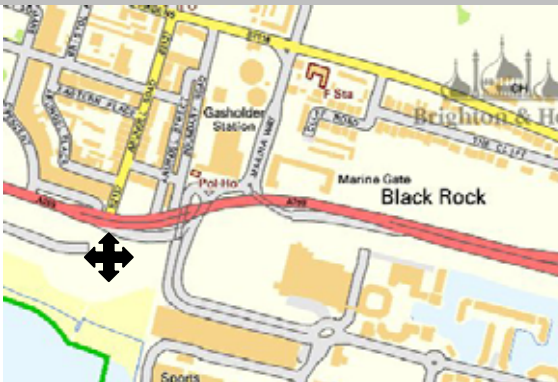

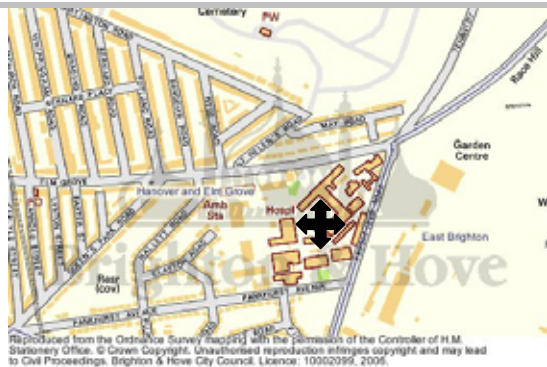



5 Planning Application


Major projects are discussed in turn below and mapped together in Figure 5-1.

Site (Status)	Black Rock (*)	
Location	Brighton seafront, east end off Madeira Drive	
Project description	<ul style="list-style-type: none"> International Events Arena including 2 Olympic ice pads, one for public skating and one for entertainment and sport events including dance competition, together with 111 residential units including 40% affordable housing, retail and restaurant facilities. Site is allocated in the Local Plan and SPGBH 5 for leisure and recreation. Black Rock is included in Core Strategy Submission document (policy DA2). 	
Project update	<ul style="list-style-type: none"> The scheme received landlord (B&HCC) approval at RIBA Design Stage D but has yet to be submitted as a final planning application. 	


Site (Status)	Brighton Centre (*)	
Ownership	B&HCC	
Location	King's Road, Brighton	
Project description	<ul style="list-style-type: none"> Replace existing centre with new world class convention facility; integrated development to expand Churchill Square Shopping Centre, provision of 4/5 star hotel facilities. Core Strategy Submission document (DA1) includes the provision of a new conference centre (28,000 sqm conference facility; 6 screen cinema; 317 bed hotel) and expanded shopping centre. 	
Project update	<ul style="list-style-type: none"> City Council is working in an informal partnership arrangement with Standard Life to advance a scheme which incorporates the comprehensive redevelopment of Brighton Centre/ Kings West/ Oak Hotel site to provide: a new international convention facility; 'branded' hotel; replacement cinema and major extension to Churchill Square. 	

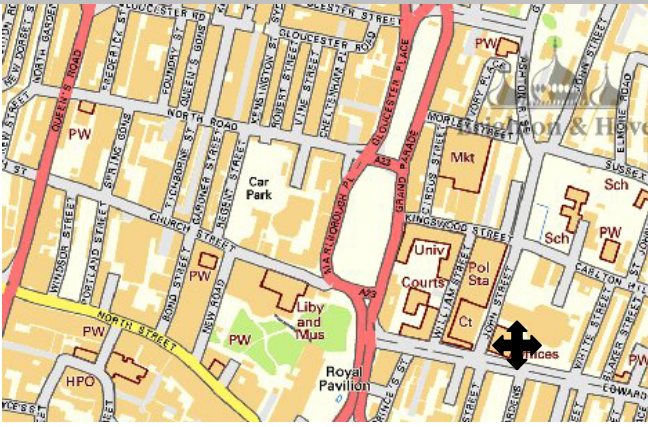
Site (Status)	Brighton General Hospital	
Location	Elm Grove, Brighton	
Project description	<ul style="list-style-type: none"> Site to retain some existing health care services (e.g. East Brighton Mental Health Centre, Child Development Centre, Sussex Rehabilitation Centre) and provide polyclinic and/or community hospital and 10 GP and associated primary care teams. Employment and residential uses also being considered. 	
Project update	<ul style="list-style-type: none"> In 2007 South Downs Health NHS Trust undertook a master planning exercise of the whole site. Brighton & Hove Teaching Primary Care Trust and Brighton & Hove City Council were involved in the commissioning process The nurses accommodation was sold to Southern Housing Group (a Registered Social Landlord). Development of this site has been progressed separately and a full planning application was submitted in 2008 for the demolition of the existing nurse's accommodation and redevelopment of the site to provide 103 affordable residential units in 3 blocks of varying heights between 3-6 storeys and community facility. The application was refused at Planning Committee. A revised application was submitted in April 2010 and is due to go to Planning Committee in July 2010. 	

