



Wards: St Marys, Marine, Southwick Green, Eastbrook

Shoreham Harbour Regeneration – Draft Joint Area Action Plan for Public Consultation

Report by the Executive Head of Planning, Regeneration and Wellbeing

1.0 Summary

- 1.1 This is the first full draft of the Shoreham Harbour Joint Area Action Plan (JAAP) which is a 15-20 year plan to guide the regeneration of Shoreham Harbour.
- 1.2 The JAAP is a Development Plan Document (DPD) which will sit underneath the Adur Local Plan (and Brighton & Hove City Plan) when adopted 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.
- 1.3 The draft JAAP has been reviewed by the Adur Planning Committee and the Cabinet is now asked to approve it for public consultation (for a ten week period).

2.0 Background

- 2.1 The regeneration of Shoreham Harbour has long been an aspiration of the three partner authorities – ADC, BHCC and WSCC – and the Shoreham Port Authority. Since 2010 significant technical work has been undertaken by the local authorities to determine the appropriate scale and land use mix to plan for at the harbour taking a bottom-up approach, in consultation with the local community, landowners and stakeholders. The current plans aim to provide a pragmatic balance between the aspirations and ambitions for a new waterfront community and the commercial realities of bringing forward complex, brownfield sites under current market conditions.
- 2.2 Both the emerging Adur Local Plan and the Brighton & Hove City Plan identify the regeneration of the harbour in their strategic objectives and also contain a high level planning policy that identifies the harbour as a 'Broad Location' for future strategic development. Both these policies list the Area Priorities for each of the harbour's seven Character Areas and state that the detailed policies and proposals will be set out within the JAAP.
- 2.3 The purpose of the JAAP is 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 Adur Council, Brighton & Hove City Council and West Sussex County

Council. The Shoreham Port Authority has also been closely involved in its production.

- 2.4 The area covered by the JAAP stretches from the Adur Ferry Bridge in the west through to Hove Lagoon in the east. Shoreham Harbour is distinct from its surroundings due to its concentration of industrial and employment uses, many representing 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.
- 2.5 Shoreham Port 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. The Port currently employs approximately 1700 people and a further 1000 are employed in the rest of the harbour area.
- 2.6 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).
- 2.7 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.

3.0 Key Proposals

- 3.1 The proposals for the harbour outlined in the draft JAAP are as follows:

New housing:

- Up to 1450 new homes across the harbour to 2031 (potentially a further 500 beyond the plan period)
 - 1050 along the Western Harbour Arm in Adur District
 - 400 in South Portslade and Aldrington Basin in Brighton & Hove

Employment and economy:

- Consolidation of Shoreham Port operations in to the areas east and south of the lock gates
- Delivery of approximately 21,500 sqm of new employment floorspace across the harbour:
 - 14,000 sqm in Adur District (Western Arm and Southwick Waterfront)
 - 7,500 sqm in Brighton & Hove (South Portslade and Aldrington Basin)

- Generation of approximately 1700-2000 new full time jobs across the harbour area with approximately 700 of these with Adur District, as well as the retention of 1700 Port jobs.
- Support for approximately 1,600-1700 temporary construction jobs across the harbour.

Local environmental improvements:

- Upgraded flood defence network integrated with a riverside walking/cycling route
- New and Improved social and community facilities
- New and improved marine leisure facilities
- Improvements to local transport network
- Upgrades to public spaces and historic features and better connections with surrounding areas

3.2 The JAAP area has been broken down in to seven distinct character areas. For consistency, these areas are broadly similar to the character areas within the Port Masterplan but with slightly wider boundaries to take in the surrounding areas outside the Port's jurisdiction. The seven character areas are as follows, with character areas 4, 5, 6 and 7 falling either wholly or partly within Adur District:

1. South Quayside
2. Aldrington Basin
3. North Quayside/South Portslade
4. Portslade/Southwick Beaches
5. Southwick Waterfront/Fishersgate
6. Harbour Mouth
7. Western Harbour Arm

3.3 There are four key development opportunity 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 delivery. These are as follows (with SS3 and SS4 falling within Adur District):

- Strategic Site 1 (SS1): Aldrington Basin
- Strategic Site 2 (SS2): South Portslade
- Strategic Site 3 (SS3): Southwick Waterfront
- Strategic Site 4 (SS4): Western Harbour Arm

3.4 For the Western Harbour Arm (and Aldrington Basin and South Portslade Industrial Estate) where new housing is proposed, development briefs have already been prepared and adopted for these areas. The JAAP will eventually replace these briefs once it is adopted.

3.5 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 Local Plans.

4.0 Progress on Technical Studies

4.1 A number of background studies across a range of topics have already been produced which have underpinned the preparation of the development briefs as well as this Draft JAAP. Further technical work currently underway that will provide important evidence to the JAAP and respond to issues raised during consultation on the development briefs are at various stages of completion. These include:

- WSCC is leading on the preparation of a Shoreham Harbour Transport Strategy that will contain a set of integrated measures that will guide the provision of transport infrastructure in the area for the next 15 years. An Executive Summary of the emerging strategy is provided as a background document.
- ADC and the Partnership have been working closely with the Environment Agency and a Flood Risk Management Technical Guide is currently being prepared to provide user-friendly guidance on mitigating flood risk associated with new developments and changes of land use in the harbour. This guide will include a design code and landscaping strategy to ensure high quality design standards for a new activated waterfront.
- A Wharves and Railheads Study (West Sussex, 2013) and associated Statement of Common Ground are currently being prepared which will establish the approach to safeguarding wharf capacity within the port in accordance with the National Planning Policy Framework and Minerals Local Plans.

