

<b>Subject:</b>	<b>Shoreham Harbour Joint Area Action Plan</b>		
<b>Date of Meeting:</b>	<b>23<sup>rd</sup> January 2014</b>		
<b>Report of:</b>	<b>Executive Director for Environment, Housing and Development</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Mike Holford</b>	<b>Tel: 29- 2501</b>
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<b>Ward(s) affected:</b>	<b>South Portslade, Wish</b>		

**FOR GENERAL RELEASE**

**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 This is the first full draft of the Shoreham Harbour Joint Area Action Plan (JAAP) which aims to set out a 15-20 year plan to guide the regeneration of Shoreham Harbour. The Committee is asked to approve the draft Plan for a ten week period of public consultation. The JAAP is a Development Plan Document (DPD) which will sit underneath the City Plan (and Adur Local Plan) to provide further detail on the Shoreham Harbour regeneration area. The JAAP forms part of the Local Development Frameworks for Brighton & Hove and Adur District. If adopted as a Development Plan Document (DPD) the policies within the JAAP will be a material consideration in determining all planning applications within the JAAP Harbour area.

**2. RECOMMENDATIONS:**

- 2.1 That:

The Committee notes the content of the draft Shoreham Harbour Joint Area Action Plan and approves the document for a ten week period of public consultation.

**3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:**

- 3.1 The Joint Area Action Plan is being produced to identify a set of realistic, deliverable, locally supported and sustainable proposals for Shoreham Harbour and to manage the impacts of development over time. The Plan is a joint Plan because it has been produced by the City Council, Adur District Council and West Sussex County Council. The Shoreham Port Authority has also been closely involved in its production.

- 3.2 The area covered by the JAAP (see map in appendix A) stretches from the Shoreham Footbridge in the west through to Hove Lagoon in the east. Shoreham Harbour is distinct from its surroundings due to its concentration of industrial and other employment uses, many representing port-operational and port-related activities. However, closely linked are the neighbouring residential communities of Shoreham-by-Sea, Shoreham Beach, Southwick, Fishersgate, Portslade and West Hove that will be influenced by any future development plans.
- 3.3 The Port of Shoreham is the largest commercial port between Southampton and Dover and the closest Channel port to London. The modern day harbour plays an important economic role with the thriving operational port at its heart. Shoreham Port currently employs approximately 1700 people and a further 1000 are employed in the rest of the area.
- 3.4 Despite the close proximity of significant employment activity there are pockets of deprivation within the area, particularly in parts of Eastbrook and St Mary's wards (Adur), and South Portslade ward (Brighton & Hove).
- 3.5 The vision contained in the JAAP for the next 15 years is to maximise the potential of Shoreham Harbour for the benefit of existing and new residents, businesses, port-users and visitors through a long term regeneration strategy. This will be achieved through working with the Shoreham Port Authority and local landowners to facilitate the redevelopment of key sites. The aim through the JAAP is to deliver a series of appropriately located high quality, sustainable, mixed-use developments including new housing, employment floorspace, leisure opportunities, improved public space and associated infrastructure including flood defences and transport improvements. The regeneration proposals will provide an opportunity for consolidating, reconfiguring and enhancing the operations of Shoreham Port.
- 3.6 The proposals for the harbour outlined in the document are:
- Approximately 1450 new homes – 1050 along the Western Arm in Adur District and 400 spread between South Portslade and Aldrington Basin in Brighton & Hove.
  - Newly configured employment floorspace including at South Portslade Industrial Estate and Aldrington Basin.
  - Consolidating port operational uses in the area east and south of the lock gates (in the central part of the Port).
  - Upgraded flood defence network integrated with a riverside walking/cycling route.
  - Improvements to the local transport network.
  - Upgrades to public spaces and historic features (such as Shoreham Fort) and better connections with surrounding areas.
  - New and improved social and community facilities.

- New and improved marine and leisure facilities.

- 3.7 There are four development areas that have been identified as being critical to the realisation of the long term strategy for the harbour which will be the focus for change. These are Aldrington Basin and South Portslade Industrial Estate in Brighton & Hove and Southwick Waterfront and Western Harbour Waterfront in Adur District. In Aldrington Basin, South Portslade and Western Harbour Waterfront new housing is being proposed and development briefs have already been prepared and adopted for these areas. The JAAP will eventually replace these briefs once it is adopted.
- 3.8 Once the JAAP is adopted all planning applications within the Harbour will be assessed against the policies within the JAAP, as well as the National Planning Policy Framework and City/Local Plans including waste and minerals plans.

#### **4. COMMUNITY ENGAGEMENT AND CONSULTATION**

- 4.1 Consultation on a number of different proposals and documents over a number of years has informed the content of this document. If the recommendation to the Committee is agreed the draft Plan will be subject to a ten week period of public consultation planned to run from 17<sup>th</sup> February to 25<sup>th</sup> April 2014. The responses received during this time will be an important source of information for identifying areas for further work. Depending on the issues raised, a further round of consultation may be required. Following this, the “submission” version of the JAAP will be published for final comment. At this stage representations can only be made on the “soundness” of the Plan.
- 4.2 The final JAAP will be submitted to Secretary of State for independent examination conducted by a Planning Inspector. This is anticipated to take place in Autumn 2015, followed by formal adoption later that year.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- 5.1 The main input from the City Council is officer time which will be funded from existing Planning Strategy revenue budgets. Costs of producing the JAAP including the public examination will be met out of money awarded to the three authorities under Central Government’s Growth Point programme for which Adur District Council are the accountable body.

*Finance Officer Consulted: Steven Bedford*

*Date: 06/12/13*

##### Legal Implications:

- 5.2 As stated in the body of the report the JAAP is a Development Plan Document (within the meaning of the Planning and Compulsory Purchase Act 2004), and, if adopted, its policies will be material in determining planning applications within the geographical area it covers.

Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 provides that in the preparation of such documents the local planning authority must consult with prescribed bodies and persons and invite representations. The consultation the subject of the report is in accordance with that requirement.

It is not considered that any adverse human rights implications arise from the report.

*Lawyer Consulted:*

*Hilary Woodward*

*Date: 9/12/13*

Equalities Implications:

- 5.3 There are significant levels of deprivation in some wards in proximity to the area covered by the JAAP. Of the nine overall objectives one is to stimulate the local economy and provide new jobs and another is to provide new housing to meet local needs.

Sustainability Implications:

- 5.4 A sustainability appraisal has been undertaken on the draft JAAP. The purpose of the SA is to ensure that the principle of sustainable development is incorporated into the plans, policies and proposals in the emerging JAAP.

Crime & Disorder Implications:

- 5.5 None directly arising from the report.

Risk and Opportunity Management Implications:

- 5.6 The Shoreham project is overseen by a leaders board and project management group and these are advised by an updated risk register. The Shoreham Port area falling within Brighton and Hove represents a significant area of employment and residential opportunity. Regeneration of the area will ensure the area will continue to contribute to employment opportunities in the city and maximise opportunities for the provision of much needed affordable housing.

Public Health Implications:

- 5.7 The JAAP area includes areas of significant deprivation. The regeneration of these areas and provision of better homes and quality employment opportunities will have significant impacts on the lifetime outcomes of residents.

Corporate / Citywide Implications:

- 5.8 The City Plan identifies the regeneration of the Harbour in its strategic objectives and also contains a specific planning policy that identifies the Harbour as a "Broad Location" for future strategic development. The City Plan also contains a reference to producing the JAAP to provided detailed guidance on future development at the Harbour.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 6.1 Alternative options would be to not to produce more detailed planning guidance or to rely on informal planning guidance. Neither approach is considered to provide sufficient certainty to investors and residents on what is likely to happen in the Harbour. A less formal approach is also considered unable to deal with the fact that three planning authorities are responsible for the Harbour (Brighton & Hove, Adur District and West Sussex County Council (for waste and minerals applications)) and that issues such as transport and the requirement for flood defences cross administrative boundaries.

## **7. REASONS FOR REPORT RECOMMENDATIONS**

- 7.1 Formal committee approval is required before consultation on a draft development plan can begin.

### **SUPPORTING DOCUMENTATION**

#### **Appendices:**

1. Shoreham Harbour Joint Area Action Plan – Draft for Consultation February 2014

#### **Documents in Members' Rooms**

1. None

#### **Background Documents**

1. Statement of Community Consultation on Draft JAAP
2. Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) on Draft JAAP
3. Shoreham Harbour Transport Study (2013)
4. Development Brief for the Western Harbour Arm (2013)
5. Development Brief for South Portslade Industrial Estate and Aldrington Basin (2013)
6. Capacity and Viability Study (2010)