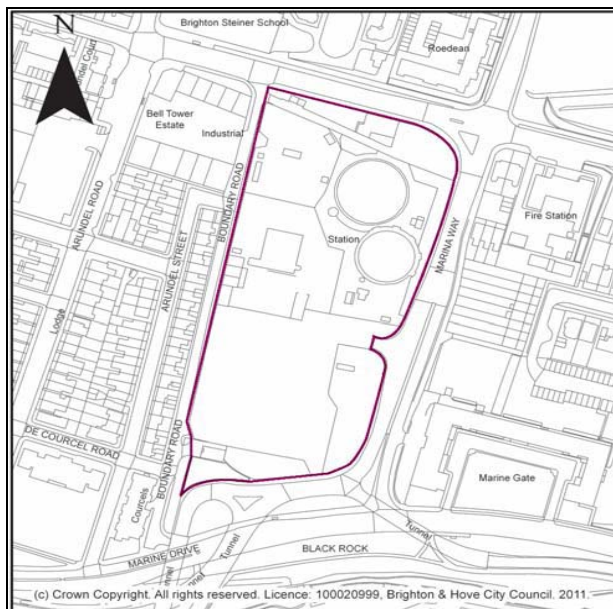


# Gas Works Marina

## Key facts

- Total area – 2.0 Ha.
- Location – Adjacent to Brighton Seafront overlooking Brighton Marina
- Ownership – BHCC owns two strips of land; one at the northern site boundary and the other at the southern site boundary. The north eastern area of the site is owned by Scotia Gas Networks and the remainder is owned by National Grid Property Holdings Ltd



## The Site

The former Gas Works site is adjacent to the A259 coastal road and in the vicinity of Black Rock (itself offering opportunities for redevelopment), Brighton Marina and East Brighton Park. Residential uses surround much of the site and immediately to the north west there are a number of small industrial units at Bell Tower Industrial Estate.

The site itself is predominately given over to temporary uses such as storage, parking and light industrial uses. Two gasometers remain on land owned by Southern Gas Networks although these are not in constant use.



## Access

The A259 serves the site. It is a primary route into the city and as well as a major distributor road running east-west along the seafront and linking Brighton and Hove with the port of Newhaven to the East and Shoreham to the West. It is a [sustainable transport corridor and bus priority route](#).

The primary site entrance is from Boundary Road, with a secondary access from Marina Way.


## Redevelopment Opportunities

The site is allocated for [employment](#) and [residential](#) uses in both the [Local Plan](#) and the [Submission City Plan Part 1](#). This reflects recent [employment](#) and [housing](#) studies. There is the possibility of ancillary retail development.

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

Temporary uses that are compatible with the existing use of the site, and benefit from the site's gateway position will be considered, although they should not jeopardise the long term redevelopment of the site.

## Main Planning Information

- Opportunity for a broad redevelopment of residential and employment uses, either within the site boundary, or joining in with a redevelopment package at Black Rock and Brighton Marina
  - Adjacent and significant public open space and retail facilities
  - good public transport links
  - Heritage areas in the wider vicinity
- 
- The effect of past activities undertaken on the site requires further investigation and remediation

## Further Planning Information

- [Brighton Marina Masterplan 2008 – Planning Advice Note \(PAN04\)](#)
- [Brighton & Hove Local Plan 2005 – Local Plan Map; Policies EM1 \(employment\); HO1 \(residential\); SU2 \(energy, water and materials efficiency\); 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
- [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**