



**Executive Member for Regeneration
14 November 2016**

**Decision to be taken on or after
22 November 2016**

**Wards:
St Mary's, Southwick Green,
Eastbrook, Marine**

Draft Shoreham Harbour Joint Area Action Plan

Report by the Director for Economy

1.0 Summary

- 1.1 This report seeks approval of the revised draft Shoreham Harbour Joint Area Action Plan (JAAP), along with the statutory Sustainability Appraisal, for an eight week period of stakeholder and public consultation between December 2016 and February 2017. A copy of the revised draft Shoreham Harbour Joint Area Action Plan, the Sustainability Appraisal and its non-executive summary have been appended to this report as Appendices 1, 2 and 3 respectively.
- 1.2 The JAAP is a local plan which will sit alongside the Adur Local Plan and Brighton & Hove City Plan to provide further detail on the Shoreham Harbour Regeneration Area. The JAAP forms part of the development plan for both Adur and Brighton & Hove. Following consultation, representations will be taken into account, and a proposed submission version of the JAAP will be prepared.
- 1.3 Additional studies have been produced to provide a robust evidence base for the draft JAAP. These are Shoreham Harbour Ecology Study, Shoreham Harbour Heat Network Study, Adur Local Plan and Shoreham Harbour Transport Study Second Addendum (Reissue). These are appended to this report as Appendices 4, 5 and 6. The Shoreham Harbour Transport Strategy has been updated. This is appended as Appendix 7.
- 1.4 On 31 October 2016, Adur District Council Planning Committee noted the progress made on the JAAP and provided comment on the contents of the plan. The minutes of this meeting are appended as Appendix 8. A summary of amendments to the draft JAAP is appended as Appendix 9.

2.0 Background

- 2.1 The regeneration of Shoreham Harbour has long been an aspiration of Adur, Brighton & Hove and West Sussex councils, and Shoreham Port Authority. The Councils consulted on the first draft of the JAAP in 2014. A total of 185 representations on the draft plan were received, and these have been taken into account in preparing the current draft of the document.
- 2.2 Since that time the policy context nationally and locally has changed. The Brighton & Hove City Plan Part One has now been adopted, and the Adur Local Plan has recently been submitted to the Planning Inspectorate for examination in autumn 2016. These plans both include a policy for Shoreham Harbour Regeneration Area, which identifies it as a broad location for future strategic development. These policies state that the detailed area wide policies and proposals for each of seven character areas will be set out in the JAAP.
- 2.3 Since 2014 the evidence base supporting the JAAP has been updated. This includes further work on the Transport Study, and an update to the Transport Strategy.
- 2.4 A number of additional priorities have emerged, including the potential for a district heat network, and green infrastructure improvements. These have been included in the revised document.
- 2.5 The document was circulated to officers of all the project partners earlier this year and feedback has now been incorporated into the plan. A summary of the changes to the plan is included in the background papers.
- 2.6 Given the length of time since the last public consultation, and the large number of amendments to the plan, it is proposed to conduct a further period of public consultation. Representations will be taken into account as the JAAP is further refined, and a proposed submission version of the plan is prepared in 2017.

3.0 Proposals

- 3.1 The area covered by the Shoreham Harbour JAAP stretches from the Adur Ferry Bridge in the west to Hove Lagoon in the east. In addition to the operational areas of Shoreham Port, the regeneration area includes the Western Harbour Arm, Adur Homes estates south of the railway line at Southwick and Fishersgate, and industrial estates at Fishersgate and South Portslade.

3.2 The vision for the Shoreham Harbour Regeneration Area is:

By 2031, Shoreham Harbour Regeneration Area will be transformed into a vibrant, thriving, waterfront destination comprising a series of sustainable, mixed-use developments alongside a consolidated and enhanced Shoreham Port which will continue to play a vital role in the local economy.

The redevelopment of key areas of the harbour will provide benefits for the local community and economy through increased investment, improved leisure opportunities, enhanced public realm and the delivery of critical infrastructure that will help respond positively to climate change.

