

Shoreham Harbour Flood Risk Management Guide Supplementary Planning Document

Report by the Director for the Economy

1 Summary

- 1.1 This report seeks approval to adopt the Shoreham Harbour Flood Risk Management Guide Supplementary Planning Document (SPD) by the Executive Member for Regeneration. The Flood Risk Management Guide, Consultation Statement and Technical Annex can be viewed via the attached web-link:-

<http://www.adur-worthing.gov.uk/meetings-and-decisions/committees/adur/planning/committee.133771.en.html>

- 1.2 SPDs provide guidance on how planning policy will be implemented. This SPD will sit alongside the Shoreham Harbour Joint Area Action Plan (JAAP) which is currently being produced by the Shoreham Harbour Regeneration Partnership to identify a set of locally supported and sustainable proposals for Shoreham Harbour over a 15 year plan period.
- 1.3 The SPD sets out proposed guidance for decision-makers, landowners and developers for flood defence and flood mitigation measures required to protect new development at Shoreham Harbour. The SPD will also be adopted by Brighton & Hove City Council. The SPD has been subject to public consultation and has been presented and approved at both Adur and Brighton & Hove Committees as summarised in this report.

2 Background

- 2.1 Parts of the Shoreham Harbour Regeneration area are vulnerable to tidal flooding. Many waterfront sites are identified in the JAAP for redevelopment to residential, employment and other uses requiring a higher standard of flood protection than currently exists. For development to progress on sites at Shoreham Harbour, applicants will need to demonstrate through the planning process that the development will be:

- safe for its lifetime;
- that flood risk has not been increased elsewhere as a result of the development;
- that wherever possible, flood risk overall has been reduced as a result of the development.

2.2 The SPD will guide developers towards suitable flood mitigation measures to satisfy the requirements set out above. It also illustrates how flood defences and mitigation measures can be integrated to create not only distinctive, high quality structures but also a high quality public realm environment.

2.3 Significant consultation has been undertaken on the Flood Risk Management Guide SPD. This is explained fully in the Consultation Statement which can be accessed here:

<http://www.adur-worthing.gov.uk/media/media.135523.en.pdf>

2.4 The SPD was considered by Adur Planning Committee on 1 September 2015. The Planning Committee recommended that the Flood Risk Management Guide SPD be approved for adoption. Brighton & Hove Economic Development and Culture Committee agreed to adopt the SPD on 17 September 2015.

3 Proposal

3.1 The document outlines all of the current flood risk related guidance, plans and strategies for the Shoreham Harbour area but specifically provides planning guidance for the four strategic sites identified in the Joint Area Action Plan. These are:

Brighton & Hove City

- Strategic Site 1 (SS1): Aldrington Basin
- Strategic Site 2 (SS2): South Portslade Industrial Estate

Adur District Council

- Strategic Site 3 (SS3): Southwick Waterfront
- Strategic Site 4 (SS4): Western Harbour Arm

3.2 The focus of the document is the Western Harbour Arm where the majority of the development is planned and where the most significant flood risk is present. Plans showing the strategic sites are shown in Figure 1.5 of the SPD.

- 3.3 A Technical Annex accompanies the SPD which provides details of potential costs of providing flood defences and the process taken to identifying recommended approaches. The Annex can be accessed here:

<http://www.adur-worthing.gov.uk/media/media.135524.en.pdf>

- 3.4 The SPD makes recommendations for flood defence mitigation measures at each strategic site as well as outlining guiding design principles that developers would be expected to follow when submitting planning applications.
- 3.5 The recommended approach for the Western Harbour Arm remains a mix of steel sheet piling, land raising, provision of concrete walls, revetments and rock armour.
- 3.6 For the Western Harbour Arm and Aldrington Basin sites, the finished floor levels for residential development will need to be raised to ensure the development is safe for the anticipated lifetime of the building taking into account rises in sea level.
- 3.7 The document also proposes flood resilient and resistant measures and provision of Sustainable Drainage Systems at strategic sites.
- 3.8 In setting out the key criteria for delivering flood risk infrastructure, this SPD will be an important planning document for sites as development comes forward at Shoreham Harbour.

4 Legal

- 4.1 The adopted Flood Risk Management Supplementary Planning Document is capable of being a material consideration in planning decisions. An SPD is not part of the development plan.
- 4.2 In accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012, once the SPD has been adopted, the Local Planning Authority must make available the SPD together with an adoption statement, on the Council's website and for inspection at the Council offices during normal office hours.
- 4.3 The adoption statement will be sent to individuals that made representations during the period of public consultation.

5 Financial implications

- 5.1 The preparation of this SPD has been fully funded from the Shoreham Harbour Growth fund which is externally funded. The budget for this work was £39,603.
- 5.2 The adoption of the SPD will not entail any significant costs.

Recommendation

- 6** It is recommended that the Executive Member for Regeneration approves the Flood Risk Management Guide document and that it is adopted by the Council as Supplementary Planning Guidance.

Local Government Act 1972

Background Papers:

- Shoreham Harbour Joint Area Action Plan Draft for Consultation (February 2014)
- Proposed Submission Adur Local Plan (2014)
- The Submission City Plan Part One (June 2013)

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Schedule of other matters

1 Council Priority

1.1 The Flood Risk Management Guide SPD supports the following Council Priorities:

2) Enable new homes to be built to help meet the housing needs of our communities.

By identifying suitable flood defences and costing the options out, the document provides the necessary evidence required for the examination of the Shoreham Harbour Joint Area Action Plan. Provision of flood defences is a requirement before the delivery of new homes at Shoreham Harbour and the guidance will aid developers when submitting applications.

3) Support high quality developments.

The document identifies the best approach from a design perspective acknowledging that development will need to be viable. The SPD aims to improve access to the river Adur as well as delivering a high quality public realm.

2 Specific Action Plans

2.1 As set out in 1.1 above.

3 Sustainability Issues

3.1 The delivery of flood defences will help to protect vulnerable areas and ensure development is safe for its intended lifetime taking into account sea level rise associated with climate change.

4 Equality Issues

4.1 Matter considered and no issues identified

5 Community Safety Issues (Section 17)

5.1 Matter considered and no issues identified

6 Human Rights Issues

6.1 Matter considered and no issues identified

7 Reputation

7.1 Encouraging high quality development will reflect positively on the reputation of the Council.

8 Consultations

8.1 Please refer to the accompanying Consultation Statement.

9 Risk Assessment

- 9.1 Not approving the SPD for adoption could allow developers to deliver poorly coordinated flood defences and also risks the delivery of a high quality riverside route which is a key aim of the JAAP.

10 Health & Safety Issues

- 10.1 This SPD will ensure future development is safe by mitigating the impact that flooding may have. A key consideration will be how the riverside route functions during periods of flooding.

11 Procurement Strategy

- 11.1 The SPD was produced by JBA consultants and Baca Architects working with the Shoreham Harbour Regeneration Partnership and was commissioned through a competitive tender approach following the Council's Procurement rules.

12 Partnership Working

- 12.1 The SPD is a joint document with Brighton & Hove City Council produced on behalf of the Shoreham Harbour Regeneration Partnership (consisting of Adur District Council, Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority).