

29th July 2026 Planning Committee (BH2026/00490 King Alfred) – Additional Representations/Updates

Para/Page	Update/Comment								
Para 7.1, Pgs 60-66.	<u>Additional representations received:</u> Seven (7) additional <u>objections</u> received. (Note: 3 from people who have previously objected). These raise grounds already covered within the report plus issues of too much gym space, loss community facilities, impact to beach hut access during construction, insufficient information, consultation access and conflict with restrictive covenants for seafront/beach that allow for leisure use only (not housing). One (1) additional <u>comment</u> about sustainability/lifespan of proposed facility. Response: These matters above are covered within the report (see also updates and amended conditions below). In the context of this application, any restrictive covenants are not a material consideration.								
Para 6.2, Pgs 58-59 and para 11.23 Pgs 93-95	<u>Updated Information-uses:</u> The applicant has clarified that the area of the childrens leisure water at the existing King Alfred is approx. 229sqm, and not 180sqm as stated in the submitted Planning Statement (and as set out in the comparison tables in the report). It currently contains a water slide and a single water feature with a tipping bucket and some spray features. The proposed splash pad (as shown indicatively) shows a slide/flume, coco palm fountains, cascade loop, bamboo rain shower features, and pool bubbler jet feature. In addition, a number of other areas are slightly different to that indicated in the report and have been re-measured for accuracy, with the following representing the up to date comparison: <table border="1"> <thead> <tr> <th>Existing King Alfred</th><th>Proposed</th></tr> </thead> <tbody> <tr> <td>Main pool - 25m 6-lane (326 sqm water area)</td><td>Main pool - 25m 8-lane (425sqm water area with half moveable floor)</td></tr> <tr> <td>Teaching pool – 7.5m x 12m (90sqm water area)</td><td>Teaching pool - 8m x 17m (136sqm water area, with full moveable floor)</td></tr> <tr> <td>Leisure water play 229sqm</td><td>Leisure water 75sqm</td></tr> </tbody> </table>	Existing King Alfred	Proposed	Main pool - 25m 6-lane (326 sqm water area)	Main pool - 25m 8-lane (425sqm water area with half moveable floor)	Teaching pool – 7.5m x 12m (90sqm water area)	Teaching pool - 8m x 17m (136sqm water area, with full moveable floor)	Leisure water play 229sqm	Leisure water 75sqm
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	Spectator seating 240 seats	Spectator seating 194 seats
	Wet change 210sqm	Wet change 410sqm
	Gym 250sqm/31 stations	Gym 680sqm/150 stations
	Ancillary gym 180sqm	As above
	FitLab Gym 678sqm (usable area)	Will relocate
	N/A	Spinning studio 75sqm
	N/A	Multi-purposed studiosx2 (100sqm + 150sqm, with retractable dividing wall)
	2 x sports halls 1,250sqm	Sports hall 932sqm
	Sports change and womens/mens change/saunas 325sqm	Changing 190sqm and Changing Places Facility
	Ballroom 385sqm	N/A
	Multi purpose room 110sqm	Multi purpose room 58sqm
	Boxing facilities 295sqm	To be relocated
	N/A	Cafe 260sqm
	N/A	Childrens soft play 180sqm
	N/A	Sunken gallery
	Total 15,865sqm	10,850sqm (incl car park)
	Response: This clarification does not alter the reasoning and overall conclusions set out in the report that, whilst there are some gaps and in some cases either a reduction or enhancement in area within this comparison, overall, this is considered acceptable on balance. In addition, with regards to the new splash area, the final design is subject to condition to ensure it is accessible and inclusive and contains a number of interactive features. As stated within the report, it is not a simple case of direct comparison in terms of quality or level of floorspace, when assessing and comparing the proposal to the existing King Afred facility or the Sports Facilities Investment Plan.	

