



SHOREHAM HARBOUR REGENERATION

SUSTAINABILITY APPRAISAL AND STRATEGIC
ENVIRONMENTAL ASSESSMENT

NON-TECHNICAL SUMMARY

SHOREHAM HARBOUR JOINT AREA ACTION PLAN
DRAFT FOR CONSULTATION FEBRUARY 2014

PUBLIC CONSULTATION PROCESS

Sustainability Appraisal Production Stage	Timetable
Public Consultation on Scoping Report: Sustainability Appraisal and Strategic Environmental Assessment for the Shoreham Harbour Joint Area Action Plan DPD	1 December 2011 to 12 January 2012
Public Consultation on Scoping Report (Update): Sustainability Appraisal and Strategic Environmental Assessment of the Shoreham Harbour Regeneration Project	5 November 2012 to 10 December 2012
Public Consultation on Western Harbour Arm Development Brief, South Portslade Industrial Estate & Aldrington Basin Development Brief and accompanying Sustainability Appraisal and Strategic Environmental Assessment Reports	28 January 2013 to 8 March 2013
Public Consultation on Draft Shoreham Harbour Joint Area Action Plan and accompanying Sustainability Appraisal and Strategic Environmental Assessment	17 February 2014 to 25 April 2014

HOW TO COMMENT ON THE SUSTAINABILITY APPRAISAL

The Sustainability Appraisal (SA) accompanies the Draft Shoreham Harbour Joint Area Action Plan (February 2014). The Joint Area Action Plan (JAAP) is now published for consultation under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The period for making comments starts on **17 February 2014 and will end at 5pm on 25 April 2014**. Formal representations can be made on any aspect of the Draft JAAP and this SA.

All representations will be made available for public viewing on the Shoreham Harbour Regeneration pages of the Adur & Worthing Councils website (www.adur-worthing.gov.uk/shoreham-harbour-regeneration). Organisation names will be published alongside the comment. Individual names and contact details will not be published.

Hard copies of the Draft JAAP and this SA will be available at Adur Civic Centre, Hove Town Hall, West Sussex County Hall and local libraries in Shoreham-by-Sea, Southwick, Portslade and Hove.

Please send representations to:

Email: consultation@shorehamharbour.com

Post: FREEPOST BR1575

Shoreham Harbour Regeneration (Consultation 2014)

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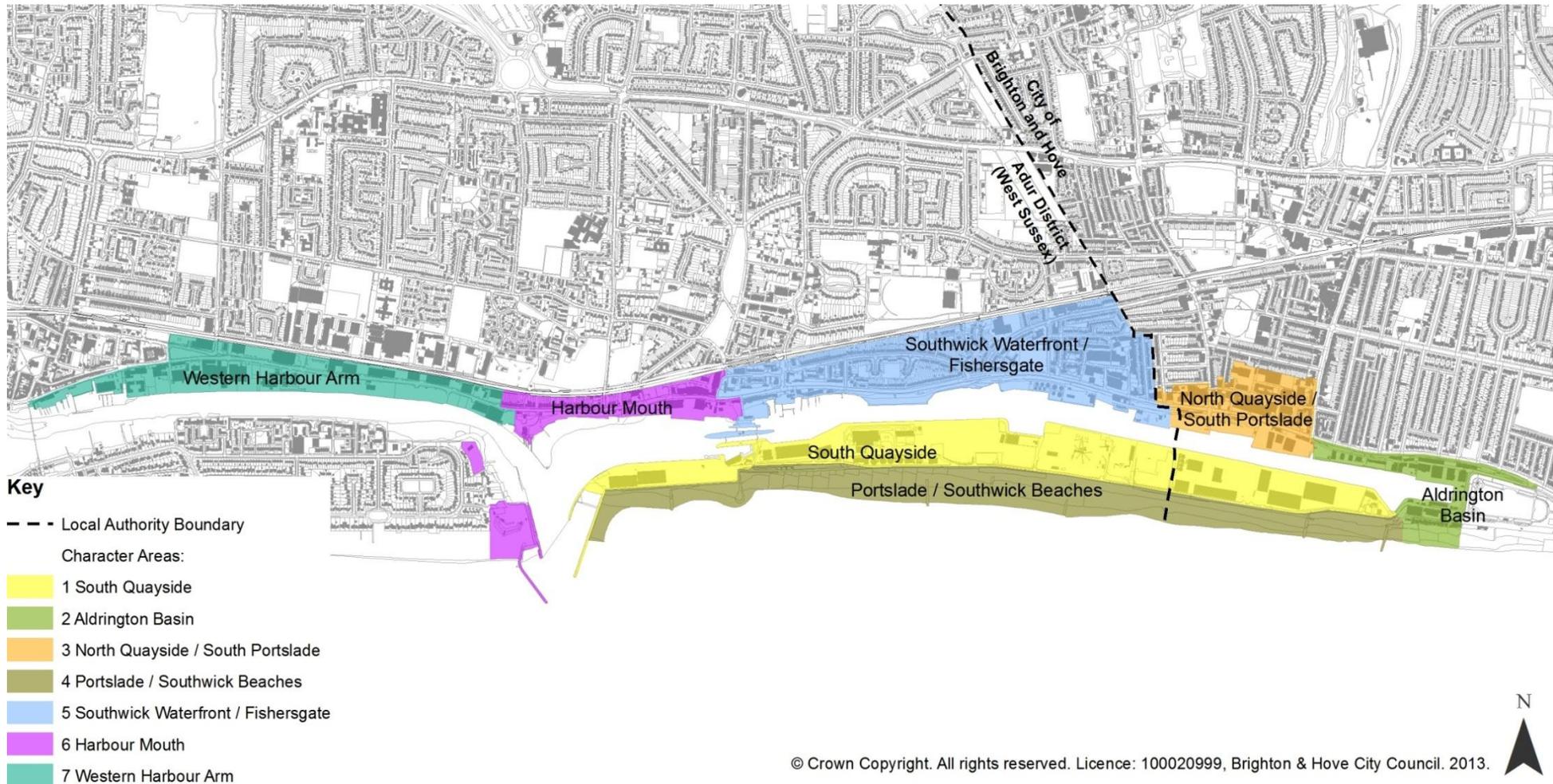
1 What is the purpose of this report?

