

Local Plan

Sport & Recreation

SR16 Major sporting and recreation facilities

Major sporting and recreational facilities which serve Brighton & Hove as a whole should be located within the built up area boundary in a location which is either well served by public transport, with good pedestrian and cycle links, or where measures to ensure this can be taken.

Any development proposals must be accompanied by an environment impact assessment; a transport assessment and a business plan. Any proposal outside the built up area boundary must be supported by convincing evidence that the proposal was of significant cultural and recreational importance to Brighton & Hove and that no alternative sites were available to warrant a departure from other relevant policies in this plan.

Any enabling development linked to a sporting facility will only be permitted if it has firstly been identified on the Proposals Map and it conforms to other policies in the Plan.

SR17 Smaller scale sporting and recreational facilities

Planning permission will be granted for smaller scale new sporting and recreation facilities provided that:

- a. it involved either the expansion of existing facilities or the provision of new facilities located close to the communities that they are intended to serve;
- b. they have good pedestrian and cycle links and are well served by public transport; and
- c. intensification of facilities would not have a harmful impact on the local environment either visually (including artificial lighting), through additional noise and disturbance or impact on the natural environment.

6.66 Major facilities are considered to be those that due to their size or limited number are intended to draw their customers from a broad catchment area across Brighton and/or Hove. Existing examples would include the major sporting venues (see Policy SR22, Major sporting venues), the Prince Regent and King Alfred swimming pools and the sports centres at Falmer and Brighton Marina.

6.67 New facilities should be located close to the communities they are intended to serve in order to reduce the length of journeys needed to get to them. In the case of major facilities, a central location would best meet the needs of the majority of the population. If no such suitable site is available then the council will expect applicants to demonstrate a sequential approach to site selection in accordance with government policy (PPS6 'Planning for Town Centres').

6.68 This policy is consistent with the views expressed by participants in a 'Recreation, Leisure, Tourism and Arts' focus group who felt that a number of new or improved sporting and recreation facilities were needed in Brighton & Hove. Particular examples cited were a campsite on the national cycle network, more indoor sports halls, swimming pools, a large indoor sports arena and improvements to the cycle track. It was also considered that school sites could be used to provide additional community recreation facilities. Quality of provision and convenient access to the public were key issues raised by participants.

6.69 The council's City Sports Strategy and Action Plan 2006-2012, identifies a number of key priorities for new or improved provision of facilities and preferred locations for them. Educational sites, for example, will play an important role in the location and provision of new facilities through the development of community sports programmes.

6.70 Policies on seafront recreation and provision of recreation facilities in housing schemes should also be taken into account. This policy applies to developments for active recreation and not leisure activities such as cinemas.

SR18 Seafront recreation

New recreation facilities which are related to seafront / coastal activities will be permitted on the seafront provided that:

- a. there will be no development onto the beach;
- b. the importance of the seafront and beach as an open space is not undermined;
- c. any development does not have a detrimental impact on strategic views along the coastline;
- d. the development makes a considered response in its design to the visual and environmental character of the stretch of seafront to which it relates, supported by a design statement which addresses that character;
- e. the development does not have a harmful impact on the amenity of local residents and the seafront due to noise, disturbance and light pollution;
- f. the development will not result in the significant generation of car borne journeys, nor additional pressure for car parking;
- g. the development will not have an adverse impact on the setting of important seafront buildings;
- h. the development does not have an adverse impact on nature conservation interests; and i. any development enables the beach and seafront to be accessible to all.

6.71 The seafront provides an important opportunity for promotion and enhancement of both formal and informal recreation. The character of the seafront varies in its intensity of activity with both lively and tranquil stretches which contribute to its broad appeal to residents and visitors alike. Provision for recreation must, however, complement the outstanding seafront landscape and respect its intrinsic wildlife value.

6.72 A focus group for 'Recreation, Leisure, Tourism and Arts' agreed that there were quiet areas of the seafront that needed protecting and there was a need to have a more sustainable tourism strategy that recognised the impact that tourism has on residents. Participants in the urban design 'visioning' workshops identified the seafront as having outstanding landscape value featuring strategic views both along the coastline and towards the seafront from higher ground that could be spoilt by inappropriate development. This policy should therefore be read in conjunction with policies QD1 and QD4.

6.73 An important consideration in any development of the seafront will be the council's publication, 'Wildlife for People - A Wildlife Strategy for Brighton & Hove' which highlights the huge variety of species that can colonise the coastal and marine environments.