

Proposed Submission Shoreham Harbour Joint Area Action Plan

Background and Context

- 1 The Shoreham Harbour Joint Area Action Plan (JAAP) is being prepared 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 Proposed Submission JAAP (**enclosed as [Appendix A](#)**) has been produced jointly by the County Council, Adur District Council and Brighton & Hove City Council. Shoreham Port Authority has also been closely involved in its production. A Sustainability Appraisal will be published alongside the Proposed Submission JAAP.
- 2 A further period of informal public consultation on the content of the draft JAAP, in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, was undertaken between December 2016 and February 2017. The Councils received a total of 46 representations that have been taken into consideration in preparing the Proposed Submission JAAP. A summary of the amendments to the revised draft plan is **enclosed as [Appendix B](#)**.
- 3 Representations suggested support for the waterfront route at the Western Harbour Arm, improved pedestrian and cycle infrastructure, green infrastructure improvements (including a green corridor alongside the A259), a district heating network and new housing and employment space. Representations suggested concerns relating to traffic congestion, noise and air pollution. These concerns are addressed within the plan, and the Shoreham Harbour Transport Strategy.
- 4 Following approval by the County Council, Adur District Council and Brighton and Hove City Council, the Proposed Submission JAAP and Sustainability Appraisal will be published for a six-week period for formal representations on 'soundness' and legal compliance, from 10 November to 21 December 2017 under Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 5 The JAAP, other submission documents and representations made during the publication period will then be submitted for examination. Submission is programmed for March 2018, following which an independent Planning Inspector will be appointed and examination of the plan will commence. The public hearing is programmed to start in June 2018. Once adopted, the JAAP will become part of the statutory 'development plan' for the harbour area.
- 6 The purpose of this report is to outline the issues for the County Council as Mineral Planning Authority/Waste Planning Authority. All other matters will be addressed by Adur District Council and Brighton & Hove City Council as local planning authorities.

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- 7** 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 other employment uses, many representing port-operational and 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 future redevelopment plans.

Proposal

Proposed vision and strategy

- 8** 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.
- 9** The aim of 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.
- 10** Four development areas, that have been identified as being critical to the realisation of the long-term strategy for the harbour, will be the focus for change. Development at these allocations will deliver a minimum of 1,400 new homes, 23,500m² of new employment generating space, a consolidated port, with improved flood defences, transport infrastructure, public spaces and community and leisure facilities.

Minerals and waste infrastructure

- 11** A key issue for the County Council as Mineral Planning Authority/Waste Planning Authority is the presence of active mineral wharves and waste management facilities in the area covered by the JAAP. These sites are currently safeguarded by policy M10 of the Submitted Draft Joint Minerals Local Plan (January 2017) and policy W2 of the West Sussex Waste Local Plan 2014. Paragraph 143 of the National Planning Policy Framework (NPPF) also requires local planning authorities to safeguard existing, planned and potential wharfage for bulk transport of minerals.
- 12** The Proposed Submission JAAP envisages that the regeneration project will eventually bring forward proposals for alternative land uses on sites currently used for minerals and waste, particularly in the Western Harbour Arm Riverside area where mixed-use development is proposed. The proposed approach is to safeguard sufficient mineral wharf capacity at Shoreham to cater for future demand in line with sales over the previous 10 years and

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release some currently used wharves for redevelopment. This approach is likely to require the relocation of the existing businesses on these sites.

- 13** This proposed approach should be supported by the County Council as it is in line with the National Planning Policy Framework and consistent with the Submitted Draft Joint Minerals Local Plan (January 2017).

Consultation

- 14** Preparation of the JAAP is required to be carried out in accordance with statutory requirements, which includes public consultation and engagement as set out in the Statements of Community Involvement for each of the partner authorities. Informal public consultations on the draft JAAP were carried out under Regulation 18 of the Regulations. The Proposed Submission JAAP would be published for a period of representation on legal compliance and soundness in accordance with Regulations 19, 20 and 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 15** Along with other evidence produced to support the JAAP, the feedback from several previous consultations have been used to inform the preparation of the Proposed Submission JAAP. A draft JAAP was also published for consultation in February 2014 and late 2016/early 2017 which included consultation with the Environmental and Community Services Select Committee which resolved to support the draft JAAP from a minerals and waste planning perspective.
- 16** Since the last consultation, no substantial changes have been made that relate to the matters that are relevant to the County Council in its role as the Planning Authority for minerals and waste.

Impact of the proposal

- 17** The JAAP envisages that the regeneration project will eventually bring forward proposals for alternative land uses on sites currently used for minerals and waste, particularly in the Western Harbour Arm Riverside area where mixed use development is proposed. The proposed approach is to safeguard sufficient mineral wharf capacity at Shoreham to cater for future demand in line with sales over the previous 10 years and release some currently used sites for redevelopment. This approach is likely to require the relocation of the existing businesses on these sites.

Recommended

- (1) The Proposed Submission JAAP (enclosed as [Appendix A](#)) be approved for development management purposes;
- (2) The Proposed Submission JAAP (enclosed as [Appendix A](#)) be approved for publication, consultation on legal compliance and soundness and, provided that no substantive changes are required,

submission to the Secretary of State in accordance with Regulations 19, 20 and 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012; and

- (3) The Head of Planning Services, in consultation with the Cabinet Member for Highways and Infrastructure, be authorised to agree with Adur District Council and Brighton and Hove City Council, any non-substantive changes that are necessary to make the JAAP sound and suitable for adoption.

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Background Papers

None