

<b>Subject:</b>	<b>South Portslade Industrial Estate and Aldrington Basin Development Brief</b>		
<b>Date of Meeting:</b>	<b>19 September 2013</b>		
<b>Report of:</b>	<b>Executive Director Environment, Development &amp; Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Mike Holford</b>	<b>Tel: 29-2501</b>
	<b>Email:</b>	<b>Mike.Holford@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>South Portslade, Wish</b>		

**FOR GENERAL RELEASE**

**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 The purpose of the report is to present members for final approval a development brief for the South Portslade Industrial Estate and Aldrington Basin at Shoreham Harbour. The Brief has been prepared to give planning guidance to guide investment and interest from developers in these areas in advance of more formal planning documents which are under preparation. The planning brief reflects a realistic approach to regeneration following a re-appraisal of previous larger-scale proposals for the whole of Shoreham Harbour. The draft brief was approved for consultation at a meeting of this Committee in January this year.

The Brief has been subject to several rounds of public consultation as well as a Sustainability Appraisal. A copy of the Development Brief is attached as Appendix 1. A summary of points made and the Council's response is contained in Appendix 2. The full Consultation Statement and Sustainability Appraisal are available in Members' Rooms.

**2. RECOMMENDATIONS:**

- 2.1 That the Economic Development & Culture Committee notes the summary of the Consultation Statement and approves the "South Portslade Industrial Estate and Aldrington Basin Development Brief" as a material planning consideration in the assessment of development proposals and planning applications.

### **3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:**

- 3.1 Brighton & Hove City Council (BHCC) and Adur District Council (ADC) are currently updating their respective planning policy frameworks. The key documents in this regard are the Brighton & Hove City Plan and the Adur Local Plan. These documents will set the overall planning policy direction for the Shoreham Harbour area. The City Council is working with Adur and Worthing Councils amongst others on a City Deal bid. Shoreham Harbour will form an important component of this bid.
- 3.2 BHCC and ADC are currently working in partnership to prepare a Joint Area Action Plan (JAAP) for Shoreham Harbour. The JAAP will define more detailed planning policy guidance and allocations for key sites.
- 3.3 Three areas within the broad Shoreham Harbour area have been identified as having immediate potential for change and are attracting interest from developers: South Portslade Industrial Estate and Aldrington Basin in Brighton & Hove along with the Western Harbour Arm in Adur District. Separate Development Briefs have been produced for the South Portslade Industrial Estate and Aldrington Basin (along with one for the Western Harbour Arm which has been approved by ADC).
- 3.4 The Development Brief has the following purpose:
- To manage and facilitate change;
  - To define land use and design guidance;
  - To identify parameters to ensure that development is of the highest quality; and
  - To highlight key interventions and priority projects.
- 3.5 Although the Brief will not have the status of planning policy, the process of undertaking a sustainability appraisal and consultation on emerging options does provide a degree of weight within the planning decisions process. The Development Brief(s) will help to inform the preparation of the Joint Area Action Plan.
- 3.6 A summary of the recommendations in the Development Brief for the South Portslade Industrial Estate and Aldrington Basin are set out below.

#### Proposals for South Portslade Industrial Estate:

1. Managed release of carefully selected sites around the periphery for mixed-use redevelopment opportunities
2. Delivery of new residential uses
3. Redefinition of the core employment area boundary
4. New areas of public open space and landscaping
5. Improved connections and streetscape along the Wellington Road A259 corridor

## 6. Supporting existing community assets

### Proposals for Aldrington Basin:

1. Promoting employment-led redevelopment opportunities on priority sites in the basin
2. Limited amount of residential-led redevelopment on the Kingsway level
3. Opportunities for new leisure, visitor, ancillary retail linked to Hove Lagoon
4. Improvements to streetscape along Kingsway A259 corridor
5. Improvements to connections with Hove Lagoon and Hove Seafront
6. Improvements to Basin Road South ('Monarch's Way') cycle route and public right of way
7. Improvements to Port access road.

