

DA 2 – Brighton Marina and the Black Rock site



Supporting Documents:

Sustainable Community Strategy - 2006
 Refreshed Local Area Agreement -2007
 Black Rock Development Brief SPG -2001
 Brighton Marina SPG - 2003
 Brighton Marina PAN - 2008
 Tall Buildings SPG -2004
 Tourism Strategy - 2008
 Hotel Futures Study -2007
 Retail Study - 2006
 Economic Strategy - 2005
 Employment Land Study - 2006
 City Sports Strategy - 2006
 Public Space Public Life Study - 2007
 Urban Characterisation Study - 2007
 Open Space, Sport and Recreation Study - 2008
 Local Transport Plan - 2006
 Strategic Flood Risk Assessment - 2008
 Beachy Head to Selsey Bill Shoreline
 Management Plan – First Review 2007

Context

2.30 Brighton Marina is situated at the base of the cliffs to the east of the city centre. It was created in the 1970's and now functions as an independent component of the urban area. The Marina contains a mix of housing, shopping, commercial, leisure and recreational buildings, together with yacht moorings and a working harbour which creates a unique marine character. The Marina is identified as a District Centre in the city's retail hierarchy (See Policy CP15) The majority of retail activity takes place in the Merchant's Quay and at the Asda superstore. Whilst the District Centre contains a range of bars, restaurants and factory outlet stores related to its wider recreation and leisure role it lacks the full range of shops and services found typically in District Centres.

2.31 The Marina does not benefit from a coherent urban form, the public realm areas of the Marina are particularly poor and the buildings do not create a sense of place. The long term aspiration of the council, set out in the adopted Brighton Marina SPG20, is to address the deficiencies of the Marina by encouraging an improved urban structure which creates easier and more attractive access for pedestrians and cyclists, reduces the impact of car-borne visits, extends the "seafront" up to and around the Marina and creates visual links with the sea from the Marina. The adopted SPG identified opportunities to introduce additional retail, leisure, office and residential floor space at the Marina and identified the following priorities:

- make the most efficient use of previously used and underused land
- achieve a truly mixed use location with a critical mass of residents to ensure that there is a comprehensive range of viable services and facilities
- reach a scale of development such that key public transport, pedestrian, community, and service improvements can be made
- ensure a highly sustainable location can be created enabling the number and length of car journeys to be minimised, and

- that the opportunity to utilise the space above the spending beach should be explored.

2.32 The Marina has a number of different landowners and there is significant development interest in the Marina. The Outer Harbour (Brunswick Developments) scheme was approved in June 2006. A scheme for the Inner Harbour - the Explore Living scheme was submitted to the Council in September 2007. Both of these schemes are mixed use which, if they are realised, will entail a significant proportion of residential development coming forward in the future. Development should conform with the adopted SPG and the 2008 Brighton Marina masterplan.

2.33 The Black Rock site is situated to the west of the Marina and has been identified in the Brighton & Hove Local Plan and SPG5 for development of a recreation and leisure facility. A scheme, which is currently at the pre-application stage, is proposed for a sports arena and comprises a multi purpose indoor events arena with two Olympic sized ice pads, one of which will be for public ice skating. The arena will be able to host a variety of events including sport (particularly ice hockey and basketball), concerts and shows. The scheme also includes a residential element. A formal planning application is expected to be submitted by the developer in the near future. The Gas Works site to the north of the Marina has been identified in the Brighton & Hove Local Plan for housing and employment uses, and there are potential opportunities to link future mixed use development on this site to the wider Marina area.

Local Priorities

2.34 The following local priorities have been identified for the development area:

- To ensure that the regeneration of the Marina is comprehensive and conforms with an updated masterplan approach to avoid piecemeal development.
- To enhance the transport infrastructure at the Marina through the provision of a transport interchange, Rapid Transport System (RTS) and improved emergency vehicle access.
- To create cohesive sustainable communities by ensuring that new development has the necessary social infrastructure in place to support these communities, including health, education (primary school places), youth and community facilities
- To protect and enhance the areas marine character and role for marine-related leisure, recreation and employment opportunities.
- To ensure new development accords with the Strategic Flood Risk Assessment findings regarding flood risk and Shoreline Management Plan and relevant coastal defence strategies regarding coastal defences.
- To take advantage of the Marina's coastal location to maximise opportunities for large-scale zero and low-carbon energy technologies, including the potential for district heating/ CHP to serve the Marina and wider city.
- To secure high quality buildings, townscape and public realm.
- To improve legibility, permeability and connectivity within the Marina and surrounding areas in particularly with the Black Rock development and East Brighton.
- To encourage a balanced mix of land-uses, and encourage retail and leisure uses at ground floor level.

