

ENVIRONMENT CABINET MEMBER MEETING

Agenda Item 12

Brighton & Hove City Council

Subject:	Shoreham Harbour: Interim Planning Guidance (IPG) Update		
Date of Meeting:	26 May 2011		
Report of:	Strategic Director Place		
Contact Officer:	Name: Mike Holford	Tel: 29-2501	
	E-mail: mike.holford@brighton-hove.gov.uk		
Key Decision:	No		
Wards Affected:	Hangleton & Knoll; South Portslade; Wish		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The report seeks approval to consult on an update of Interim Planning Guidance (IPG) for Shoreham Harbour. The initial IPG was subject to consultation for four weeks in November 2008. Prior to the production of more formal planning policies to guide the regeneration of Shoreham Harbour, Interim Planning Guidance was jointly produced with Adur District Council and West Sussex County Council and adopted by all three Councils in January 2009. The IPG has now been updated to reflect factual changes since then. The most significant being:-
- i. the three local authorities leading the project rather than the Regional Development Agency,
 - ii. the proposed abolition of the South East Plan,
 - iii. the completion of a capacity study showing the potential for a significantly smaller scale of development than initially proposed (2,000 dwellings rather than 10,000) and,
 - iv. the production of a Master Plan by the Shoreham Port Authority.
 - v. The reduction in the area covered by the IPG in Brighton & Hove.

Adur District and West Sussex County Councils will be following a similar process.

2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member agrees to consultation on the Shoreham Harbour: Interim Planning Guidance update, subject to any minor grammatical and non-material text and illustrative alterations agreed by the Strategic Director Place in consultation with the relevant Cabinet Member, and agreed by Adur District Council and West Sussex County Council.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 For some time there has been an aspiration to regenerate the Shoreham Harbour Area, and this is an objective that Brighton & Hove City Council (BHCC), Adur District Council (ADC), and West Sussex County Council (WSCC), the three responsible authorities, have supported and continue to support. The objectives of regeneration are reflected in previous and emerging planning policy documents for the area, notably the BHCC saved local plan policies, and the emerging BHCC (and ADC) core strategies. At a national level, this has been recognised by the project receiving funding under growth point and eco town programmes.
- 3.2 The purpose of the Interim Planning Guidance (IPG) is to provide those interested in the regeneration of the Harbour with a), a summary of the existing planning policy framework for the Harbour, namely the relevant policies as contained in the BHCC Local Plan and emerging BHCC and ADC core strategies, and b), an overview of the future development priorities for the Shoreham Harbour regeneration area during the interim period (2011-2012).
- 3.3 The IPG does not establish new planning policy but, through setting out the background and context to the regeneration plans, aims to help encourage the type of development that is in keeping with the future vision for the Harbour, whilst planning policies are being prepared in the respective core strategies. The IPG has now been updated to reflect a number of factual changes (as set out in paragraph 1.1).
- 3.4 The IPG does not constitute a formal Supplementary Planning Document (SPD) as part of the Local Development Framework but the policies it contains are material planning considerations in the determination of any planning application to which those policies apply.

4. CONSULTATION

- 4.1 The contents of this report have been discussed and agreed in advance with Adur District Council and West Sussex County Council.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The consultation referred to will be funded via Adur District Council. The only financial implications for Brighton and Hove City Council relates to a small element of staff time.

Finance Officer Consulted: Karen Brookshaw

Date: 10/05/11

Legal Implications:

- 5.2 As stated in paragraph 3.4 of the report the Interim Planning Guidance does not have any formal status under the Local Development Framework. However,

insofar as the Interim Planning Guidance contains saved Brighton & Hove Local Plan policies and planning policies as contained in Brighton and Hove City Council and Adur District Council's emerging core strategies those policies are themselves material planning considerations to be taken into account in the determination of relevant planning applications. No adverse human rights implications have been identified as arising from the report.

Lawyer Consulted:

Hilary Woodward

Date: 09/05/11

Equalities Implications:

- 5.3 None directly arising through the IPG.

Sustainability Implications:

- 5.4 The IPG aims to prevent piece-meal development in the short-term that would hinder the long term sustainable regeneration of the Shoreham Harbour area.

Crime & Disorder Implications:

- 5.5 None identified.

Risk and Opportunity Management Implications:

- 5.6 See below.

Corporate / Citywide Implications:

- 5.7 The intention of the IPG is to minimise the risk of inappropriate piecemeal development. Shoreham Harbour is a potentially significant employment area and strategic development site for the city. Careful management of development in this area is a city-wide priority.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 The alternative was not to produce Interim Planning Guidance in which case the potential for development to prejudice the long-term aims for the area would remain. Another option would be to produce a formal Supplementary Planning Document. This option has been discounted due to the time and costs involved in preparing an SPD.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 To provide informal planning guidance in the short-term for the wider Shoreham Harbour area pending the preparation of Core Strategies.

SUPPORTING DOCUMENTATION

Appendices:

1. Shoreham Harbour: Interim Planning Guidance Update

Documents in Members' Rooms:

None

Background Documents:

1. Shoreham Harbour: Interim Planning Guidance Update