## 4. COMMUNITY ENGAGEMENT AND CONSULTATION

4.1 During the first round of engagement, a design workshop took place at the Adur Civic Centre on 16th August 2012, which was attended by 48 attendees including Members, Officers, and representatives of community and local interest groups. Exhibitions for developers and businesses were also held at the Adur Civic Centre and Hove Town Hall along with direct discussions with a number of interested organisations and people. A period of informal consultation on the emerging proposals took place from 22nd October to 19th November 2012.

4.2 All the responses to the consultation on the emerging proposals were taken into account in producing the draft Development Brief(s). On 7 January 2013 a joint presentation was held for Members of the Adur Planning Committee and Brighton & Hove Planning Committee. City Councillors representing affected wards were also invited.

4.3 Between January 28 and March 8 2013 the draft Development Brief(s) and its accompanying Sustainability Appraisal were subject to a period of formal public consultation. A second consultation workshop was held on 7 March 2013 at Adur Civic Centre. This was attended by 60 people including officers of the partner authorities, representatives of community and residents' groups, local businesses, landowners and developers.

4.4 During the consultation period 51 formal written representations were received. Of these 20 related mostly to the Western Harbour Arm, 25 related to South Portslade Industrial Estate and Aldrington Basin, and 6 related to both areas. Many representations were broadly supportive of the overall aim to regenerate parts of the Shoreham Harbour area. The main themes raised during the consultation included:

§ *Generally positive support for the overall vision of seeking to improve the A259 corridor, regenerate the harbour environment and activate the waterfront*

§ *Concern about impacts on existing businesses in the short term and the need for a proactive employment strategy / delivery strategy*

- § *The need to plan for impacts on social infrastructure, in particular schools, and the need for improvements to community facilities*
- § *Impacts on the transport network and the need for a transport and parking strategy to mitigate the impacts of additional traffic on the local highway network*
- § *The need to prevent future conflicts arising between port/industrial uses and new residential uses*
- § *Consideration of appropriate development heights along the A259*
- § *The need to ensure new developments mitigate flood risk and address wider sustainability issues*
- § *The need to ensure that capacity of minerals wharfage is protected at the port*
- § *The need to respond to the marine character and waterfront setting of the area and incorporation of improved facilities for boat users*
- § *The need for improvements to the A259 and to promote cycling and walking.*
- § *The need to maximise opportunities to links to training and skills opportunities*

4.5 A summary of the main points made and the Council's response is contained in Appendix 2.

## **5. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

5.1 The costs of producing the development brief, including community engagement and consultation is funded by the Shoreham Harbour Growth Point budget, which is held by Adur District Council. The cost of council officer time is met from the existing development planning revenue budget.

*Finance Officer Consulted: Steven Bedford*

*Date: 15/08/13*

### Legal Implications:

5.2 Although the Development Brief is not a statutory document and therefore cannot be afforded full statutory weight it will act as guidance in relation to the policies that it is anticipated will eventually emerge in the adopted Joint Area Action Plan (JAAP). The adopted JAAP will have statutory status as a development plan document within the meaning of the Planning and Compulsory Purchase Act 2004 and its secondary legislation and as such will be given full weight in the determination of relevant planning applications.

No adverse human rights implications arise from this report.

*Lawyer Consulted:*

*Name Hilary Woodward*

*Date: 20/8/13*

Equalities Implications:

- 5.3 None directly arising from this report.

Sustainability Implications:

- 5.4 A sustainability appraisal of the emerging development briefs has been carried out. The main findings are that the wider sustainability objectives of the project need to be addressed and that the sustainability standards in the City Plan need to be applied across the area.

Crime & Disorder Implications:

- 5.5 None arising directly from this report.

Risk and Opportunity Management Implications:

- 5.6 None arising directly from this report.

Public Health Implications:

- 5.7 None arising directly from this report.

Corporate / Citywide Implications:

- 5.8 It is important that planning guidance is given prior to the formal preparation of the Joint Area Action Plan to guide developers and the local community.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. South Portslade Industrial Estate and Aldrington Basin Development Brief, September 2013.
2. Consultation Summary

### **Documents in Members' Rooms**

1. South Portslade Industrial Estate and Aldrington Basin Consultation Statement and Summary of Amendments – September 2013
2. Shoreham Harbour Development Briefs Sustainability Appraisal

### **Background Documents**

See Appendix B Key References in Development Brief