

## **Shoreham Harbour JAAP main amendments**

The Draft Joint Area Action Plan has been amended in response to representations received during public consultation between December 2016 and January 2017. The partner authorities have also had the opportunity to make additional changes and factual updates to reflect the progress on other planning documents and policies.

These amendments are subject to appropriate approvals at each of the partner authorities:

### Adur:

- Planning Committee – 18 September 2017
- Joint Strategic Committee – 10 October 2017
- Council – 2 November 2017

### Brighton & Hove:

- Tourism, Development and Culture Committee – 21 September 2017
- Council – 2 November 2017 (Provisional date)

### West Sussex:

- Cabinet Member decision – September 2017
- Council – 20 October 2017

This will be followed by publication of the plan from 10 November 2017 to 22 December 2017, subject to approval.

After publication, the plan will be prepared for submission to the Planning Inspectorate. This will include any proposed modifications arising from the publication of the plan.

## List of main amendments

The list below presents the significant amendments to the plan. Minor typographic errors and factual updates have not been included.

## Format of Document

Numerous consultees found policy numbering confusing. Brighton and Hove City Council requested amendment to character area policies.

- Area wide policies consist of:
  - **SH1** - Climate change, energy and sustainable building
  - **SH2** - Shoreham Port
  - **SH3** - Economic and employment
  - **SH4** - Housing and community
  - **SH5** - Sustainable travel
  - **SH6** - Flood risk and sustainable drainage
  - **SH7** - Natural Environment, biodiversity and green infrastructure
  - **SH8** - Recreation and leisure
  - **SH9** - Place-making and design quality
  - **SH10** – Infrastructure Requirements
- Character area policies consist of:
  - **CA1** - South Quayside
  - **CA2** - Aldrington Basin (including **Allocation Aldrington Basin**)
  - **CA3** - North Quayside and South Portslade (including **Allocation South Portslade**)
  - **CA4** - Portslade and Southwick Beaches
  - **CA5** - Fishersgate and Southwick (including **Allocation Southwick Waterfront**)
  - **CA6** - Harbour Mouth
  - **CA7** - Western Harbour Arm (including **Allocation Western Harbour Arm Waterfront**)

## Plan Period

- Amended to 2032 in line with Adur Local Plan

## Strategic Objectives

- Objective 6
  - Title changed from “flood risk management” to “flood risk and drainage”
    - Amendment was made at the request of the Environment Agency; the change was accepted as it better matches the content of the plan. The amendment has been supported by Adur District Council engineers.
- Objective 7
  - The objective now includes reference to natural capital.
    - The amendment was made at the request of Susses Wildlife Trust and has been supported by the Environment Agency.

## **Factual updates**

- Objectively Assessed Need (OAN) updated
- Reference to Edgeley Green removed

## **Area Wide Amendments**

- **SH1** – Climate change, energy and sustainable building
  - Removed reference to BHCC Sustainable Building Design SPD as now revoked. Amended reference to City Plan CP8
  - Updated reference to Heat Network study to reflect new study.
- **SH2** – Shoreham Port
  - Background text on minerals wharves updated, and redrafted to avoid repetition and confusing structure.
- **SH3** – Economic and employment
  - No significant amendments
- **SH4** – Housing and community
  - Added paragraph on housing mix
- **SH5** – Sustainable travel
  - Background text redrafted to provide a more coherent structure. Added detail on cycling provision.
- **SH6** – Flood risk and sustainable drainage
  - Objective 6 has been amended to reference “drainage”
  - Clarified position on Environment Agency/Marine Management Organisation licence
    - A licence is required for all development within 16m of river edge.
    - Setback for flood defence maintenance to be agreed with Environment Agency.
- **SH7** – Natural Environment, biodiversity and green infrastructure
  - Added reference to natural capital, and green infrastructure (glossary to be included)
  - Additional reference to contaminated land, at request of EA
  - Additional reference to waste management, at request of ESCC
- **SH8** – Recreation and leisure
  - Added reference to recreation facilities
- **SH9** – Place-making and design quality
  - No significant amendments
- **SH10** – Infrastructure Requirements
  - No significant amendments

