

Subject:	Revised Draft Shoreham Harbour Joint Area Action Plan		
Date of Meeting:	17 November 2016		
Report of:	Executive Director for Economy, Environment & Culture		
Contact Officer:	Name:	Rebecca Fry	Tel: 29-3773
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Ward(s) affected:	South Portslade, North Portslade, Wish, Hangleton & Knoll		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 This report seeks approval of the revised draft Shoreham Harbour Joint Area Action Plan (JAAP), and the statutory Sustainability Appraisal, for an eight week period of stakeholder and public consultation between December 2016 and February 2017. A copy of the revised draft Shoreham Harbour Joint Area Action Plan, a summary of how the policies in the previous draft JAAP have been amended, the Sustainability Appraisal and its non-executive summary have been appended to this report as Appendices 1, 2, 3 and 4 respectively.
- 1.2 The JAAP is a local plan that sits alongside and must comply with the Brighton & Hove City Plan Part One and the Adur Local Plan. It provides further detail on implementation of development and infrastructure in Shoreham Harbour Regeneration Area and covers a 15 year period. Following consultation, representations will be taken into account in preparing the proposed submission version of the JAAP that will be brought back to committee for approval.
- 1.3 Three additional/update studies have been completed since 2014 which provide further background and supporting information for the JAAP on transport matters. These are provided as Appendices 5, 6, 7, 8, 9 and 10.

2. RECOMMENDATIONS:

- 2.1 That the Committee approves the revised draft Shoreham Harbour Joint Area Action Plan and its supporting documents; the Sustainability Appraisal (SA) and the SA non- technical summary; for an eight week period of stakeholder and public consultation between December 2016 and February 2017.
- 2.2 That the Committee approves the following studies: Shoreham Harbour Transport Strategy (October 2016); Adur Local Plan and Shoreham Harbour Transport Study Report Addendum (June 2014); Adur Local Plan Second Addendum: Revised Reissue Transport Study (September 2016) and its

appendices A-I; as supporting evidence for the JAAP and further Local Development Documents.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The regeneration of Shoreham Harbour has long been an aspiration of Brighton & Hove City, West Sussex County and Adur District Councils and Shoreham Port Authority. The JAAP is a long-term (15 year) strategic vision for the comprehensive regeneration of Shoreham Harbour that focusses on four development areas of Aldrington Basin, South Portslade (in Brighton & Hove) and Southwick Waterfront and Western Harbour Arm. This will deliver 1,400 new homes, 23,500m² of new employment space, a consolidated port, with improved flood defences, transport infrastructure, public spaces and community and leisure facilities.
- 3.2 The councils consulted on the first draft of the JAAP in 2014. A total of 185 representations on the draft plan were received and these have been taken into account in preparing the current draft of the document. The majority of the representations, 100 of the 185, supported a planning application for a food retail store in Shoreham which is now operational. The representations relating to the character areas in Brighton and Hove are provided in Appendix 11. The main issues raised in relation to the character areas in Brighton & Hove included:
- Impact of taller buildings on Kingsway - the revised Policy SH11 address building heights and is consistent with the adopted development brief for Aldrington Basin;
 - Portzed proposal in South Portslade - policy SH11 set out the proposed policy for new development in this area;
 - Traffic, air quality and parking impacts of new development - transport assessment and mitigation proposals are set out in full in the Transport Strategy;
 - Concern over residential development close to CEMEX and Teco site - the revised Policy SH12 no longer allocates these sites for residential development;
 - Support for green infrastructure enhancement and habitat creations - Policies SH7, SH11.3, SH12.3 and SH13 address the provision and improvement of green infrastructure and open space.
- 3.3 Since 2014 there have been a number of changes to the national and local policy context. Brighton & Hove City Plan Part One has been adopted, and the Adur Local Plan will be submitted to the Planning Inspectorate for examination in autumn 2016. These plans both include a policy for Shoreham Harbour Regeneration Area. City Plan Part One includes policy DA8, which identifies the Shoreham Harbour area as a broad location for future strategic development. The Adur Local Plan and the City Plan policies make clear that the detailed area wide policies and proposals for each of the seven character areas within the Shoreham Harbour area will be set out in the JAAP.
- 3.4 Since the 2014 draft plan the evidence base has also been updated. This includes further work on the Transport Study, and an update to the Transport Strategy. These address the wider impacts as well as the main area within

Brighton and Hove around Wharf Road, Basin Road North and Trafalgar Road and junction capacity issues. A key recommendation is that mitigation of transport impacts should be undertaken and that the effects of development should be mitigated at Hangleton Link Road trunk road junction. It is therefore considered redevelopment at the Harbour should contribute towards the conversion of the A293/Hangleton Link road roundabout, at the junction with the A27 (south side), to a traffic signal controlled junction in order to address any potential impacts. There are also a number of sustainable transport improvement priorities proposed as part of the JAAP, e.g. cycle route improvements.

