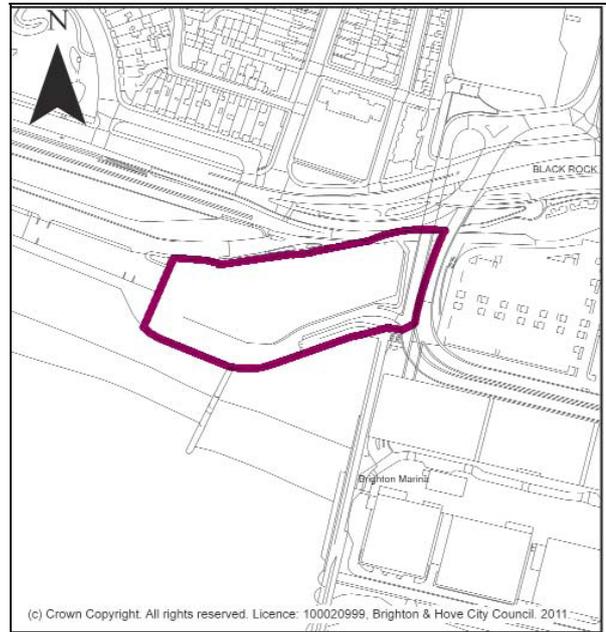


Black Rock

Key facts

- **Total area – 0.87 Ha.**
- **Location – On Brighton seafront next to Brighton Marina**
- **Ownership – Brighton & Hove City Council**



The Site

This vacant, cleared brownfield site is located on the lower promenade, adjacent to the seafront overlooking the beach. Brighton Marina lies immediately to the east. The site is fairly self-contained, with Madeira Drive rising up to the north of the site

Access

The site has good access links. It is near to the A259, a [sustainable transport corridor and bus priority route](#) and major distributor road, running east-west along the seafront linking Brighton and Hove with the port of Newhaven and other south coast towns. Current access to the site is off Madeira Drive. [Route 2 of the National Cycle Network](#) (part of the South Coast Cycle Route between Dover and Southampton), runs along the north of the site with well-established pedestrian routes passing both to the north and south.



These pedestrian walkways and cycle lanes follow routes along the main Brighton and Hove seafront travelling westwards to Hove Lagoon and eastwards past the Marina to the Under Cliff Walk and Saltdean. The Black Rock area is also the destination of the tourist [Volk's Electric Railway](#) which during the summer months runs along the beach from the Palace Pier terminating next to Black Rock and Brighton Marina.

Redevelopment Opportunities

The council aspirations are to deliver a predominantly leisure and recreation based scheme to increase the existing offer of attractions which draw visitors to this seafront location all year round. [Local Plan policy SR19](#) includes dry and wet sports, an ice rink, a multi purpose/special events space and supporting development to complement the redevelopment itself and the adjacent facilities already available at Brighton Marina.

The Black Rock site is included as a Strategic Allocation within the [Submission City Plan Part 1](#). Policy DA2 seeks 7,000 sq m of development for community leisure and recreation purposes at Black Rock, with the possibility of ancillary retail and café development.

With its proximity to Brighton Marina and Gas Works, there are opportunities for a broader and more [comprehensive redevelopment](#) that could unlock the potential of all three sites.

Main Planning Information

- A revised Development Brief for the site will be produced in consultation with the [Black Rock Project Board](#)
- Permanent redevelopment plans for this site continue to look towards leisure and recreation uses
- Flood management issues to be taken into account
- Nearby heritage and geological/ nature conservation issues to be taken into account

- Temporary Sand Sculpture use will be on site until 2016



Further Planning Information

- [Brighton Marina Masterplan 2008 – Planning Advice Note \(PAN04\)](#)
- Brighton Marina Masterplan for Enhancement 2003 - Supplementary Planning Guidance (SPGBH 20) [SPGBH 20 Volume 1](#) and [SPGBH 20 Volume 2](#)
- [Black Rock Development brief 2001- Supplementary Planning Guidance \(SPGBH 5\)](#)
- [Brighton & Hove Local Plan 2005 – Local Plan Map; Policies SR19 Black Rock site; NC4 \(SNCIs\) and RIGS; SU2 \(energy, water and materials efficiency\); SU7 Development within the coastal zone; SU11 \(polluted land and buildings\); TR1 \(travel demand\); TR5 \(sustainable transport corridors and bus priority routes\); HE6 \(development within or affecting the setting of conservation areas\)](#)
- [Submission City Plan Part 1 2013](#) – including Policy DA2
- [LDF Background Studies](#)- Supporting Evidence for the City Plan including Open Space Sport and Recreation Studies/Updates; Strategic Flood Risk Assessments/Updates
- [Sustainable Building Design SPD08](#)
- [Developer Contributions Technical Guidance](#)

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