## **Character Area Amendments**

- **CA1** – South Quayside
  - Factual amendments on port operations
- **CA2** – Aldrington Basin
  - BHCC allocations disaggregated
  - Non-allocated employment sites to be safeguarded
  - Reference to Ferry Wharf amended to reflect waste use

- Ground levels added for flood risk at request of EA.
- Site references updates
- **CA3** – North Quayside and South Portslade
  - BHCC allocations disaggregated
  - Non-allocated employment sites to be safeguarded
  - Site references updated
- **CA4** – Portslade and Southwick Beaches
  - No significant changes
- **CA5** – Fishersgate and Southwick
  - Site levels added at request of EA
  - Amended development requirement at Southwick Waterfront
- **CA6** – Harbour Mouth
  - No significant changes
- **CA7** – Western Harbour Arm
  - Reference to compensatory habitat amended at request of EA
  - Amended housing mix
  - Added site references
  - Amended text on acceptable building heights
  - Amended text on preserving views of heritage assets

## Policy Amendments

- In general there was a large amount of repetition in character area policies (numerous character areas had policy clauses on sustainability, flood risk, green infrastructure and transport). Generic clauses have been drafted and added to area wide policies in order to simplify the plan.
- **Policy SH1**
  - **Amended clause (3):** **Where it is feasible and viable,** D d development should **seek to** achieve zero-carbon status (~~emitting no net annual carbon emissions from regulated and unregulated energy use~~), in particular within the four site allocations. This will include the use of passive design measures. Proposals must demonstrate good thermal performance and air tightness to prevent heat loss.
- **Policy SH3**
  - **Added clause (4):** “The Councils will seek agreement with developers to secure appropriate training and job opportunities for local residents”.
- **Policy SH4**
  - **Amended clause (2):** Developers will be required to ensure that proposals deliver a mixed and balanced community through providing a mix of dwelling types, sizes and tenures in accordance with identified local needs including suitable family accommodation. ~~A mix of apartments and terraced town houses would be appropriate across all tenures.~~
  - **Removed clause (4):** Developers are encouraged to work towards the principles of Lifetime Neighbourhoods and incorporate Age-Friendly Cities features”
    - Reference remains in the BHCC City Plan but does not apply to Adur.
  - **Added clause (5):** Development will be required to contribute towards provision of community and social infrastructure, in accordance with the relevant Infrastructure Delivery Plan.

- **Policy SH6**
  - Clauses on “flood defence and drainage” moved from character areas to area wide policy
- **Policy SH7**
  - **Amended clause (8):** “Where ~~biodiversity~~ impacts **on biodiversity** cannot be mitigated, compensatory measures ~~actions~~ will be required, **taking account of an up-to-date ecological survey** ~~Compensatory habitat to be like for like basis based upon up to date surveys”~~.
  - Clauses on natural environment/biodiversity moved from character areas to area wide policy
  - **Amended clause (10):** “**All development must comply with the Water Framework Directive**. Development must protect **surface and** groundwater quality ~~and to ensure~~. Only clean surface water ~~is~~ should be discharged into the River Adur, **the Canal and groundwater. Pollution control measures will be required to deal with surface water run-off where this is discharging straight into the River Adur or the Canal, especially where waterside vehicular access is promoted**”.
    - Amended at request of the Environment Agency
- **Policy SH8**
  - **Added clause (5):** “The provision of appropriate measures to enhance watersports and other traditional coastal activities will be supported”.
  - **Added clause (10):** “The partnership will work with Natural England to support the delivery of the England Coast path through the Shoreham Harbour Regeneration Area”.
- **Policy CA2**
  - **Amended clause (2):** “The partnership will work with developers and stakeholders to deliver:
    - a) a minimum of approximately 300 ~~90~~ new dwellings (use class C3) and 7,500m<sup>2</sup>**
    - b) a minimum of 4,500m<sup>2</sup> new B-class employment floorspace (use classes B1, B2 and B8) (in combination with SS2: South Portslade)** ~~The partnership will support the redevelopment of sites to deliver high quality, modern employment floorspace, and appropriately located residential dwellings.~~
    - c) ancillary leisure, retail and food and drink floorspace”**
  - **Amended clause (3):**

