

Recovered appeal: land at Brighton Marina, Brighton (ref: 3259653 - 11 November 2021)



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Recovered appeal: land at Brighton Marina comprising the Outer Harbour, Western Breakwater, and adjoining land, Brighton, BN2 5UF (ref: 3259653 – 11 November 2021)

Decision letter and Inspector's Report for planning permission for the phased residential-led mixed-use development of Brighton Marina Outer Harbour.

Full Planning Permission is sought for Phase Two of the development and comprises:

480 residential units (Use Class C3) in 3 buildings ranging from 9–28 storeys

761 sqm of flexible commercial floor space (Use Class A1-A4, B1, C3 Ancillary, D1/D2)

works to existing cofferdam

undercroft car and cycle parking

servicing

landscaping

public realm works

and infrastructure (harbour wall) works.

Outline Planning Permission (all matters reserved apart from access) is sought for Phase Three of the development and comprises:

up to 520 residential units (Use Class C3) in 6 buildings ranging from 8 to 19 storeys

up to 800 square metres of flexible commercial floor space (Use Class A1-A4, B1, C3 Ancillary, D1/D2)

construction of engineered basement structure to create a raised podium deck over Spending Beach

installation of Navigation Piles

undercroft car and cycle parking

servicing; landscaping

and public realm works, in accordance with application ref: BH2019/00964, dated 28 March 2019

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