

ENTERPRISE, EMPLOYMENT & MAJOR PROJECTS CABINET MEMBER MEETING

Agenda Item 14

Brighton & Hove City Council

Subject:	<i>Shoreham Harbour Regeneration Proposals – Update and Terms of Reference for Member Steering Group</i>		
Date of Meeting:	10 June 2008		
Report of:	<i>Acting Director Cultural Services</i>		
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Key Decision:	Yes	Forward Plan No. 7 Digit Ref: EEN0001	
Wards Affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 The purpose of this report is to provide an update on the Shoreham Harbour regeneration proposals and to present the terms of reference for a proposed Member Steering Group established to oversee the development of a joint Area Action Plan.
- 1.2 The Terms of reference (included at Appendix 1) detail the role for elected Members in the process.

2. RECOMMENDATIONS:

- 2.1 The Cabinet Member is asked to note the progress of the project and agree that the Council appoints appropriate representatives to sit on the Shoreham Harbour Member Steering Group as detailed in paragraph 3.11. Draft Terms of Reference for this Member Steering Group are provided at Appendix 1

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The background to regeneration plans for Shoreham Harbour was detailed in a report to the Policy and Resources Committee 27th September 2007. Despite the major complexities and challenges involved, the Council has supported the aims to regenerate Shoreham Harbour to provide new jobs, homes, community facilities and infrastructure. The commitment to secure regeneration will be reflected in the policy on Shoreham Harbour in the South East Plan when approved.

3.2 The proposed new Planning Regulations on the preparation of Local Development Frameworks will allow for Government agencies to prepare planning guidance where this would provide economies in production and avoid duplication (e.g. where the information in the guidance would apply to areas greater than single districts). It would therefore be appropriate for the South East England Development Agency (SEEDA) to progress the interim planning guidance for Shoreham Harbour taking account of any work already undertaken on this by the Council, undertaking a sustainability appraisal and also further consultation. The Council will need to endorse the final guidance document for it to be afforded weight in decision making.

3.3 SEEDA is working on developing a new and expanded mixed use regeneration vision for Shoreham Harbour and surrounding areas. The current project presents a very different development proposition than that conceived in the 1990s through the Shoreham Maritime Vision. SEEDA will be able to provide funding and other resources to progress the project matched by funding from English Partnerships. SEEDA has also submitted a bid to the Government for Shoreham Harbour to be designated a Growth Point which will help to lever significant funding for new infrastructure. It is useful to outline the main features of the new vision for the Harbour, as reported to Members last year:

- The current project for the Harbour is very different from the original Shoreham Maritime Project for a number of reasons. A broader geographical area is being considered that encompasses the existing adjacent residential and business communities of Shoreham town centre, Southwick, Fishersgate and Portslade. The level of development is larger enabling consideration of an urban extension and providing a greater mix of uses. The density of development is higher and sustainability is a core consideration.
- The emerging project represents a step change that could create a large scale, sustainable urban extension – with a balanced community that has the capacity to deliver the following key outputs and outcomes:
- A major urban development, following the latest standards for sustainable development set out by the Government and incorporating best practice drawn from across the world.
- Up to 7,750 Full Time Equivalent new and higher quality jobs.
- Up to 10,000 new homes (6,000 within the Harbour area) including a mixture of tenure and housing types.
- New retail and leisure facilities and a high quality network of public open space including a significantly improved public beach and other supporting community facilities.
- A package of high quality public transport improvements including contributions to the proposed Rapid Transit System (RTS) link with Brighton & Hove and upgrades to the existing railway stations.

- Improvements to the north/south road links from the new urban extension to the wider main road network to relieve traffic congestion from existing thoroughfares around the area.
- An agreed policy framework in order to guide the successful delivery of the project.
- SEEDA's Board endorsed the project in the Autumn of 2007.

3.4 The principal means of progressing the regeneration of the harbour is through a joint Area Action Plan with Adur District Council and with West Sussex County Council. The joint Area Action Plan will put forward a number of development options (based on robust evidence) for the Harbour for extensive consultation with the local community, partners and key stakeholders at each stage of its production. As a development plan document, this Area Action Plan will be subject to a public examination following its submission to the Secretary of State.