3.3 The regeneration project and the JAAP have the following objectives:

- Objective 1 – Climate change, energy and sustainable building: To minimise carbon emissions, address the challenges of climate change and create a renewable energy hub
- Objective 2 – Shoreham Port: To support a growing, thriving port
- Objective 3 – Economy and employment: To stimulate the local economy and provide new jobs
- Objective 4 – Housing and community: To provide new homes and contribute to meeting housing need
- Objective 5 – Sustainable travel: To improve connections and promote sustainable transport choices
- Objective 6 – Flood risk: To reduce the risk of flooding and adapt to climate change
- Objective 7 – Natural environment, biodiversity and green infrastructure: To conserve and protect the natural environment, enhance biodiversity and create a green infrastructure network
- Objective 8 – Recreation and leisure: To enhance and activate the harbour for leisure, recreation and tourism and encourage active, healthy lifestyles
- Objective 9 – Placemaking and design quality: To promote high design quality and improve townscape

3.4 Once the Shoreham Harbour JAAP is adopted, all planning applications within the regeneration area will be assessed against the policies in the JAAP, as well as the National Planning Policy Framework, and either the Adur Local Plan or Brighton & Hove City Plan.

3.5 Attached to this report is the revised plan together with a summary of the key changes to the Plan to assist the Committee's consideration. In addition, a copy of the Shoreham Harbour Transport Strategy - Executive Summary and Sustainability Appraisal - Non Technical Summary are appended. The key proposals in the Shoreham Harbour JAAP are:

CA1 – South Quayside (Adur and Brighton & Hove)

- 3.5 South Quayside is mostly a port-operational area. Port facilities will be safeguarded and improved.
- 3.6 The area also includes a wastewater treatment works, power stations and renewable energy generation. These uses will be safeguarded.

CA2 – Aldrington Basin (Brighton & Hove)

- 3.7 Aldrington Basin includes a mixture of port operations, employment space and some residential areas. Port facilities will be safeguarded and improved.
- 3.8 The area includes proposed development at allocation SS1 – Aldrington Basin. Together, allocations SS1 and SS2 will deliver a minimum of 7,500m² employment generating floorspace and 300 new homes.

CA3 – North Quayside and South Portslade (Brighton & Hove)

- 3.9 North Quayside is mostly a port-operational area. Port facilities will be safeguarded and improved.
- 3.10 South Portslade is mostly an employment area. It includes proposed development at allocation SS2 – South Portslade. Together allocations SS2 and SS1 will deliver a minimum of 7,500m² employment generating floorspace and 300 new homes.

CA4 – Portslade and Southwick Beaches (Adur and Brighton & Hove)

- 3.11 Access to Portslade and Southwick Beaches for pedestrians and cyclist will be improved. Habitats and biodiversity will be created and protected.

CA5 – Fishersgate and Southwick (Adur)

- 3.12 Fishersgate and Southwick include a mixture of port operations, employment space, residential areas and green space. Port facilities will be safeguarded and improved.
- 3.13 The area includes proposed development at allocation SS3 – Southwick Waterfront. This will deliver a minimum of 4,000m² employment generating floorspace.
- 3.14 Lady Bee Marina will be expanded and improved. Green space will be improved and connected to create wildlife corridors and linear open spaces.
- 3.15 Improvements to existing housing estates will be supported. This includes the retrofit of energy efficiency measures.

CA6 – Harbour Mouth (Adur)

- 3.16 Harbour Mouth includes port-operational areas, existing housing and employment space, and Kingston Beach. Port operational areas will be safeguarded and improved.
- 3.17 The area includes the historic buildings of Kingston Buci lighthouse and Shoreham Fort. These will be protected.

CA7 – Western Harbour Arm (Adur)

- 3.18 Western Harbour Arm is primarily an employment area at the present time. The relevant Policy SS4 – Western Harbour Arm Waterfront proposes a minimum of 1,100 new homes and 12,000 m2 employment generating floorspace.
- 3.19 The policy refers to the requirement for new flood defences incorporating a new waterfront route to improve connections for pedestrians and cyclists between Shoreham-by-Sea town centre and Kingston Beach. Habitats and biodiversity would be created and protected.
- 3.20 The revised JAAP proposes a different approach regarding the form and height of development considered appropriate along the Western Harbour Arm, compared to the previously adopted Development Brief, to reflect the desire for high quality flats rather than terraced housing. The increase in the District's Objectively Assessed Housing Need (OAN), developer interest and viability concerns have influenced this change in approach.

4.0 Legal

- 4.1 Once adopted the JAAP will have statutory status as a local plan (as defined in The Town and Country Planning (Local Planning) (England) Regulations 2012). Also referred to as a Development Plan Document (DPD) as defined in the Planning and Compulsory Purchase Act 2004. As such it will be given full weight in the determination of planning applications within the Shoreham Harbour Regeneration Area.

