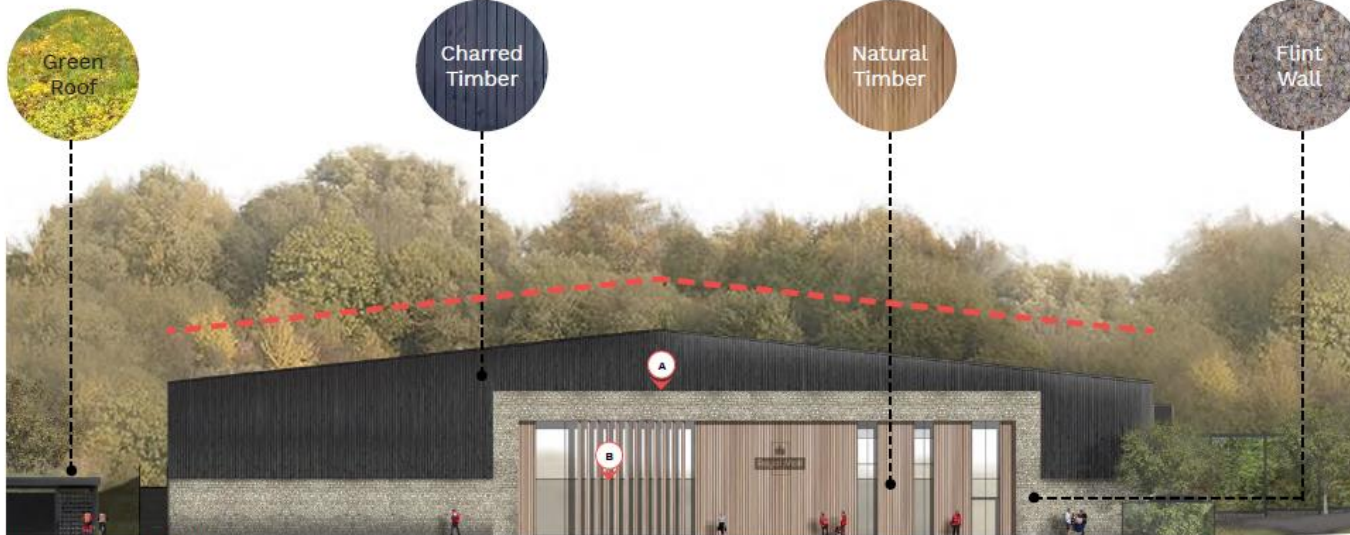
Roof Plan - Proposed Scheme



Approved and Proposed Front Elevation



Consented South Elevation

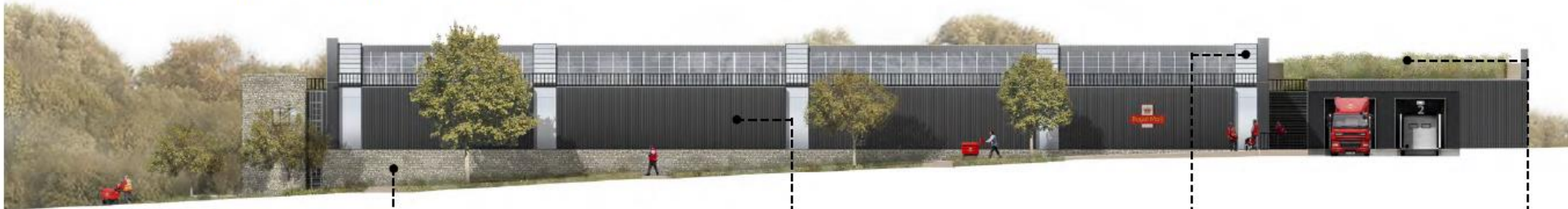


Proposed South Elevation

Approved and Proposed East Side Elevation

04: GA Drawings

Eastern Elevation – Consented & Proposed Scheme



Consented East Elevation



Flint Wall



Profiled Metal Cladding



Translucent Cladding Panels



Green Roof



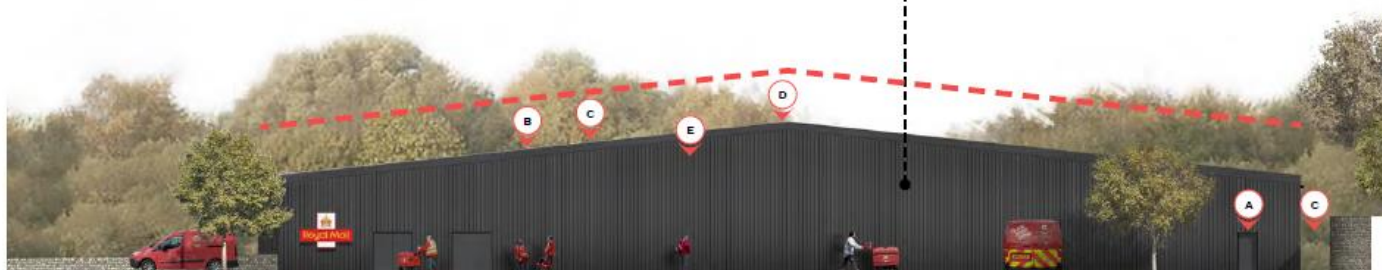
Proposed East Elevation

Approved and Proposed Rear Elevation



Consented North Elevation

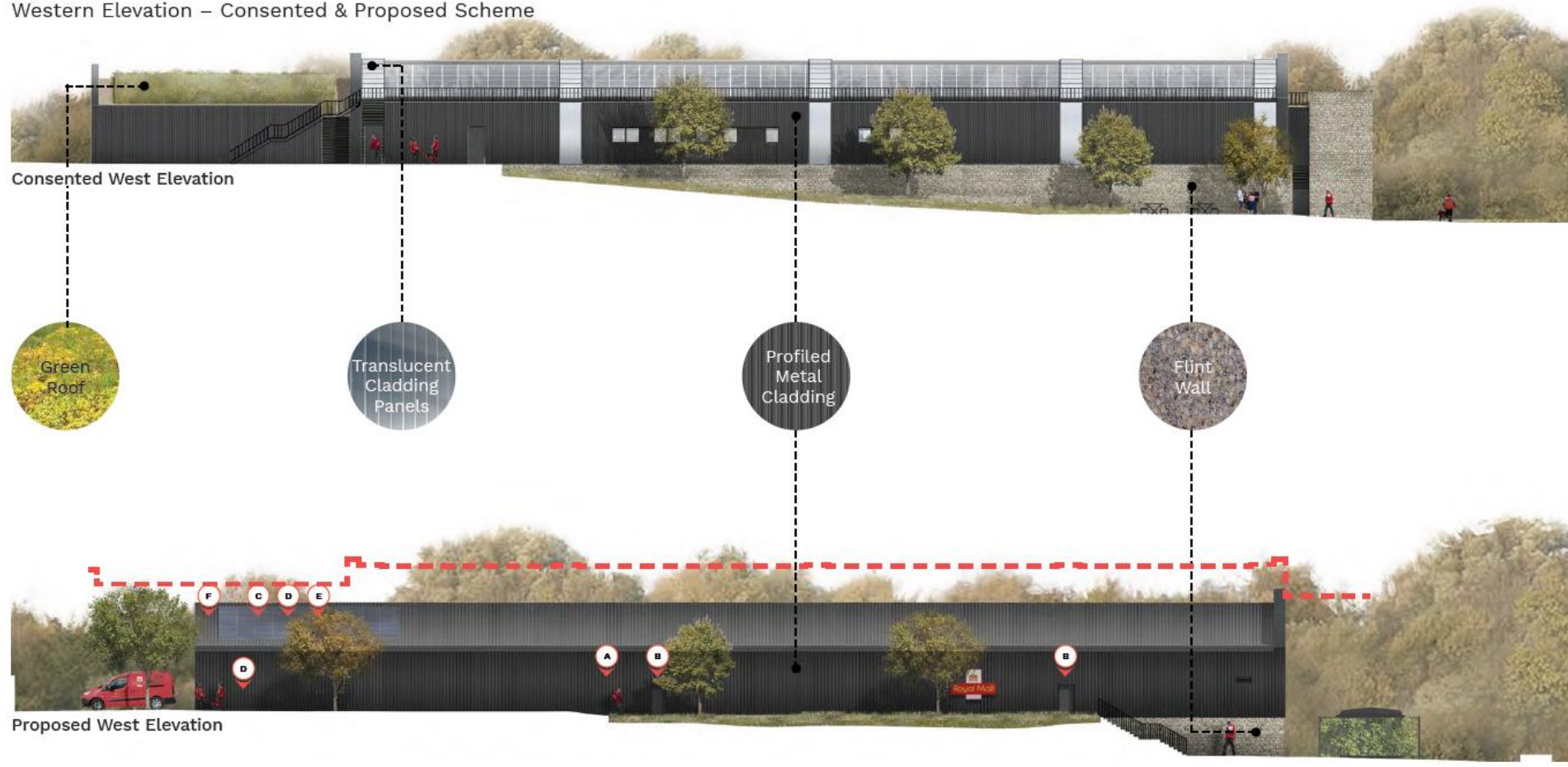
Profiled
Metal
Cladding



Proposed North Elevation

Approved and Proposed West Side Elevation

Western Elevation – Consented & Proposed Scheme



Proposed Visual - Front



Proposed Visual – East side



Representations

- ▶ **Eight (8)** representations have been received objecting to the application for the following reasons:
- ▶ The relocation of the HGV docking yard further south will bring it closer to properties on Vale Avenue and the Village Barn. HGVs will be manoeuvring through the day and night with loud engine noises as well as 'Vehicle Reversing' warnings.
