

## **Former Eastbrook Allotments Development Brief - October 2015**

### **Report by the Director for the Economy**

#### **1.0 Summary**

1.1.1 The Former Eastbrook Allotments Development Brief has been prepared (with input from Brighton & Hove City Council and West Sussex County Council), to help guide potential development. A draft brief was approved by Adur Planning Committee for public consultation on 3 June 2013.

1.2 The purpose of this report is to inform the Executive Member for Regeneration of the results of consultation and amendments made to the brief in response to comments made and to approve the brief for Development Management purposes.

#### **2.0 Background**

2.1 The brief comprises three sites: the former Eastbrook Allotments (owned by BHCC), Manor Hall Road Former Market Garden (owned by ADC) and Manor Hall Nursery (in private ownership). It has been prepared to provide planning guidance for interested developers which could include opportunities for the relocation of businesses from Shoreham Harbour. It does not establish new policy but provides details of constraints and appropriate uses for each site. The brief does not have the equivalent status of a Development Plan Document or Supplementary Planning Document; it will, however, be a material planning consideration in determining planning applications.

2.2 Public consultation took place between 12<sup>th</sup> December 2014 and 30<sup>th</sup> January 2015, with a number of responses received from stakeholders and local residents. Appendix 1 details the results of consultation and the amendments made in response to comments received. Appendix 2 contains the final version of the Development Brief.

#### **3.0 Proposal**

3.1 It is proposed that the Executive Member for Regeneration considers the representations made, the Councils' response and the amendments made to the Development Brief and approves the final document for publication.

## **4.0 Legal**

4.1 The Development Brief is not a statutory document and therefore in the planning system it will be of less weight. However, it will act as non-statutory guidance, and its approval by the Executive will enable it to be a 'material consideration' in planning applications.

## **5.0 Financial implications**

5.1 Matter considered and no issues identified

## **6.0 Recommendation**

6.1 It is recommended that the Executive Member for Regeneration:

- Considers the representations made during the consultation process and the resulting amendments made to the final development brief, and
- Having considered the final document, approves the Former Eastbrook Allotments Development Brief for Development Management purposes.

## **Local Government Act 1972**

### **Background Papers:**

National Planning Policy Framework (NPPF) 2012

Localism Act 2011

Adur Local Plan 1996

Proposed Submission Adur Local Plan 2014

Shoreham Harbour Development Briefs 2012.

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## **Schedule of other matters**

### **1.0 Council Priority**

1.1 The development brief identifies potential uses which will meet the following priorities:

#### *Eastbrook Allotment Business Development*

- Support businesses in creating jobs and regenerating neighbourhoods
- Support and influence training, education and skills provision locally
- Work with partners to reduce deprivation and inequalities

#### *Disused open space*

- Maintain parks, countryside and open spaces to an affordable standard
- Develop and adopt more cost effective and imaginative ways to make better use of assets

#### *Additional opportunities (including improving a local footpath and the existing allotment provision)*

- Maintain the local street scene by working in partnership with the County and Parish Councils
- Develop and promote healthy active lifestyles and target deprived groups

1.2 By consulting with the local community and stakeholders the following priorities have been met:

- Listen and engage with our communities
- Increase the opportunities for communities to be more involved in decisions.

1.3 Elements of the corporate vision that are applicable:

- Working more closely with and commissioning our communities, the voluntary sector, public organisations, businesses and commercial sectors to develop and deliver services.

### **2.0 Specific Action Plans**

2.1 The potential to relocate businesses from Shoreham Harbour will contribute to realising the longer term regeneration of the Harbour.

### **3.0 Sustainability Issues**

3.1 Sustainability issues are identified as a key planning consideration and any proposal for development will need to address this.

### **4.0 Equality Issues**

4.1 Matter considered and no issues identified

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

5.1 The opportunity to enhance the public footpath and underused sites will contribute to the perception of community safety and wellbeing.

## **6.0 Human Rights Issues**

6.1 Matter considered and no issues identified

## **7.0 Reputation**

7.1 Enhanced opportunities for development on these underused sites will be positive for the reputation of the Council.

## **8.0 Consultations**

8.1 No further consultation is required

## **9.0 Risk Assessment**

9.1 Matter considered and no issues identified

## **10.0 Health & Safety Issues**

10.1 The development brief identifies the potential site contamination issue and the presence of overhead power lines and underground cables. These will be considered at the planning application stage and should not cause health and safety issues.

## **11.0 Procurement Strategy**

11.1 Matter considered and no issues identified

## **12.0 Partnership Working**

12.1 The development brief has involved partnership working with Brighton & Hove City Council (who own part of the site) and West Sussex County Council.