5.0 Financial implications

- 5.1 The main input from the Council is officer time, although this is externally funded. Costs of producing the JAAP, including the public examination, will be met from funds awarded to the three authorities under the Government's former Growth Point programme. Adur District Council is the accountable body for these funds.

6.0 Recommendation

6.1 It is recommended that the Executive Member for Regeneration approve an eight week period of public consultation in conjunction with Brighton & Hove City Council and West Sussex County Council on the following documents:

- **Shoreham Harbour Joint Area Action Plan (2016 - revised draft)**
- **Shoreham Harbour JAAP Sustainability Appraisal**
- **Shoreham Harbour JAAP Sustainability Appraisal - Non-Technical Summary**

6.2 It is recommended that the Executive Member for Regeneration approve the preparation of proposed submission version of the Shoreham Harbour Joint Area Action Plan. This will take into account representations received during the consultation period, as well as further updates to the supporting evidence and policy context.

6.3 It is recommended that the Executive Member for Regeneration approve the following documents as supporting evidence for the Shoreham Harbour Joint Area Action Plan:

- **Shoreham Harbour Ecology Study**
- **Shoreham Harbour Heat Network Study**
- **Adur Local Plan and Shoreham Harbour Transport Study Second Addendum Reissue**
- **Shoreham Harbour Transport Strategy**

Local Government Act 1972

Background Papers:

- Shoreham Harbour Joint Area Action Plan (2016 - revised draft)
- Shoreham Harbour JAAP Sustainability Appraisal
- Shoreham Harbour JAAP Sustainability Appraisal - Non-Technical Summary
- Shoreham Harbour Ecology Study
- Shoreham Harbour Heat Network Study
- Adur Local Plan and Shoreham Harbour Transport Study (Second Addendum Re-issue).
- Minutes of Adur Planning Committee 31 October 2016
- Summary of amendments to draft Shoreham Harbour Joint Area Action Plan

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Schedule of Other Matters

1.0 Council Priority

1.1 The Shoreham Harbour Joint Area Action Plan 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
- Seek to safeguard Adur's environmental assets
- 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 Through specific policies, strategies and guidance in the Shoreham Harbour Joint Area Action Plan:

- To improve the visual appearance of the regeneration area
- To ensure the provision of sufficient housing and employment
- To promote regeneration of the Shoreham Harbour Regeneration Area
- To mitigate and adapt to climate change
- To enhance the biodiversity of the area
- To promote the viability and sustainability of town and district centres
- To encourage development project and delivery of new housing and employment areas.

3.0 Sustainability Issues

3.1 It is a legal requirement that all local plans are subject to a sustainability appraisal. The Sustainability Appraisal for the Joint Area Action Plan has been carried out by Brighton & Hove City Council, and is included as a background paper.

4.0 Equality Issues

4.1 Equality issues have been considered as part of the sustainability appraisal of the Shoreham Harbour Joint Area Action Plan. The JAAP aims to ensure that all groups have equal access to the spatial opportunities offered by the plan.

5.0 Community Safety Issues (Section 17)

5.1 Matter considered and no issues identified

6.0 Human Rights Issues

6.1 Matter considered and no issues identified

7.0 Reputation

7.1 The Shoreham Harbour Joint Area Action Plan has been prepared in accordance with Government policy and legislation and is subject to extensive community involvement. The delivery of the strategy, policies and proposals in the plan will set a clear framework for development and the delivery of infrastructure in the regeneration area. The plan seeks to contribute to meeting the need for housing and employment floorspace in Adur and Brighton & Hove, and therefore should have a positive impact on the reputation of the Council.

8.0 Consultations

8.1 Public consultation was carried out in 2014 on the draft JAAP, and in 2012-3 on the development briefs which have informed the plan. Consultation has been carried out in accordance with statutory requirements and the Statement of Community Involvement for each of the partner authorities. Representations received at each stage have been taken into account when developing the next iteration of the plan.

9.0 Risk Assessment

9.1 Although the Shoreham Harbour Joint Area Action Plan is not a statutory requirement, the council and its partner authorities have committed to producing the JAAP through the Adur Local Plan and the Brighton & Hove City Plan Part One. Failure to do so could impact on a number of the Council's priorities including economic and social regeneration as well as the delivery of new employment floorspace and homes (including 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 Shoreham Harbour Joint Area Action Plan has been prepared by the Shoreham Harbour Regeneration Partnership. This is made up of Adur District Council, Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority.