



**Ward:** Shoreham Harbour Regeneration Area

## **Shoreham Harbour Flood Risk Management Technical Guide**

### **Report by the Head of Planning, Regeneration and Wellbeing**

#### **1.0 Summary**

- 1.1. This report seeks Cabinet Member approval for the exemption from the provisions of Part 8 of the Standing Orders on Contracts for Special Circumstances to allow the commissioning of a consultant specialising in flood risk management (Halcrow) to undertake a Flood Risk Management Technical Guide for the Shoreham Harbour Regeneration Project.
- 1.2. A Flood Risk Management Technical Guide is required to support the emerging Shoreham Harbour Joint Area Action Plan (JAAP) which will be the Development Plan Document for the harbour area. The Technical Guide will provide detailed information to inform the JAAP in relation to the design of flood defence and mitigation solutions, as well as informing public realm requirements for future development. The standalone guidance document is also intended for use by prospective developers in the interim period before the JAAP is adopted and crucially to support bids for funding and securing investment.
- 1.3. Halcrow is carrying out a number of detailed design studies and flood risk management strategies in the Shoreham area and have prior experience of working on the Shoreham Harbour Regeneration project. They are therefore considered to be well placed to undertake this work on behalf of the Shoreham Harbour Partnership. There is also some urgency to complete a technical guide for flood risk management to help inform the current round of bids for Coastal Community Funding.

#### **2.0 Background**

- 2.1 Parts of the Shoreham Harbour Regeneration area are vulnerable to flooding with many existing industrial / marine-related uses located at waterfront sites. These uses currently fall under the Strategic Flood Risk Assessment (SFRA) categories of 'water-compatible development' or 'less vulnerable' uses. This means that the existing level of protection from flooding is considered acceptable considering the vulnerability of its current use.

- 2.2 As these sites come forward for redevelopment to residential, employment and other uses they will shift into higher risk categories of 'more vulnerable' uses which will require a higher standard of protection.
- 2.3 The Shoreham Harbour Development Briefs (developed by Allies and Morrison Urban Practitioners) addressed some of the flood risk considerations in identifying sites for uses and acknowledging flood defence and mitigation works required. This was largely based on a review of previous studies and has resulted in high level indicative parameters. A greater level of detail is now required to ensure the most appropriate design, form, materials and aesthetics can be realised.
- 2.4 The Partnership is aware that a significant barrier to unlocking sites at Shoreham Harbour is the cost of delivering flood defences and mitigation measures. To address this issue the Partnership is pursuing external funding opportunities to ensure the regeneration of Shoreham Harbour.
- 2.5 An application for funding via the Coastal Communities fund has been submitted recently on behalf of the Shoreham Harbour Partnership Board. This funding bid is to help bring forward sites in the Western Harbour Arm for redevelopment by addressing the funding shortfall for flood defence works and relocation costs for key industrial premises. An initial expression of interest has been submitted, however, for the funding bid to be successful a more detailed bid would be required, including a clear indication of flood defence costs, at the next stage of the process. A fully worked up bid would be required by September and therefore there is some urgency to complete the Technical Guide for Flood Risk Management to inform this funding bid.
- 2.6 The consultancy, Halcrow, has carried out a significant amount of relevant work locally. This includes the following:
- **Adur Tidal Walls Scheme** (Environment Agency, ongoing): Design and cost estimations for flood defence infrastructure along the banks of the river Adur.
  - **Brighton Marina to River Adur Flood and Coastal Erosion Risk Management Strategy** (Brighton & Hove City Council, ongoing): Production of early strategic plans for the delivery of this strategy.
  - **Littlehampton East Bank Scheme** (Environment Agency): Design and cost estimations for flood defence infrastructure for the east bank of the river Arun.
  - **Beachy Head to Selsey Bill Shoreline Management Plan** (South Downs Coastal Group, 2006): Production of a strategic level document identifying the risks associated with the evolution of the coast.
- 2.7 Relevant work Halcrow has delivered for the Shoreham Harbour Regeneration Project includes:

- Outline Water Cycle Strategy (2009)
- Shoreham Port Reclamation and Consolidation studies (2009)
- Scoping for Coastal Engineering and Flood Modelling at Shoreham Harbour (2009)

2.8 In addition to this work, Halcrow has carried out a number of ecological, green infrastructure and biodiversity related studies for Shoreham Harbour.

2.9 The significant experience in flood infrastructure design work Halcrow has carried out locally means they are very familiar with the flood risk challenges the area faces as well as the complex problems associated with delivering flood defences on the river Adur. As such, if Halcrow were to undertake the Flood Risk Management Technical Guide, this is likely to result in both time and cost efficiencies.

### **3.0 Proposals**

3.1 For the reasons set out above (section 2) it is proposed that Halcrow is invited to undertake a Flood Risk Management Technical Guide for Shoreham Harbour.

### **4.0 Legal**

4.1 The Flood Risk Management Technical Guide will be used as part of the evidence base to inform the Joint Area Action Plan for Shoreham Harbour which is being produced in accordance with the Planning Act 2008 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.2 Standing Order 8.3.1 of the Joint Standing Orders on Contracts provides for an exemption from any of the provisions of Part 8 of the Standing Orders with approval of Cabinet or Cabinet Member where they are satisfied that such exemption is justified in Special Circumstances.

4.3 The relevant Cabinet Member for the emerging JAAP and regeneration of Shoreham Harbour is the Cabinet Member for Regeneration. However, as the Cabinet Member for Health and Wellbeing has flood defence within his portfolio it would be appropriate for the Cabinet Member for Regeneration to consult him prior to making a decision on this report.

### **5.0 Financial implications**

5.1 The proposed Flood Risk Management Technical Guide is estimated to cost up to £70,000 and is to be funded by the Shoreham Harbour Regeneration budget. The budget is high due to the detailed flood defence survey and design work

required to provide the appropriate technical guidance and costings necessary to unlock external funding.

## **6.0 Recommendation**

- 6.1 That the Cabinet Member approves, following consultation with the Cabinet Member for Health and Wellbeing, the exemption from the provisions of Part 8 of the Standing Orders on Contracts for Special Circumstances to allow the commissioning of a consultant specialising in flood risk management (Halcrow) to undertake a Flood Risk Management Technical Guide for the Shoreham Harbour Regeneration Project which will form part of the evidence base for the Shoreham Harbour JAAP.

## **Local Government Act 1972**

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## **Schedule of Other Matters**

### **1.0 Council Priority**

- 1.1 Undertaking a Flood Risk Management Technical Guide for Shoreham Harbour will help to deliver a major regeneration opportunity within the district, helping to improve the local economy.

### **2.0 Specific Action Plans**

- 2.1 The Flood Risk Management Technical Guide will inform policies within the emerging JAAP.

### **3.0 Sustainability Issues**

- 3.1 The emerging JAAP aims to promote sustainable development and is subject to a Sustainability Appraisal. One of the Sustainability Objectives in the Sustainability Appraisal is for new development to avoid, reduce and manage the risk from all sources of flooding to and from the development and to minimise coastal erosion where possible. This Flood Risk Management Technical Guide would directly address this.

### **4.0 Equality Issues**

- 4.1 The JAAP aims to ensure that all groups in the regeneration area have equal access to the opportunities offered by the emerging development plan.

### **5.0 Community Safety Issues (Section 17)**

- 5.1 Matters considered and no issues identified.

### **6.0 Human Rights Issues**

- 6.1 Matters considered and no issues identified.

### **7.0 Reputation**

- 7.1 Matters considered and no issues identified.

### **8.0 Consultations**

- 8.1 The results of the retail capacity assessment will inform the emerging JAAP which is subject to statutory consultation requirements.

### **9.0 Risk Assessment**

9.1 If the Flood Risk Management Technical Guide is not undertaken then the emerging JAAP could be challenged at the Examination in Public and if found unsound could have considerable implications. In addition, if the Guide is not produced and funding bids are not supported with the required level of detail, there is a high probability that vital infrastructure funding will not be forthcoming.

## **10.0 Health & Safety Issues**

10.1 Matters considered and no issues identified.

## **11.0 Procurement Strategy**

11.1 The appointment of a consultant to undertake the Flood Risk Management Technical Guide will be in accordance with the Council's procurement procedures under the exception rules.

## **12.0 Partnership Working**

12.1 Matters considered and no issues identified.

## **13.0 Social Values Act 2012**

13.1 In line with the Social Values Act 2012 Economic, Social & Environmental wellbeing of the area have been considered.