- 3.5 In addition to this a number of additional priorities for Shoreham Harbour have emerged, including the potential for a district heat network and green infrastructure improvements, which have been included in the revised draft JAAP.
- 3.6 The JAAP was circulated to officers of all the project partners earlier this year and feedback has now been incorporated into the plan. A summary of the changes to the plan is included as Appendix 2.
- 3.7 Given the length of time since the last public consultation, and the number of amendments to the plan, it is considered a further period of public consultation as a revised draft plan should be conducted. Representations will be taken into account as the JAAP is further refined, and a proposed submission version of the plan is prepared in 2017.
- 3.8 In terms of the status of the document, once the Shoreham Harbour JAAP is adopted (due September 2018), all planning applications within the regeneration area will be assessed against the policies in the JAAP, as well as the National Planning Policy Framework and either the Adur Local Plan or Brighton & Hove City Plan.

4. PROPOSALS

- 4.1 The area covered by the Shoreham Harbour JAAP stretches from the Adur Ferry Bridge in the west to Hove Lagoon in the east. In addition to the operational areas of Shoreham Port, the regeneration area includes the Western Harbour Arm, Adur Homes estates south of the railway line at Southwick and Fishersgate, and industrial estates at Fishersgate and South Portslade.
- 4.2 The vision for the Shoreham Harbour Regeneration Area is:

By 2031, Shoreham Harbour Regeneration Area will be transformed into a vibrant, thriving, waterfront destination comprising a series of sustainable, mixed-use developments alongside a consolidated and enhanced Shoreham Port which will continue to play a vital role in the local economy.

The redevelopment of key areas of the harbour will provide benefits for the local community and economy through increased investment, improved leisure opportunities, enhanced public realm and the delivery of critical infrastructure that will help respond positively to climate change

- 4.3 The regeneration project and the JAAP has nine objectives including objectives around delivering a vibrant port, growing jobs, delivery of homes to meet needs, promoting sustainable travel and managing the natural environment and flood risk.
- 4.4 The key proposals in the Shoreham Harbour JAAP within Brighton and Hove fall within two of the seven identified character areas and are as follow.

CA2 – Aldrington Basin (within Brighton & Hove)

- 4.5 Aldrington Basin forms the eastern gateway to the harbour. It currently includes a mixture of port operations, employment space and some residential areas. Port facilities will be safeguarded and improved. The JAAP seeks to safeguard and improve the port facilities and also designates the area a strategic allocation for employment (uses classes B1, B2 and B8) and mixed use (use classes A2, B1 and C3).
- 4.6 Aldrington Basin includes proposed development at allocation SS1 – Aldrington Basin. In combination with allocation SS2 at South Portslade it forms a key employment area within Brighton and Hove and will help deliver the additional industrial floorspace required in the city in accordance with policy CP3 of the City Plan Part One.
- 4.7 Together allocations SS2 and SS1 will deliver a minimum of 7,500sqm employment generating floorspace and 300 new homes. Aldrington Basin will provide much of the proposed employment floorspace whilst South Portslade will provide much of the proposed housing.

CA3 – North Quayside and South Portslade (within Brighton & Hove)

- 4.8 South Portslade is currently predominantly an employment area. It includes proposed development at allocation SS2 – South Portslade which includes the provision of employment (uses classes B1, B2 and B8) and mixed use (use classes A1, A2, A3, B1 and C3). As raised previously, together allocations SS2 and SS1 will deliver a minimum of 7,500m2 employment generating floorspace and 300 new homes. South Portslade will provide much of the proposed housing key in delivering the housing target set out in policy CP1 of City Plan Part One.
- 4.9 North Quayside is mostly a port-operational area. Port facilities will be safeguarded and improved.
- 4.10 The other character areas within Shoreham Harbour JAAP and key proposals are as follows:

CA1 – South Quayside (within Adur and Brighton & Hove)

- 4.11 South Quayside is mostly a port-operational area. Port facilities will be safeguarded and improved.
- 4.12 The area also includes a waste water treatment works, power stations and renewable energy generation. These uses will be safeguarded.

CA4 – Portslade and Southwick Beaches (within Adur and Brighton & Hove)

- 4.13 Access to Portslade and Southwick Beaches for pedestrians and cyclist will be improved. Habitats and biodiversity will be created and protected.

CA5 – Fishersgate and Southwick (within Adur)

- 4.14 Fishersgate and Southwick include a mixture of port operations, employment space, residential areas and green space. Port facilities will be safeguarded and improved and improvements to existing housing estates will be supported. This includes the retrofit of energy efficiency measures
- 4.15 The area includes proposed development at allocation SS3 – Southwick Waterfront. This will deliver a minimum of 4,000m² employment generating floorspace.
- 4.16 Lady Bee Marina will be expanded and improved. Green space will be improved and connected to create wildlife corridors and linear open spaces.

CA6 – Harbour Mouth (within Adur)

- 4.17 Harbour Mouth includes port-operational areas, existing housing and employment space, and Kingston Beach. Port operational areas will be safeguarded and improved.
- 4.18 The area includes the historic buildings of Kingston Buci lighthouse and Shoreham Fort. These will be protected.