- To achieve a good mix of housing which reflects housing needs within the city and ensure an appropriate level of open space provision.
- To protect and enhance the ecological environment of Brighton Marina and Black Rock site, having particular regard to the RIGs, SSSI and SNCI status of the cliffs and beach respectively.
- Ensure proposals for the Black Rock site enhance the tourism and leisure function of the city and seafront for residents and visitors.
- To investigate potential links and opportunities of the Gas Work Site as an identified housing and employment site close to the Marina.

Preferred Option – DA2 Brighton Marina and Black Rock site

To facilitate the creation of Brighton Marina as a sustainable mixed use district of the city, creating a unique, high quality marina environment that will attract residents and visitors and is well connected to the new leisure and recreation facility at Black Rock. This will be achieved through:

1. Working in partnership with the different landowners to prepare an updated masterplan for the Marina, to ensure a coordinated and comprehensive approach to future development;
2. Supporting a more balanced mix of retail, leisure, tourism and commercial uses, that accords with its District Centre status;
3. Safeguarding the existing identified employment site, see CP17;
4. Requiring a good mix of housing which reflects housing needs within the city and accompanied by an appropriate level of open space provision.
5. Working with developers and the PCT to ensure that necessary social infrastructure (health, school places and community facilities) is in place to support the new residential communities;
6. All development proposals at Brighton Marina and Black Rock must submit a site specific Flood Risk Assessment in line with requirements and recommendations for the area set out in the Brighton & Hove Strategic Flood Risk Assessment and guidance set out in PPS25, see CP10.
7. All development proposals at Brighton Marina and Black Rock must provide and maintain appropriate coastal defences to accord with the relevant Shoreline Management Plan and coastal strategies;
8. Ensuring a high quality of building design, townscape and public realm;
9. Enhancing the biodiversity of the Marina through the implementation of an ecological masterplan;
10. Maximising opportunities for large-scale zero and low-carbon energy technologies to serve the Marina and wider city, particularly those that take advantage of the Marina's coastal location (see CP1);
11. Enhancing the transport infrastructure at the Marina through the provision of a transport interchange, Rapid Transport System (RTS) and improved emergency vehicle access.
12. Promoting improved pedestrian and cycle access within the Marina and between the Marina and surrounding areas

13. Ensuring proposals for the Black Rock site accord with the adopted Black Rock Development Brief SPG and provide a leisure and recreation scheme that will provide an all year attraction for residents and visitors;

14. The area is expected to provide an additional 2,000 residential units* over the Plan period;

* this includes the 853 residential units have been granted planning permission as part of the Brighton Marina Outer Harbour (Brunswick Developments) scheme

Supporting text

2.35 Following adoption of the Brighton Marina Masterplan SPG in 2003, detailed development proposals are coming forward on specific sites within the Marina, and on adjacent land. As identified in the SPG the Marina has the potential for significant development and it is important that future developments help create a more sustainable mixed use district of the city. The council's Strategic Flood Risk Assessment has identified Brighton Marina and Black Rock as falling within an area of higher probability of flooding (Flood Risk Zone 3a). A Sequential Test has been carried out to demonstrate the appropriateness of development in this area and this is available as a background paper to the Core Strategy. Any development proposal will need to demonstrate that the most vulnerable land uses will be located in areas of lowest flood risk. Detailed guidance and specifications for addressing flood risk in this area is set out in the Strategic Flood Risk Assessment (section 7.2.9).

Implementation

2.36 An updated SPD is required for Brighton Marina to replace the existing SPG and provide greater clarity on the form and content of future development and the provision of adequate social and transport infrastructure. It is recognised that in order to deliver the vision for the Marina set out at the start of the Preferred Option, the following is required:

- Greater partnership working with landowners at the Marina and public sector partners to produce a shared masterplan for the area;
- Further exploration of the proposed funding and routing of RTS;
- Identification of other public sector funding opportunities to help deliver the masterplan;
- Greater emphasis placed on securing community benefits from S106 agreements and other mechanisms, through the provision of adequate transport and social infrastructure, townscape and community safety improvements and training opportunities.

2.37 The Brighton Marina Masterplan PAN04 2008 will be used to guide future development proposals at the Marina and will form the basis of the preparation of a Supplementary Planning Document. A Public Arts Strategy has been developed to guide improvements to the public realm and secure the use of professional artists and designers.