**“Site allocations at Aldrington Basin (shown on Map 7) are:**

    - a) AB1 – North Basin Quay: Allocated for port related and compatible employment floorspace (use classes B1, B2 and B8). Between Hove Lagoon and the Canal an area of open space fronted by ancillary leisure, retail and food and drink uses will be supported in order to improve the connection between Hove Lagoon and the harbour.**
    - b) AB2 – Aldrington Marina: Allocated for new employment floorspace (use classes B1, B2 and B8)**

**c) AB3 – Ferry Wharf: Allocated for port related and compatible employment floorspace (use classes B1, B2 and B8).**

**d) AB4 – Kingsway/Basin Road North: Allocated for mixed use redevelopment (use classes B1 and B2 at Basin Road North level, use classes A2, B1 and ancillary A1 at Kingsway level, and use class C3 on upper storeys)”.**

At the basin level, plots bounded by Basin Road North, Basin Road South and the Canal (sites A, B ~~and~~ C and D on Map 8 ~~7~~) will be ~~are~~ safeguarded for port related and compatible employment uses (classes B1, B2 and B8).

- a) ~~Building heights of two to three storeys are generally considered acceptable at the basin level. If taller buildings are proposed, care needs to be taken to consider sunlight impacts on other sites.~~
- o **Added clause (5):** “Hove Enterprise Centre and Maritime House are safeguarded for employment generating uses (use classes B1, B2 and B8). The council will support proposals for the upgrade and refurbishment of these premises. The council will resist proposals for change of use to other types of floorspace”.
- o **Added clause (6):**  
“For sites AB1, AB2, AB3:
  - a) Building heights of two to three storeys are generally considered acceptable.
  - b) If taller buildings are proposed, care needs to be taken to consider sunlight impacts on other sites.”
- o **Amended clause (7):**

~~Plots between Basin Road North and Kingsway (site D E on Map 8 ~~7~~) will be released for mixed use redevelopment (B1 and B2 at Basin Road North level, A1, A2 and B1 at Kingsway level, and C3 on upper storeys).~~

**For site AB4:**

**a) Building heights should be justified with regard to analysis of the local urban design context, orientation, sunlight and daylight impacts and apply high quality design principles.** Building heights of up to four storeys above Kingsway and six storeys above Basin Road North are considered acceptable subject to high quality design and being suitably orientated to accommodate generous views between new buildings. ~~Development shall not exceed the height of the nearby Vega apartment building and care needs to be taken to consider sunlight impacts on other sites.~~

**b) Development should maintain a sense of openness and promote views through to the harbour wherever possible. The scale of development should provide a positive impact on the street environment along Kingsway.**

**c) Development should provide an attractive character along the A259 and contribute towards the street scene.** Residential development will need to demonstrate compatibility with employment uses at the basin level below in order

to prevent future conflicts arising.

- **Policy CA3**

- **Amended clause (3):**

“The partnership will work with developers and stakeholders to deliver:

- a) **a minimum of approximately 300 ~~210~~ new residential dwellings (use class C3) and 7,500m<sup>2</sup>**
- b) **a minimum of 3,000m<sup>2</sup> new B-class employment floorspace (use classes B1, B2 and B8) (in combination with SS1: Aldrington Basin). The partnership will support the redevelopment of sites to deliver high quality, modern employment floorspace and appropriately located residential dwellings.**
- c) **ancillary leisure uses”**

- **Amended clause (4):**

**Site allocations at South Portslade (shown on Map 8) are:**

- a) **SP1 – Prestwich House (and adjoining): Allocated for mixed use redevelopment (use class B1 on lower storeys and use class C3 on upper storeys)**
- b) **SP2 – Former Belgrave Centre (and adjoining): Allocated for residential development (use class C3)**
- c) **SP3 – Wellington House: Allocated for residential development (use class C3)**
- d) **SP4 – Regency House: Allocated for mixed use development (use class B1 on lower storeys and use class C3 on upper storeys)**
- e) **SP5 – Former Flexer Sacks: Allocated for mixed use redevelopment (use class B1 on lower storeys and use class C3 on upper storeys. Associated leisure and assembly (use class D) uses may be permitted provided they are demonstrated to be compatible with residential and employment uses in the vicinity.**
- f) **SP6 – Church Road/Wellington Road/ St Peter’s Road: The southern portion of the site is allocated for new employment development (use classes B1, B2 and B3). Employment uses must be compatible with adjacent residential development. As part of a comprehensive redevelopment, residential development is acceptable on the northern portion of the site, fronting onto St Peter’s Road.**
- g) **SP7 – Station Road: Allocated for mixed use redevelopment (use classes A1, A2, A3 and B1 fronting Station Road and use class C3 to the rear and on upper storeys)**

Site A is released for mixed use redevelopment. Wellington House, The Belgrave Day Centre and adjacent equipment store are suitable for residential development (class C3). The remainder of site A is suitable for mixed use

~~development—employment (class B1) on the lower storeys, and residential (class C3) on upper storeys.~~

~~a) Building heights of four to six storeys are generally considered acceptable. If taller buildings are proposed, care needs to be taken to consider sunlight impacts on other sites.~~

~~b) Proposals for development at the far eastern boundary of the site need to be mindful of impacting access to daylight on the rear of adjacent properties on Station Road. Building heights of three to four storeys are generally considered acceptable.~~

~~c) Buildings fronting Wellington Road must be set back beyond the proposed green corridor.~~

- o **Added clause (5):** “South Portslade Industrial Estate (as shown on Map 8) is safeguarded for employment generating uses (use classes B1, B2 and B8). The council will support proposals for the upgrade and refurbishment of these premises. The council will resist proposals for change of use to other types of floorspace”.

- **Policy CA5**

- o **Amended clause (3):**

The partnership will work with developers and stakeholders to deliver the reconfiguration of Lady Bee Marina. This will include:

- Improved marina facilities, expanded berthing capacity and waterside leisure provision, including a new slipway, utilising canal edge water space to the east
- Complimentary waterside facilities and attractions, such as an expanded chandlery, café/bar and public conveniences
- Possible location for a youth sailing centre.
  - Amendment is in response to the SPA pursuing a different scheme

- **Policy CA7**

- o **Amended clause (6):** Building heights of up to five storeys are generally considered acceptable on the Brighton Road and River Adur frontages. **Away from these frontages, greater storey heights may be acceptable within deeper sites. At sites WH1 and WH2, the setting of Kingston Buci lighthouse must be considered if development over 3 storeys is proposed. At sites WH2, WH3, WH4 and WH5 views from the coast at Shoreham Beach to the South Downs must be retained.**

- o **Amended clause (7):**

~~Proposals for individual~~ **Taller buildings may be considered in the centre of the allocation (western portion of site WH3, site WH4 and eastern portion of site WH5). Proposals above a threshold of five storeys** will be required to demonstrate an appropriate response and high quality design in relation to the following elements:

- Scale and height
- Architectural detailing
- Materials
- Public realm and open space
- Public transport accessibility



- Views into and out of the area, including assessment of glimpse views, local views and long views in relation to the waterfront, local landmarks, the South Downs National Park, conservation areas, and historic assets
  - Microclimate impacts including wind, daylight and sunlight effects, air pollution and urban heat island effects.
- **Amended clause (10):** “A setback from the waterfront is safeguarded to enable the delivery of a waterfront pedestrian and cycle route between Shoreham-by-Sea town centre and Kingston Beach. Developments should be sufficiently set back from the riverside (at least 8m from harbour wall to building) to incorporate the new waterfront route. **The setback may also be required for flood defence maintenance requirements. Set back distance should be discussed and agreed with the Environment Agency.**”
- **Added clause (12):** “Prior consent is required for any works in, under or over the River Adur Tidal, a classified ‘main river’ under the jurisdiction of the Environment Agency, and subject to its byelaws, or within 16metres of the landward toe”.