5.0 COMMUNITY CONSULTATION AND NEXT STEPS

5.1 Consultation on a number of different proposals and documents over a number of years has informed the content of this draft JAAP. When approved by Cabinet, the draft Plan will be subject to a ten week period of public consultation planned to run from **17th February to 25th April 2014**. The responses received during this time will be an important source of information for identifying areas for further work.

5.2 Depending on the issues raised, a further round of consultation may be required. Following this, a pre -submission version of the Plan will be published for consultation but at this stage representations can only be made on the “soundness” of the Plan.

5.3 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 mid 2015, followed by formal adoption later that year.

6.0 Legal

6.1 The adopted JAAP will have statutory status as a Development Plan Document within the meaning of the Planning and Compulsory Purchase Act 2004 and its secondary legislation and as such will be given full weight in the determination of relevant planning applications.

7.0 Financial implications

7.1 The main input from the Council is officer time (but funded externally). 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 is the accountable body.

8.0 Recommendation

8.1 That:

Acknowledging comments provided by the [Adur](#) Planning Committee, the Cabinet approves the document for a ten week period of public consultation.

Local Government Act 1972

Background Papers:

- Draft Shoreham Harbour Transport Strategy – Executive Summary

Other key papers:

- Statement of Community Consultation on Draft JAAP
- Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) on Draft JAAP
- Shoreham Harbour Transport Study (2013)
- Development Brief for the Western Harbour Arm (2013)
- Development Brief for South Portslade Industrial Estate and Aldrington Basin (2013)
- Wharves and Railheads Study (2013)
- Capacity and Viability Study (2010)

Contact Officer:

Jane Fuller
Principal Planning Officer – Shoreham Harbour
Adur Civic Centre, Shoreham-by-Sea
01273 2 63177
Jane.Fuller@adur.worthing.gov.uk

Schedule of Other Matters"]

1.0 Council Priority

- 1.1 The Emerging JAAP will help to:
- Support major regeneration projects to tackle deprivation
 - Support businesses in creating jobs and regenerating neighbourhoods
 - Seek to meet the housing needs of our communities
 - Reduce red tape in planning, regulation and regeneration and increase the opportunities for communities to be more involved in decisions
 - Work with partners to reduce deprivation and inequalities

2.0 Specific Action Plans

- 2.1 [(A) Through specific policies, strategies and guidance in the emerging JAAP - to improve the visual appearance of the district; to ensure the provision of sufficient housing and employment; to promote regeneration of Shoreham Harbour and to promote the viability and sustainability of town centres.

(B) To encourage kick-start of development projects and delivery of new housing and employment areas.

3.0 Sustainability Issues

- 3.1 The Government requires that the all Development Plan Documents be subject to a formal sustainability appraisal. The emerging JAAP DPD has been subject to sustainability appraisal.

4.0 Equality Issues

- 4.1 The emerging JAAP process aims to ensure that all groups in the district have equal access to the range of opportunities generated by future plans for the harbour. For example provision of affordable housing, improved public transport, access to public open space, harnessing employment and training spin-off benefits for local deprived communities.

5.0 Community Safety Issues (Section 17)

- 5.1 New development proposals will be expected to have incorporated best practice ways to design out crime within the layout of their schemes.

6.0 Human Rights Issues

- 6.1 At this stage, no human rights issues have been identified.

7.0 Reputation

- 7.1 The emerging JAAP documents must be prepared in line with Government legislation and are subject to extensive community involvement. The delivery of the policies and strategy seek to improve the harbour area and therefore have a positive impact on the reputation of the Council.

8.0 Consultations

8.1 (A) In preparing the Draft JAAP consultations have taken place with:

- Leaders and Councillors of Adur/Worthing Councils, Brighton & Hove City Council, West Sussex County Council
- Internal officers of Adur/Worthing Councils, Brighton & Hove City Council, West Sussex County Council
- External stakeholder consultees including Shoreham Port Authority, relevant government agencies, local interest groups, local residents groups
- Site owners, existing businesses, developers and community organisations within the harbour area
- general public and residents in the vicinity of the harbour area

(B) All the comments received have been taken on board within the preparation of the Draft JAAP.

9.0 Risk Assessment

9.1 The emerging JAAP is part of the Council's LDF process. There is a statutory duty on the Council to produce a local development plan. Failure to meet the LDF milestones as set out in the Council's Local Development Scheme could impact on a number of Council's priorities including economic and social regeneration as well as the delivery of affordable housing.

10.0 Health & Safety Issues

10.1 Matters considered and no issues identified.

11.0 Procurement Strategy

11.1 This report complies with the Procurement Strategy.

12.0 Partnership Working

12.1 The emerging JAAP for Shoreham Harbour is being prepared in partnership with Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority.