

Subject:	Local Development Framework - Brighton & Hove Core Strategy: Shoreham Harbour Preferred Options (DA7)		
Date of Meeting:	21 May 2009		
Report of:	Director of Environment		
Contact Officer:	Name:	Mike Holford	Tel: 29-2501
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Key Decision:	Yes	Forward Plan No: CAB9704	
Wards Affected:	All		

FOR GENERAL RELEASE**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 The aim of this report is to seek approval for consultation in June 2009 on a draft preferred option (DA7) for regeneration of the wider Shoreham Harbour area, as part of the Council's Core Strategy. The Core Strategy has had two previous rounds of formal public consultation in November 2006 and June 2008.

2. RECOMMENDATIONS:

- 2.1 That Cabinet agrees the draft DA7 for the wider Shoreham Harbour area (as set out in the appendix) for consultation and inclusion in the Council's Core Strategy subject to any minor alterations being made by the Director of the Environment in consultation with the Cabinet Member for Environment.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:**A - Shoreham Harbour**

- 3.1 The wider Shoreham Harbour area (covering part of Brighton & Hove and Adur District and focussed on the active Port) is recognised as an economically under-performing area of the Sussex Coast. The need for regeneration of Shoreham Harbour has long been recognised. However, a number of previous plans have failed to materialise for a variety of reasons.
- 3.2 Over the past 12 months extensive technical background work has been undertaken to examine the potential development capacity at the Harbour and surrounding area. A Joint Area Action Plan (JAAP) is being prepared with Adur District Council and West Sussex County Council to guide detailed implementation. Public consultation on the emerging draft of the JAAP is now expected in the Autumn.
- 3.3 The new regeneration programme differs from previous attempts in two key areas by being:

- More ambitious in scale to ensure the development can generate sufficient value to support the infrastructure required.
 - Specific funding is available through the South-East England Development Agency (SEEDA) and the Homes & Communities Agency (HCA). Some of this funding is available as a result of the area being awarded provisional growth point status by central government.
- 3.4 The key message emerging is that to achieve the regeneration objectives the scale of the development needs to be significant to both create sufficient development value to support initial capital investment and to provide the critical mass to create a sustainable community and deliver necessary infrastructure. The City Council has consistently sought reassurance that the objectives of securing regeneration, significant new jobs, community facilities and infrastructure are leading the redevelopment.
- 3.5 Currently, the City Council believes that, although much has been done with Adur District and West Sussex County Councils and other partners, the proposal and full range of technical studies have not reached the stage at which the potential scale and impact of development can be assessed accurately. A number of studies have been commissioned to provide evidence for the scale and nature of the development but at this stage evidence, particularly on transportation and the economy is not conclusive. The preferred option at this stage is therefore, to leave consideration on the scale of housing and jobs amongst other things, to the preparation of the Joint Area Action Plan. However, brief information on potential options for the scale of development are included.
- 3.6 Alternative development options (currently based solely on housing numbers) being examined and suggested for consultation are:
- Option 2 – 5,500 dwellings
 - Option 3 – 8,000 to 8,700 dwellings
 - Option 4 – 10,000 dwellings
 - Option 5 – No development

In view of the significance of the outstanding evidence required the option of no development should remain at this stage.

4. CONSULTATION

- 4.1 For the Shoreham Harbour project as a whole there is on-going consultation and joint working with all relevant organisations on the Harbour scheme. There will be formal consultation through the production of the Core Strategy and JAAP. Formal consultation on the draft JAAP is now proposed for Autumn 2009.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 None directly arising from this report. The costs of producing the Core Strategy are being met out of the City Planning budget. The majority of the costs for the production of the Joint Area Action Plan are being met by SEEDA.

Finance Officer Consulted: Patrick Rice

Date: 24/04/09

Legal Implications:

- 5.2 The Planning and Compulsory Purchase Act 2004 introduced a new local planning policy system. Under that system existing local plans are to be replaced by Development Plan Documents. The Council's Core Strategies will be Development Plan Documents setting out, inter alia, statements and general policies of the development and use of land in the Council's area. The Development Plan Documents and the regional spatial strategy for the area (The South East Plan) will make up the development plan against which by virtue of section 38(6) of the 2004 Act planning applications will be determined unless material considerations indicate otherwise.
- 5.3 Regulation 25 of the The Town and Country Planning (Local Development) (England) Regulations 2004 as amended by the The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 requires local planning authorities to consult certain stakeholders in the preparation of development plan documents (such as consultation on preferred options) and gives planning authorities the discretion to invite representations from residents and businesses in their area. The final form of any development plan document must be submitted to the Secretary of State for approval following a period of publicity. The Secretary of State must consider any representations made during the publicity period.
- 5.4 This Report complies with the abovementioned legislation.
- 5.5 No adverse human rights implications are considered to arise from the Report.

Lawyer Consulted:

Hilary Woodward

Date: 27/04/09

Equalities Implications:

- 5.6 None directly arising from this report. A full EQIA of the Core Strategy and of the Joint Area Action Plan will be undertaken.

Sustainability Implications:

- 5.7 Development at Shoreham Harbour is designed from the outset to have low demand for energy, water etc and to have as low an impact on the existing residents/development as possible in order for it to go ahead. A full sustainability appraisal of the Core Strategy and Joint Area Action Plan is underway.

Crime & Disorder Implications:

- 5.8 None directly arising from this report

Risk & Opportunity Management Implications:

- 5.9 The preferred option for Shoreham Harbour needs to be “sound” in planning terms to enable the whole Core Strategy to proceed to final adoption.

Corporate / Citywide Implications:

- 5.10 The development of a strategic new development at Shoreham has city wide implications for infrastructure and city council services

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 Alternative options are described in Paragraph 3.6 of the report.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 A decision on the options for Shoreham Harbour is required now to allow the continued progress of the council’s Core Strategy towards adoption.

SUPPORTING DOCUMENTATION

Appendices:

1. Revised draft preferred option.

Documents in Members’ Rooms

None

Background Documents

None