

EM2 Sites identified for high-tech and office uses

Planning permission will be granted for high-tech business uses or general office uses, Use Classes B1 (a) and (b), as indicated, on the following sites:

Site name	Area in ha	Indicative uses
Falmer Business Park	6.5	High-tech and office business uses
Village Way North	3.6	University and related employment use if not required for Community Stadium, see Policies EM20 and SR23
Alliance House, Orchard Road	3.29	Offices or high-tech business uses
Preston Road (125-163)	1.96	Offices and/or high tech business uses
Preston Barracks (part site)	1.8	High-tech, innovations centre/high-tech starter units, university related uses, starter business units. See also Policies EM17, EM9 and EM18
Amex House and adjacent land (Mighell Street/Carlton Hill/ John Street)	1.74	Office uses
Patcham Court Farm	1.4	High-tech business uses and offices
University of Brighton, Watts site	0.89	High-tech, innovations centre and university uses, see policy EM18
Preston Road (87)	0.46	Office uses
Portland Street / Church Road	0.32	Office uses (mixed use site, see policy EM9)
Blackman Street	0.13	Office uses
Air Street	0.08	Office uses, (mixed use site)
Brighton Station Site (mixed use)	6.9 (part)	Mixed use site including business / industrial use, workshops, starter units and live work units (amounting to 19,843- 26,941sq.m). See also policies EM1, EM9 and EM13
Circus Street (part)		Office uses - (mixed use site, see policy EM9)

Small-scale B1 (c) and B2 uses will be acceptable in appropriately designed starter units on the identified sites.

Any development on the sites within the Area of Outstanding Natural Beauty/countryside must be imaginatively designed in a manner that integrates the development with the natural landscape.

Development of the site at Village Way North will be permitted for high tech university related employment use or for university purposes, provided that applicants can demonstrate that suitable brownfield sites within the campuses have been developed.

- 5.20 Until recently there has been an oversupply of vacant, poor quality office floorspace that depressed the rental level locally for all offices. This, in turn, limited the rental that could be charged for new offices and meant that there was no financial incentive for developers to refurbish or replace out of date and run down old buildings with well designed modern offices.
- 5.21 It was estimated in the 1998 'Employment Land Study' that there was sufficient land available for office and high-tech developments at the beginning of the plan period in 2001 but there was a potential for a shortfall in office floorspace by 2011. Sites have been identified to meet the identified short fall in employment land for offices and high tech businesses. The take up of land and premises will be monitored closely to ensure there is an adequate supply throughout the Local Plan period.
- 5.22 The Plan identifies sites close to the universities, or readily accessible from them, for high-tech offices and business incubator units to support the concept of the 'Academic Corridor.' It is intended that they will provide accommodation for new businesses to establish themselves and grow, as well as attract new high-tech business from further afield with links to the universities or using graduate expertise.