Para 11.31-32, Pg 97	<u>Addition for clarity</u> <i>The future housing proposals for the wider SA1 allocated site do not form part of the current application and the two schemes and land uses are distinctly separate and are not functionally dependent.</i>
Pg 26	<u>Updated condition 3 (temporary car park):</u> Add the following to the start: '<i>Notwithstanding the submitted drawings XX-D-A-080203 and P200-D-A-080102 REV P7.</i>' Addition of part f) at end '<i>f) Timescales: Details of phasing/timescales for removal of current existing car park and implementation of the temporary car park to ensure continuity of provision.</i>' And add to Reason: <i>...and to ensure continuity of parking provision throughout the construction period...</i>'
Pg 30	<u>Updated condition 9 (CEMP)</u> At end of condition add the following, after further comments received from the Environmental Health and Transport Teams: <i>Notwithstanding Section 4.5 of the CEMP (construction critical deliveries), deliveries, collections and construction-related vehicle movements shall only take place within the approved construction hours unless otherwise agreed in writing by the Local Planning Authority. Any request for out-of-hours activity shall be submitted in advance and include the reason the activity cannot reasonably take place within the approved hours, its proposed timing and duration, mitigation measures, and arrangements for notifying affected residents where appropriate.</i> <i>Notwithstanding the submitted CEMP, no development shall take place until a Monitoring Plan identifying and justifying the proposed locations for noise, vibration and dust monitoring and a commitment to review of these locations as the location and nature of the construction changes has been submitted to and approved in writing by the Local Planning Authority.</i> <i>To ensure full accessibility/inclusivity during construction, level access to the adjacent beach huts and promenade shall be achieved at all times and any closure of Hove Street South shall be agreed in advance in writing with the Local Planning Authority in consultation with the Local Highway Authority and any closure within core usage hours of the car park shall be kept to a minimum.</i>

	<i>The construction of the development shall be carried out in accordance with the approved details.</i>
Pg 32	<u>Updated Condition 14 (drainage):</u> Shall be re-worded to exclude temporary car park phase as is already covered by condition 5.
Pg 33	<u>Updated condition 16 (Materials):</u> To ensure inclusivity and local connection Part e) to include additional wording: <i>and the sporting motif detail shall explore the inclusion of images based on local sporting people including those with disabilities and wheelchair users.</i>
Pgs 35 and 37	<u>Update conditions 20 (House Sparrow) and 24 (EDS)</u> Trigger shall be re-worded to include: <i>'excluding any demolition in the event the Prior Approval demolition ref BH2025/02951 is implemented for the former bowling alley and associated condition 4 (ecological mitigation strategy) of that consent is discharged'.</i>
Pg 38	<u>Update condition 25 (LEMP) for clarity:</u> The trigger shall be re-worded to read: <i>...each respective phase (excluding any demolition and the temporary car park phase)...</i>
Pg44	<u>Updated condition 39 (EPC)</u> The EPC rating recommended to be secured should read 'A' not 'B', as this exceedance of policy requirements is proposed as set out within the application, and as the overall package of sustainable measures has been given weight within the planning balance.
Pg45	<u>Updated condition 44 (Highways works)</u> To explore further capacity for drop-off provision following discussion with the Transport Team, the following shall be added under the 'Hove Street South works' heading: <i>Notwithstanding the street designs for Hove Street South submitted with the application, amended details shall be provided which explore relocation of some of the soft landscaping alongside the western edge of Hove Street South into the adjacent western lawn/event space in order to create greater drop-off parking areas on Hove Street South.</i>

Pgs 26-50	<u>Updated conditions (general)</u> Triggers - in event the demolition approved under the recent Prior Approval takes place in advance of implementation of the current development proposal, the following conditions would need to be amended (no.s 2, 9, 18, 22, 23) to have an alternative 'implementation trigger' and shall therefore state: <i>In the event that demolition of the former bowling alley and associated ancillary basement areas (as approved under Prior Approval ref BH2025/02951) occurs prior to commencement of the development hereby permitted, the meaning of 'development' to implement commencement of this permission shall be commencement of construction of the temporary car park phase for the interpretation of this condition (unless otherwise agreed in writing by the Local Planning Authority).</i> For the avoidance of any doubt, it is confirmed the BNG baseline and net gain proposals would take account of green roof over bowling alley and any habitats (even if demolished), given the site area of this current application includes part of the area under the Prior Approval.
Pgs 23-25	<u>Updated dates of document/drawing submission to the following:</u> Date/reference of submitted CEMP: 27/7/26 Rev G. Date of submitted context elevations – 17/7/26
Pg 55	<u>Additional Informative:</u> <i>17. The applicant is advised that the final choice of external materials for the main leisure centre building, as to be agreed under conditioned under 16 above, shall be made in conjunction with Planning Committee Members.</i>
Pg 106, Para 11.67	<u>Typographical error</u> Final sentence should state 'east' not west.

