

King Alfred/RNR site, Kingsway, Hove

Key facts

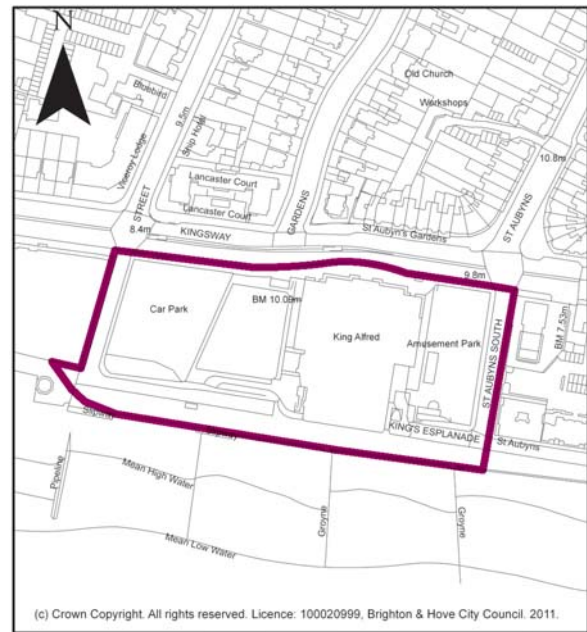
- Total area - 1.7 Ha
- Location - Hove seafront
- Ownership - Brighton & Hove City Council

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 a service road. The site itself comprises the [King Alfred Leisure Centre](#), a 126 space surface car park to the west (aka the former Royal Naval Reserve or RNR site) and an eastern paved outdoor area (used seasonally for children's amusements) lying over the unoccupied indoor bowls facility (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 a walkway/promenade along Kings Esplanade and [National Cycle Route 2](#) which allow good pedestrian and cycle links between Brighton Marina and Hove Lagoon.



To the west and south of the car parking area is a service road (Hove Street) providing vehicular access to the car park.

Redevelopment opportunities

The council has been seeking to replace the facilities in the King Alfred Leisure Centre for many years. A site specific [development brief](#) was last adopted in 2002 to secure new indoor public wet and dry sports facilities, with on site residential development providing an enabling element. In 2007 a [planning permission](#) was granted to the council's then development partner, Karis ING, for a major mixed use scheme including a replacement sports centre, 751 residential units, public plazas, retail and cafes/restaurants. Following the abandonment of the scheme by ING as a result of downturns in world market conditions, the council has undertaken necessary investment to keep the existing Leisure Centre operational, including the installation of a new gym. Freedom Leisure has a 10 year contract to run this facility, although there is a break clause which may be invoked after three years (April 2014).

Although the council has not made a specific decision to embark on a new sports centre project following the abandonment of the Karis ING scheme, redevelopment of the site and replacing the ageing sports facilities in some form or other remains a long term council objective, as evidenced in emerging planning policy over the last few years.

Given the obvious potential development value afforded by the site's seafront location, emerging planning policy provides a continued basis for residential development on the site and implicitly suggests that there is scope to explore a development package that provided replacement sports facilities on an alternative site. It should, however, be emphasised that a development option of this nature would need to be carefully explored and receive political support across the council. The council is intending to examine the provision of sports facilities across the city. The results of any such exercise should enable it to reach a decision regarding the future development potential of the King Alfred/RNR site. More information on the most up to date emerging planning policy will become evident in 2012 when the council publishes its draft City Plan.

The site has been identified as a potential node for tall buildings, subject to any such proposal being fully tested with regard to council planning guidelines.

Main Planning Information

- The opportunity for a mixed use redevelopment of this site
- The Western Seafront/ Kingsway area has been identified as one of a number of corridors with the potential for taller buildings
- Nearby heritage issues to be taken into account
- The effect of past activities undertaken on the site requires further investigation



Further Planning Information

- [King Alfred/RNR Site: Planning Brief 2002 - Supplementary Planning Guidance \(SPGBH 10\)](#)
- [Brighton & Hove Local Plan 2005 - Local Plan Map; Policy SR24 \(King Alfred/RNR Site\); 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 SU7 Development within the coastal zone; Policy SU11 Polluted land and buildings; Policy HE3 Development affecting the setting of a listed building; Policy HE6 Development within or affecting the setting of conservation areas; TR1 Development and the demand for travel; Policy TR5 Sustainable transport corridors and bus priority routes](#)
- [Strategic Housing Land Area Assessment update 2010](#)
- [Strategic Flood Risk Assessment March 2008](#)
- [Employment Land Study \(2006\); Employment Land Study Update \(2009\)](#)
- [Site Waste Management Plan](#)
- [Sustainable Building Design SPD 08](#)
- [Sustainability Checklist](#)
- [Open Space, Sport and Recreation Study \(2008/2009\); Open Space Study Update Report March 2011 and Appendices 1, 2, 3, 4, 5, 6;](#)
- [Tall Buildings \(2004\) - Supplementary Planning Guidance \(SPGBH 15\)](#)
- [A comprehensive mixed use development](#) was approved in 2007. However, the Council - developer agreement for this has now expired

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.

Contact information:

Alan Buck, Planning Project Manager,
Email: alan.buck@brighton-hove.gov.uk
Tel: 01273 292287

Ian Shurrock, Commissioner - Sports & Leisure
ian.shurrock@brighton-hove.gov.uk
Tel: 01273 292084