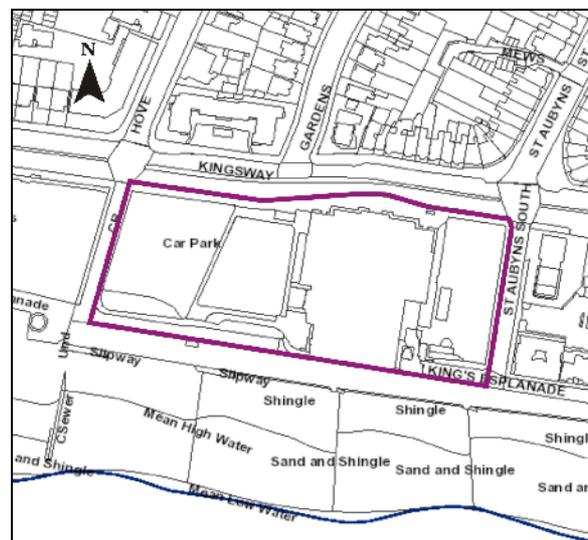


King Alfred/RNR site, Kingsway, Hove

Key Facts

- Total area – 1.7 Ha.
- Location – Hove Seafront
- Ownership – Brighton & Hove City Council



The Site

The site is located on the seafront in Hove, just to the south of Kingsway. The surrounding area is predominantly residential in character, with a petrol station, residential flats and a parade of shops to the east and Hove Western Lawns and beach huts to the west. The beach lies to the south of the site, just beyond the seafront esplanade and service road. The site itself comprises the King Alfred Leisure Centre, a 126 space surface car park to the west (also known as the former Royal Naval Reserve or RNR site) and an eastern paved outdoor area which is used seasonally for children's amusements on top of the unoccupied indoor bowls facility which formed part of the leisure centre.

Access

The A259 coast road runs adjacent to the northern boundary of the site, and is a [sustainable transport corridor and bus priority route](#).



Separating the site from the beach to the south is Kings Esplanade which includes a walkway/promenade and [National Cycle route 2](#); so allowing good pedestrian and cycle links between Brighton Marina and Hove Lagoon. To the west and south of the car parking area is Hove Street, a service/access road.

Redevelopment opportunities

The council has been seeking to replace the facilities at the King Alfred Leisure Centre for a number of years. In 2002 a site specific [development brief](#) was adopted to secure new indoor public wet and dry sports facilities including enabling residential development. The 2005 Local Plan now allocates a [mixed use scheme](#) here to include a new sports centre and housing.

Redevelopment of the site and the replacement of the ageing sports facilities in some form or other remains a long term council objective. There is scope to explore a development package which provides offsite replacement sports facilities. It should be emphasised that a development option of this nature would need to be carefully considered. This site is a Strategic Allocation in the 2013 [Submission City Plan](#) (SA1 - The Seafront), which seeks to provide a minimum of 400 new homes and to secure the replacement of new sports facilities for Hove communities. Other leisure and health uses as well as ancillary facilities such as retail and cafe/restaurants may be acceptable.

A Project Board has been set up to oversee a Competitive Dialogue Process to select a preferred bidder for the redevelopment of this site, and it is estimated that this Process may be completed by 2015.

Main Planning Information

- The opportunity for a mixed use redevelopment of this site to include a minimum of 400 residential units
- Delivery of a new sport and leisure facility to meet council specifications
- Potential for replacement sports facilities to be provided offsite if a suitable alternative site is secured
- The Kingsway area is identified as a corridor with the potential for taller buildings
- Nearby heritage issues are to be taken into account



Further Planning Information

- [King Alfred/RNR Site: Planning Brief 2002 - SPGBH 10](#)
- [Brighton & Hove Local Plan 2005 – Local Plan Map](#); [Policies SR24 \(King Alfred/RNR Site\)](#); [HO1 \(residential\)](#); [TR1 \(travel demand\)](#); [TR5 \(sustainable transport corridors and bus priority routes\)](#); [QD1-QD6 \(Design\)](#); [SU2 \(energy, water and materials efficiency\)](#); [SU7 \(Development Within Coastal Zone\)](#); [HE3 \(Development affecting the setting of a listed building\)](#); [HE6 \(development within or affecting the setting of conservation areas\)](#)
- [Submission City Plan Part 1 2013](#) and any [Proposed Modifications](#)– Policy SA1 (The Seafront); CP1,14,19-20 (Housing); CP8 -9 (Sustainable Buildings and Transport); CP11 (Managing Flood Risk); CP12– 13 (Urban Design & Public Realm); CP15 (Heritage); CP16 (Open Space); CP17 (Sports Provision)
- [Tall Buildings 2004 – SPGBH 15](#)
- [LDF Background Studies](#)- including Strategic Flood Risk Assessments
- [Sustainable Building Design SPD08](#)
- [Developer Contributions Technical Guidance](#)
- [King Alfred Redevelopment Update webpage](#)

The above list of documents and policies demonstrate the summary planning position for this site only; it is not necessarily a comprehensive list.

This is one of a series of notes that have been prepared to provide a summary of planning policy and other issues of relevance to the development of strategically important sites in Brighton & Hove. It is not, however, a formal planning policy document and the information it contains does not fetter the discretion of the council as Local Planning Authority.

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Development Management Site Schedule 2014 Update