CA7 – Western Harbour Arm (within Adur)

- 4.19 Western Harbour Arm is mostly an employment area. It includes proposed development at allocation SS4 – Western Harbour Arm Waterfront. This will deliver a minimum of 1,100 new homes and 12,000m² employment generating floorspace.
- 4.20 New flood defences will be built. A new waterfront route will improve connections for pedestrians and cyclists between Shoreham-by-Sea town centre and Kingston Beach. Habitats and biodiversity will be created and protected.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Public consultation was carried out in 2014 on the draft JAAP, and in 2012-3 on the development briefs which have informed the plan. Consultation has been carried out in accordance with statutory requirements and the Statement of Community Involvement for each of the partner authorities. Representations received at each stage have been taken into account when developing the next iteration of the plan. Detailed comments made at this stage, relating to areas within Brighton and Hove, are set out in appendix 11.

- 5.2 In respect of the proposed consultation on the revised draft JAAP consultation - letters will be sent out to residents and stakeholders, documents will be placed in local deposit points (Portslade and Hove libraries and Hove Town Hall) and a stakeholder event will be held in Brighton and Hove.

6. CONCLUSION

- 6.1 The report seeks approval of the revised draft Shoreham Harbour Joint Area Action Plan (JAAP) and its Sustainability Appraisal for them to be subject to a period of stakeholder and public consultation. Approval is also sought for the Transport Strategy and the Transport Study Addendums as supporting evidence to the JAAP.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 It is anticipated that the costs associated to the production of the Shoreham Harbour Joint Area Action Plan, such as officer time, studies, consultations and public examination will be funded from grants awarded to the three partner authorities, for which Adur District Council is the accountable body.

Finance Officer Consulted: Steven Bedford

Date: 24/10/16

Legal Implications:

- 7.2 As noted in the body of the report the JAAP will be a local plan. The procedures to be followed in drafting such plans are contained in The Town and Country Planning (Local Planning) (England) Regulations 2012 and include consultation on proposed content.

- 7.3 It is not considered that any adverse human rights implications arise from the report's recommendations.

Lawyer Consulted: Name Hilary Woodward

Date: 21/10/16

Equalities Implications:

- 7.4 Equality issues have been considered as part of the Sustainability Appraisal (SA) for the Shoreham Harbour JAAP. The JAAP aims to ensure that all groups have equal access to the spatial opportunities offered by the plan.

Sustainability Implications:

- 7.5 It is a legal requirement that all local plans are subject to a sustainability appraisal (SA). A Sustainability Appraisal has been produced to inform the preparation of the Revised Draft JAAP.

Crime & Disorder Implications:

- 7.6 The JAAP will form part of the development plan for Brighton and Hove and, Adur respectively. When considered alongside the City Plan and the Brighton & Hove Local Plan crime and disorder is addressed through a number of policies.

Risk and Opportunity Management Implications:

- 7.7 Risks to the project are regularly reviewed at project meetings. Although the Shoreham Harbour JAAP is not a statutory requirement, the council and its partner authorities have committed to producing the JAAP through the Brighton & Hove City Plan Part One and the Adur Local Plan. Failure to do so could impact on a number of the Council's priorities including economic and social regeneration as well as the delivery of new employment floorspace and homes (including affordable housing). Consulting on the revised draft JAAP will help ensure a sound development plan can be justified and should ensure that there are fewer objections to the plan, or issues arising at the publication stage.

Public Health Implications:

- 7.8 The revised draft JAAP takes forward strategic policies in the City Plan Part One and the Adur Local Plan. The City Plan Part One was subject to an Equality and Health Impact Assessment and the findings informed the plan.

Corporate / Citywide Implications:

- 7.9 The preparation of this joint document helps the council meet its Duty to Cooperate and steer development within the Shoreham Harbour area for the next 10-15 years. The JAAP will contribute to delivering the Corporate Plan and plans and strategies across the JAAP regeneration area including new housing and employment space.

SUPPORTING DOCUMENTATION

Appendices:

1. Revised Draft Shoreham Harbour Joint Area Action Plan 2016
2. Summary of Changes to the JAAP document
3. Sustainability Appraisal of the Shoreham Harbour Joint Area Action Plan (2016)
4. Sustainability Appraisal of the Shoreham Harbour Joint Area Action Plan - Non Technical Summary (2016)
5. Shoreham Harbour Transport Strategy (2016)
6. Adur Local Plan and Shoreham Harbour Transport Study – Report Addendum (2014)
7. Adur Local Plan Second Addendum: Revised Reissue Transport Study (2016)
8. Adur Local Plan Second Addendum: Revised Reissue Transport Study (2016) – Appendices A-G
9. Adur Local Plan Second Addendum: Revised Reissue Transport Study (2016) – Appendix H
10. Adur Local Plan Second Addendum: Revised Reissue Transport Study (2016) – Appendix I
11. Draft JAAP 2014 – Consultation Responses Relating to the Character Areas in Brighton and Hove

Documents in Members' Rooms

None.

Background Documents

1. City Plan Part One
2. Draft Shoreham Harbour Joint Area Action Plan (2014)
3. Adur Local Plan and Shoreham Harbour Transport Study (2013)