- ▶ Much of the design aesthetic has been stripped back to make this cheaper
- ▶ The development will be much more visible from Vale Avenue.
- ▶ Continue to object to the danger to life this development creates. The road is incredibly busy and the scheme ill thought through.
- ▶ The huge metal gates and fence that will now be visible from the street are not in keeping with the conservation area, nor is the whole development.
- ▶ Loss of PV panels
- ▶ The green wall only covers the loading bay and not the manoeuvring area.
- ▶ The changes move the proposed development closer to the southern boundary and therefore more visible from the road.
- ▶ Challenge the validity of the bat survey.
- ▶ **Councillors McNair and Councillor Meadows** also objected to the proposal.

Key Considerations

- ▶ Principle of development
- ▶ Design, layout appearance, scale and heritage
- ▶ Impact on amenity - particularly outlook and noise
- ▶ Sustainable transport
- ▶ Sustainable drainage and contamination
- ▶ Biodiversity, landscape and arboriculture
- ▶ Sustainability

Conclusion and Planning Balance

- ▶ Both individually and cumulatively, it is not considered that the proposed amendments would have unacceptable impacts on design, layout, appearance, scale, and heritage; impact on neighbouring amenity; sustainable transport; sustainable drainage and contamination; biodiversity; landscape and arboriculture; and sustainability.
- ▶ Whilst the relocation of the HGV docking area, expanded security fencing, reduction in PV panels, and net loss of green roof and loss of other landscaping features are considered to have negative impacts on the overall scheme, the degree of these impacts is limited and not considered to justify a refusal of planning permission.
- ▶ Any impacts are balanced against the more positive amendments proposed including the lowering of the site and a reduction in the height of the main distribution building, and the changes to the location and length of the accessible path-from Vale Avenue which allows for a greater amount of landscaping/vegetative screening along the front boundary.
- ▶ The proposal would therefore, on balance, not conflict with national or local policies and is recommended for approval, subject to the proposed planning conditions, and the S106 agreement for application BH2022/02232 which also applies to this application.

Recommend: Approval

