

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 58

Brighton & Hove City
Council

Subject:	Shoreham Harbour Development Brief		
Date of Meeting:	10 January 2013		
Report of:	Strategic Director, Place		
Contact Officer:	Name:	Mike Holford	Tel: 29-2501
	Email:	Mike.Holford@brighton-hove.gov.uk	
Ward(s) affected:	South Portslade, Wish		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The purpose of the report is to inform members on the production of a development brief for Aldrington Basin and the South Portslade Industrial Estate and seek agreement to publish the draft brief for six weeks' public consultation. The briefs are being prepared now to give planning guidance to guide investment and interest from developers in the Harbour area in advance of more formal planning documents which are under preparation. The planning briefs reflect a realistic approach to regeneration following a re-appraisal of previous larger-scale proposals.

2. RECOMMENDATIONS:

- 2.1 That

The Committee approve the draft development brief for a period of six weeks public consultation.

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 could 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 Shoreham Harbour area have been identified as having 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. A Development Brief is proposed for the South Portslade Industrial Estate and Aldrington Basin (along with one for the Western Harbour arm which is being produced at the same time and will be adopted by ADC).

3.4 Informal consultation took place on an emerging proposals report for both briefs from 22nd October to the 19th November 2012. Consultation was focused on developers and landowners, local businesses, local councillors and residents/amenity organisations. The main points raised were:

- § Priority to be given to port operations and concern over loss of employment space.
- § Concern over potential for conflicts between port/employment uses and new residential uses.
- § Impact of new development on the character of existing residential areas including appropriate development heights.
- § Impact of traffic particularly heavy goods vehicles.
- § The need to ensure new developments mitigate flood risk and address wider sustainability issues.
- § The need to address safeguarding the capacity of minerals wharfage.

All the responses received have been taken into account in producing the draft brief and further meetings have been held as a result.

3.5 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.

3.6 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.

3.7 A summary of the recommendations in the draft Development Brief for Aldrington Basin and the South Portslade Industrial Estate is set out below (a copy of the draft Development Brief is attached as Appendix 1).

Aldrington Basin

- Definition of appropriate retail and leisure activities to promote Aldrington Basin as a niche retail destination and visitor attraction.
- Improvement of the link between Hove Lagoon and Aldrington Basin.
- Enhancement of the perception of Aldrington Basin as a gateway into Shoreham Port.
- Promoting the redevelopment and renewal of existing employment sites coming to the end of their useful life for modern, flexible workspace.
- Identification of a limited number of sites for a residential-led mix of uses fronting Kingsway.
- Definition of key design parameters.

South Portslade Industrial Estate

- Limited number of specific sites identified as having the potential for re-development for mixed-use including residential within the JAAP plan process.
- Redevelopment of sites should contribute to the enhancement of the public realm and streetscape on Wellington Road and enhancement to the internal network of streets in the Industrial Estate in the short to medium term.
- Definition of appropriate heights and massing.
- Definition of a robust planning position on the remainder of the Industrial Estate.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

- 4.1 A design workshop took place at the Adur Civic Centre on 16th August which was attended by 48 people, including Members, officers, community stakeholders and representatives of local interest groups. Drop-in exhibitions for developers and business were also held at the Adur Civic Centre and Hove Town Hall along with a number of face to face meetings with interested organisations and people. A period of informal consultation on emerging proposals took place from 22nd October to 19th November 2012. Further meetings have taken place as a result of comments received. This report seeks agreement for more formal consultation to take place for six weeks from January to March 2013.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The costs of producing the development briefs, other than Strategic Planning Officer time, are being met from within the Shoreham Harbour Growth Point budget.

Finance Officer Consulted: Name Karen Brookshaw Date: 03/12/12

Legal Implications:

- 5.2 Although the Development Briefs are not statutory documents and therefore have only a degree of weight, they will act as non-statutory guidance in relation to the policies that it is anticipated will eventually emerge in the adopted 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: 29/11/12*

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 Draft Report, December 2012.

Documents in Members' Rooms

1. None

Background Documents

1. Shoreham Harbour Development Briefs - Background and Emerging Proposals, October 2012, Allies and Morrison Urban Practitioners.
2. Shoreham Harbour Development Briefs Sustainability Appraisal.
3. Shoreham Harbour Development Briefs - Background and Emerging Proposals - Comments Log.

