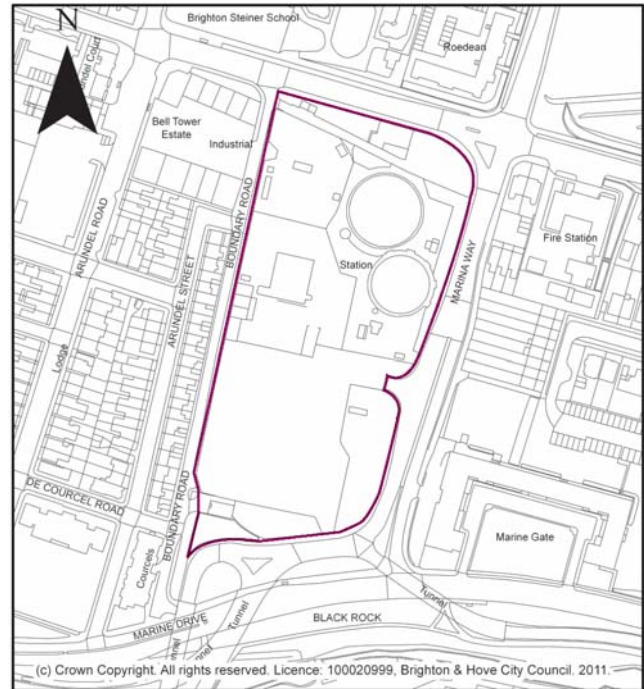


# Gas Works Marina

## Key facts

- Total area: 2Ha
- Location: Adjacent to Brighton Seafront overlooking Brighton Marina
- Ownership: The north east of the site is owned by Southern Gas Networks (Scotia). 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 redevelopment opportunities), Brighton Marina District Shopping centre 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 in the northeast corner of the site, 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 point from Marina Way.

## Redevelopment opportunities

The site is allocated for [residential](#) and [employment](#) uses in the [Local Plan](#). The continued potential for both housing and employment is also recognised in the most recent [housing assessment](#) and [employment study](#).

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 to the benefit of the various landowners, local communities and the city as a whole.

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 facilities, a district shopping centre and good public transport links
- Heritage areas in the wider vicinity
- The effect of past activities undertaken on the site requires further investigation

- Due to the proximity of the Marina (a district shopping centre) and Whitehawk Local Shopping Centre, there is no [planning policy support](#) for retail units here



## Further Planning Information

- [Brighton Marina Masterplan 2008 - Planning Advice Note \(PAN 04\)](#)
- [East Brighton Urban Characterisation Study](#)
- [Brighton & Hove Local Plan 2005 - Local Plan Map](#);  
[Policy EM1 Identified employment sites \(industry and business\)](#);  
[Policy HO1 Housing sites and mixed use sites with an element of housing](#);  
[Policy SU2 Efficiency of development in the use of energy, water and materials](#);  
[Policy SU11 Polluted land and buildings](#), [TR1 Development and the demand for travel](#),  
[Policy TR5 Sustainable transport corridors and bus priority routes](#),  
[Policy SR2 New retail development beyond the edge of existing established shopping centres](#), [Policy HE6 Development within or affecting the setting of conservation areas](#)
- [Strategic Housing Land Area Assessment update 2010](#)
- [Employment Land Study 2006](#); [Employment Land Study update 2009](#)
- [Open Space, Sport and Recreation Study \(2008/2009\) - see amenity green space](#);  
[Open Space Study Update Report March 2011](#) and Appendices [1](#), [2](#), [3](#), [4](#), [5](#), [6](#);
- [Site Waste Management Plans](#)
- [Sustainable Building Design SPD 08](#)
- [Sustainability Checklist](#)
- [Sequential and Exception Test](#)

*The above list of documents and policies demonstrate the summary planning policy 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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