

ENVIRONMENT AND COMMUNITY SAFETY OVERVIEW AND SCRUTINY COMMITTEE

Agenda Item 62

Brighton & Hove City Council

Subject: Shoreham Harbour Joint Area Action Plan
Date of Meeting: 23 March 2009
Report of: Director of Environment
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Wards Affected: South Portslade; Wish

FOR GENERAL RELEASE.

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report sets out a summary of the current position on the production of the Shoreham Harbour Joint Area Action Plan (JAAP) which is an integral part of delivering the Shoreham Harbour regeneration proposals. A longer paper on the current progress is attached as an appendix to this report. Adur District Council and West Sussex County Council are also currently considering the progress report through their scrutiny processes and the results, where known, will be feedback to this Committee. The Core Strategies for Brighton & Hove and Adur are being progressed concurrently with the preparation of the JAAP. Following advice from The Planning Inspectorate, both Core Strategies will need to make the key decisions on the form of development at Shoreham Harbour.

2. RECOMMENDATIONS:

- 2.1 (1) To note the report and attached appendix and to make any recommendations arising out of this.
- 2.2 (2) To hold a special Environment & Community Safety Overview and Scrutiny Committee meeting on or around 3 June open to all councillors other than Cabinet Members and those on the joint steering group, to consider the draft Joint Area Action Plan prior to the meeting of Cabinet on 11 June 2009.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The wider Shoreham Harbour area (covering Brighton & Hove and Adur District) is recognised as an economically under-performing area of the Sussex Coast with resultant impact on the prospects for local people. The need for regeneration of Shoreham Harbour has long been recognised. However, a number of previous plans have failed to materialise for a variety of reasons.
- 3.2 The new regeneration programme differs from previous attempts by being:
- More ambitious in scale to ensure the development can generate sufficient value to support the infrastructure required.
 - A core aim is to meet the needs of the existing communities.
 - There is a stronger partnership between all agencies.
 - Specific funding is available through the South-East England Development Agency (SEEDA) and the Homes & Communities Agency (HCA).

Recognising this potential, the Secretary of State is proposing to modify the draft South East Plan by requiring a housing allocation of 10,000 dwellings to be tested through the process of producing the two (Brighton & Hove and Adur) Core Strategies. The final version of the South East Plan is expected to be published in July 2009.

In its response to the draft South East Plan, the City Council raised concern that the emphasis on delivering housing numbers in the wider Shoreham Harbour could prejudice broader and longer term economic development objectives. The City Council believed that 10,000 (residential) units in the wider Harbour area were likely to be the absolute maximum achievable and that a more realistic figure is 5,000 to 6,000 dwellings to be able to develop a genuine mixed-use sustainable community.

Reflecting the project partners' vision, the overall objective of the Shoreham Harbour Regeneration project is the creation of an international exemplar in sustainable coastal living with the following key components:

- A thriving and diverse local economy (including a thriving, modern port) which makes a positive contribution to the sub-region.
- Strong and cohesive communities well-served by a range of housing and services.

Early scoping work has established the following development principles with which the project must accord:

- A sustainable balance of housing and employment uses.
- A place making approach which recognises and respects the distinct character of local areas and creates a new community with a strong sense of place.

- Ensuring that the development embraces and addresses the needs of the existing community, and integrates with it.
- Exemplary environmental standards to ensure that the development complements the area, improves local infrastructure, and does not create congestion and strain on existing infrastructure.
- Appropriate 'urban' density levels that facilitate a financially viable scheme and provide the critical mass for the ongoing maintenance of local services and businesses.
- Provision of suitable commercial accommodation aligned with a robust economic development strategy.
- Consolidation of the port into a central core utilising reclaimed land and releasing existing port land for development while retaining sufficient wharf capacity to meet the requirements of the minerals and waste planning authorities.
- Maintenance of public access to Southwick beach.
- Adoption of a comprehensive approach to flood risk management.
- High level of accessibility to key services by sustainable modes.

A progress review produced by the Planning Director for the Harbour Project is attached as an appendix to this report. The report summarises progress on work in a number of key areas, namely:

Economy and Jobs
 Housing
 Community Infrastructure
 Open Space and Recreation
 Retail
 Transport
 Urban Design/Place Making
 Sustainability
 Flood Risk Management
 Minerals and Waste
 Viability
 Land Assembly

Information is being brought together in a relatively short period to enable an outline of the framework for the Shoreham Harbour regeneration proposals to take shape. These are in the process of continued refinement as more information becomes available. The key message currently is that to achieve the regeneration objectives the scale of the development needs to be significant to both create sufficient development value to support initial capital investment and to provide the critical mass to create a sustainable community and support the ongoing operation of the infrastructural initiatives– the viability threshold suggests 7,000-8,000 dwellings and 6,000-8,000 jobs

As a result of the relatively short-time scale for production of the JAAP, the meeting of the City Council's Cabinet on 11 June will be asked to agree a draft for public consultation. In view of this fact the Committee is requested to hold a special meeting to discuss this on or around 3rd June.

4. CONSULTATION

- 4.1 None required on this progress report. For the project as a whole there is extensive consultation and joint working with all relevant organisations. A joint group comprised of members from the three local authorities has been steering progress on the project. A number of stakeholder events have also take place. A further series of stakeholder events is planned at the same time as the next round of scrutiny in May/June 2009. There will be formal consultation through the production of the Core Strategy and JAAP. The first of these being in June/July 2009.

5. FINANCIAL & OTHER IMPLICATIONS:

5.1 Financial Implications:

The direct costs for the production of the Joint Area Action Plan are being met by SEEDA.

Finance Officer Consulted: Patrick Rice

Date: 11/3/09

5.2 Legal Implications:

The Planning and Compulsory Purchase Act 2004 introduced a new development plan system known as the Local Development Framework (LDF). The LDF will comprise many documents setting out the council's development and land use policies but only certain documents, including Action Area Plans, are given the status of Development Plan Documents (DPDs) which documents are the equivalent of the current local plan and will be subject to approval by the Secretary of State. Section 28 of the 2004 Act allows DPDs and other LDF documents to be jointly prepared by two or more local planning authorities.

Lawyer Consulted: Hilary Woodward

Date: 12/3/09

5.3 Equalities Implications:

Any joint area action plan would be the subject of a full EIA.

5.4 Sustainability Implications:

The overall aim of the project is to create an exemplar sustainable community.

5.5 Crime & Disorder Implications:

None arising directly from this report.

5.6 Risk and Opportunity Management Implications:

The results of the studies informing the Joint Area Action Plan are needed to inform the Brighton and Hove Core Strategy and the JAAP itself to enable the Shoreham Harbour project to have a sound planning framework to allow delivery.

5.7 Corporate / Citywide Implications:

The project could have major implications for the rest of Brighton & Hove. This will need to be reflected in the Brighton & Hove Core Strategy.

SUPPORTING DOCUMENTATION

Appendices:

1. Shoreham Harbour Joint Area Action Plan Progress Review

