

## SR19 Black Rock site

Planning permission will be granted for the development of the Black Rock site which will be centred around a recreation and leisure scheme which may include wet and dry sports, multi-purpose / special events space and hotel accommodation. The following requirements for any development should be taken into account:

- a. the development should provide an all-year-round attraction for all residents (particularly families) as well as being a tourist attraction;
- b. it should complement and not duplicate facilities already available at the adjacent Marina;
- c. passive leisure uses such as casinos, cinemas and nightclubs will not be permitted;
- d. provision of a significant area for children's recreation;
- e. the development should be energy efficient and utilise sustainable building techniques;
- f. provision for sustainable means of transport (including walking and cycling) to and from the site will be expected including links with the Marina and the Palace Pier;
- g. protection and enhancement of the seashore and shingle beach as an area of nature conservation importance;
- h. protection and enhancement of the adjacent conservation areas;
- i. expansion of coastal wildlife sites adjacent to the site; and
- j. any development should conform to the coastal zone management policy

- 6.74 This is a key vacant site that provides an opportunity for a significant new development. The council wishes to see a development that provides active recreation as an attraction for both visitors and residents. The development should not duplicate facilities in the town centre nor the Marina but there should be functional and transport links between them. The Volks Railway and the South Coast Cycle Route provides opportunities for this. The physical constraints of the site dictate that opportunities for car travel to the site will be very limited and would also be contrary to the council's Sustainable Transport Strategy. The purpose of this policy is to expand the variety of Brighton & Hove's facilities on offer and to avoid any harmful impact on the vitality of the town centre. To maximise the economic benefits and to ensure that facilities are aimed at residents as well as visitors, the development should provide recreation facilities capable of use out of season as well as during peak visitor times.
- 6.75 The 'Recreation, Leisure, Tourism and Arts' focus group discussed a vision for Brighton & Hove that developed a tourist industry in a sustainable manner and which took account of the way that tourism may actively impact on residents.
- 6.76 Community visioning participants identified access to leisure for all as a priority and in particular, children's facilities, an open-air swimming pool adjacent to the sea and a skateboard ramp on the seafront. Many of those who responded to a Local Plan consultation leaflet identified the Black Rock site for development.

- 6.77 The importance of the seafront as open space and in landscape terms was identified by participants in urban design visioning workshops. Development on the seafront was seen as a threat to views along the seafront and out to sea. The site also adjoins the Kemp Town Conservation Area which centres on the Grade 1 Listed terraces of Sussex Square and Lewes Crescent and as such is sensitive in conservation terms. The Black Rock beach is a Site of Nature Conservation Importance (SNCI).
- 6.78 The development should accord with the planning and development brief for the site published in 1999.