Growth Point Status

3.5 On 31 October 2007 SEEDA submitted to the Dept for Communities and Local Government (CLG) an expression of interest for Shoreham Harbour to become a Growth Point. A Growth Point is defined by CLG as an area which can help to deliver new homes to meet growing demand. Such homes are to be well designed and green, linked to good schools, transport and health care. Growth Points must offer significant strategic growth, additional to that in previous plans. Funding support for this growth will be made available by the Government and it has promised that it will work with local partners to ensure that infrastructure and services keep pace with the new homes. Government resources will be targeted for providing the necessary infrastructure. There are currently 29 Growth Points designated across the country (but none on the Sussex coast) and the Government has invited bids for additional areas. In making the bid (the outcome of which will be made known in late Spring this year), SEEDA has stated that the regeneration of the harbour will create a large scale sustainable urban extension with a balanced community.

3.6 Members should note that a Growth Point award does not necessarily mean that the levels of development proposed by SEEDA are viable and can be achieved at Shoreham Harbour. These are to be fully tested through the Area Action Plan process.

3.7 A Stakeholder Steering Group and some specialist sub groups (looking at flood, transport, employment and communication issues) have been set up to help produce the joint Area Action Plan. Consultants have been appointed by SEEDA to undertake initial technical work for the Area Action Plan.

- 3.8 Draft terms of reference for a Member Steering Group have been devised (see Appendix 1) which set out the objectives, membership and responsibilities of the group. The group is to have an overview function to ensure that a deliverable Area Action Plan is produced, and to oversee the activity of the Stakeholder Steering Group.
- 3.9 Membership of the Stakeholder Steering Group includes senior officers from GOSE, SEEDA, English Partnerships, West Sussex County Council, Brighton and Hove City Council and Adur District Council, Shoreham Port Authority, the Environment Agency, the Highways Agency and Sussex Enterprise (as observer).
- 3.10 The following actions are to be progressed and addressed by the Area Action Plan:
- Develop the rationale/strategic case for the project
 - Secure a policy framework for housing numbers and tenures; economic development, community and social development, transportation and environmental sustainability
 - Co-ordinate a development framework for the area
 - Co-ordinate the feasibility and design of all strategic infrastructure, flood defences, reclamation and remediation works
 - Co-ordinate an economic development strategy
 - Co-ordinate the identification of mainstream and other public funding sources
 - Develop/agree a workable and viable scheme
 - Ensure that a comprehensive public consultation strategy is undertaken
 - Consider proposals for delivery mechanisms/partnership structures
 - Risk analysis and contingencies
 - Identify a comprehensive work programme to achieve the above.
- 3.11 The proposed representation on the Members Steering Group is three City Council Members, namely: the Cabinet Member for Enterprise, Employment and Major Projects, one Labour ward Councillor (Les Hamilton) and one Conservative ward Councillor (Steve Harmer-Strange).

4. CONSULTATION

- 4.1 Consultation processes will be developed and implemented as this project progresses and throughout the development of the joint Area Action Plan.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 There are no direct financial implications related to this report. Other than member and officer involvement there are no other financial commitments relating to the Shoreham Harbour Regeneration at this stage.

Accountant consulted: Anne Silley 22 May 2008

Legal Implications:

There are no immediate legal implications arising from this report. Specific implications relating to future actions will be dealt with in subsequent reports.

Lawyer consulted: Bob Bruce 22 May 2008

Equalities Implications:

- 5.3 Equalities Impact Assessments will be carried out throughout the development of the joint Area Action Plan.

Sustainability Implications:

- 5.4 A key priority for this project is that the development proposed shall be sustainable and wherever possible, housing and commercial buildings shall be zero carbon. This will be a key aspiration for all aspects of the project including transport, buildings and infrastructure. The project will also address key considerations arising from the impact of climate change including the potential risks from flooding and the opportunities arising for sustainable energy generation.

Crime & Disorder Implications:

- 5.5 Crime and Disorder implications will be considered throughout the development of the joint Area Action Plan.

Risk and Opportunity Management Implications:

- 5.6 These are included in the main body of the report above, and will be fully considered in the development of the joint Area Action Plan.

Corporate / Citywide Implications:

- 5.7 Any Corporate / Citywide implications will be reported back to the appropriate forum as the joint Area Action Plan is developed.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 The current proposals will deliver the governance structure required to drive the project forward for its current development phase. However this structure will be kept under review and alternative arrangements may well be necessary in future. Reports detailing any required and proposed changes will be brought back to the appropriate forum for decision.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The establishment of a Member Steering Group for this project is necessary to ensure that there is involvement in and oversight of the development of the project by democratically elected Members.

SUPPORTING DOCUMENTATION

Appendices:

1. Shoreham Harbour Member Steering Group DRAFT Terms of Reference

Documents In Members' Rooms

1. None

Background Documents

1. None