Site (Status)	Brighton Marina (Inner Harbour)	
Location	Brighton Marina	
Project description	<ul style="list-style-type: none"> Explore Living/ X-Leisure scheme: approx. 1300 residential units, a new Asda and McDonalds, a bridge link from the cliff and a new square about. Brighton Marina is included in Core Strategy Submission document (policy DA2). 	
Project update	<ul style="list-style-type: none"> A Masterplan Planning Advice Note (PAN04) for the Marina was formally approved by Environment Committee on 20 March 2008. An application for a major mixed-use development over 6 sites in buildings of between 1-28 storeys, was submitted by X-Leisure and Explore Living in late October 2007. The application was considered at a special meeting of the Planning Committee on 12 December 2008. Members voted to refuse the application. The developer has now submitted an appeal to the Planning Inspectorate and a public inquiry has been held. A decision from the Secretary of State is expected on or before 13th July 2010. 	

Site (Status)	Brighton Marina (Outer Harbour)	
Location	Brighton Marina	
Project description	<ul style="list-style-type: none"> ▪ Brunswick Developments scheme: 853 flats (40% affordable), retail and community uses, 2 new bridges and a 40-storey tower. ▪ Brighton Marina is included in Core Strategy Submission document (policy DA2). 	
Project update	<ul style="list-style-type: none"> ▪ Planning permission was granted on 4th July 2006 to Brunswick Developments for a mixed use development. ▪ All pre-commencement conditions have now been discharged. ▪ A further application by Brunswick Developments was submitted for offices on the Eastern Breakwater but was withdrawn in March 2009. 	

Site (Status)	Circus Street Municipal Market: 'Grow Brighton' (*)	
Location	Circus Street, Brighton	
Project description	<ul style="list-style-type: none"> ▪ Redevelopment proposal for zero carbon mixed use development including 180 residential units (40% affordable), a dance studio for South East Dance and university library for University of Brighton 	
Project update	<ul style="list-style-type: none"> ▪ A supportive planning policy framework to facilitate this redevelopment is already in place. This includes a site specific Supplementary Planning Document (SPD) ▪ Preferred bidder is the Cathedral Group. ▪ A development agreement was signed in April 2007. ▪ Developers presented scheme to South East Regional Design Panel on 18 October 2007. ▪ Licence has been agreed for the Brighton Festival to use the site for an art installation each May until vacant possession is needed. • Planning permission agreed for 2 year short term use of building for cultural and community uses. 	

Site (Status)	Community Stadium – Falmer (*)	
Location	Between A27 and Village Way, adjacent to University of Brighton, Brighton.	
Project description	<ul style="list-style-type: none"> ▪ New football stadium for Brighton & Hove Albion Football Club. ▪ The Community Stadium is included in the Core Strategy Submission document (policy DA3) as a Strategic Allocation in the Academic Corridor. 	
Project update	<ul style="list-style-type: none"> ▪ The Club's 'house-keeping' planning application was granted in February 2009. ▪ The club started work on the main stadium site in April 2009. Works on the stadium are advanced on all 4 stands. The stadium is expected to be completed in August 2011. ▪ The planning application for the road widening of Stanmer Park access road approved at Planning Committee on 20th August 2008. ▪ The works to widen Village Way started in December 2008 and details required as condition of consent have been discharged. 	

Site (Status)	Edward Street Quarter / Amex	
Location	Edward Street	
Project description	<ul style="list-style-type: none"> ▪ A new headquarters for American Express. ▪ Development management of Edward Street Quarter and new AMEX building included in the Core Strategy Submission document (policy DA5). 	
Project update	<ul style="list-style-type: none"> ▪ The planning application for a new headquarters building was submitted by Amex in June 2009 and was approved by Planning Committee in November 2009. ▪ Works commenced on site in April 2010 by Robert McAlpine. Development should be completed by December 2011. 	