- 1.1 This report is the non-technical summary of the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Draft Shoreham Harbour Joint Area Action Plan (JAAP). The JAAP and the full SA/SEA report are available from www.adur-worthing.gov.uk/shoreham-harbour-regeneration.
- 1.2 The purpose of the SA/SEA is to ensure that the environmental, economic and social objectives are considered during the preparation of the plan. It assesses the effects of the policies in the plan against these objectives.
- 1.3 The SA/SEA report builds on the Scoping Report (Update) (December 2012), the SA/SEAs of the Shoreham Harbour Development Briefs (January/July 2013) and the SA/SEAs carried out for the Brighton & Hove Submission City Plan Part One (February 2013) and the Revised Draft Adur Local Plan (September 2013).

2 Which document is being appraised?

- 2.1 The Shoreham Harbour JAAP is being prepared by the Shoreham Harbour Regeneration Partnership (referred to as 'the Partnership') comprising Adur District Council (ADC), Brighton & Hove City Council (BHCC), West Sussex County Council (WSCC) and Shoreham Port Authority (referred to as 'the Port').
- 2.2 The JAAP will set out the future vision and development priorities for the Shoreham Harbour area (see the map). It will be used to guide investment and planning decisions.
- 2.3 The JAAP will be adopted as part of the Local Development Frameworks (LDFs) of both ADC and BHCC. The JAAP will also be endorsed by WSCC as the Waste and Minerals Authority and Highways Authority for ADC.

Shoreham Harbour Regeneration Area



3 What is the process?

- 3.1 The SA/SEA has been carried out in accordance with the requirements of the EU Strategic Environmental Assessment Directive and UK government guidance on the preparation of Sustainability Appraisals.
- 3.2 The process has included:
- Identifying other relevant plans and policies.
 - Collecting information on the environmental, economic and social characteristics of the Shoreham Harbour area.
 - Identifying sustainability issues and objectives for the SA/SEA.
 - A Scoping Report (February 2012) and Update (December 2012). Both reports were published for consultation with the partner local authorities and statutory consultees.
 - An SA/SEA Report (January 2013) and Addendum Report (July 2013) for each of the Shoreham Harbour Development Briefs
 - Predicting and assessing the effects of the policies in the Joint Area Action Plan.
 - A Draft SA/SEA Report for consultation (this document)

4 What are the sustainability issues?

- 4.1 The SA scoping report identified a number of key sustainability challenges and issues for the Shoreham Harbour area.

Environmental issues

- Risks related to climate change including forecast sea level rises and more frequent and extreme weather events including flooding and droughts
- Limited supply and high use of water
- Poor water quality in the River Adur
- Poor air quality
- Noise pollution
- Potential for environmental damage to sensitive areas from industry and visitors.
- Land contamination

Economic issues

- Shortage of employment land
- Lack of move-on accommodation for growing businesses and high quality business units
- Low demand for office floorspace in Adur
- Low rental levels and yields for employment floorspace in South Portslade
- Traffic congestion
- Low skills levels
- Low average incomes

Social issues

- Low educational attainment and pockets of educational related deprivation
- Low level of skills
- Poor Higher Education provision
- Small areas of crime and antisocial behaviour
- Shortage of affordable housing
- Health related deprivation
- Poor living environment
- An ageing population
- Higher than average levels of benefit claimants

5 What are the sustainability objectives?

5.1 The 22 sustainability objectives for the plan are:

1. Increase energy efficiency; encourage the use of renewable energy sources; increase the uptake of passive design and encourage high levels of Code for Sustainable Homes (CSH) and British Research Establishment Environmental Assessment Method (BREEAM) standards for new and existing development.
2. Encourage the sustainable use of water.
3. Improve land-use efficiency by encouraging the re-use of previously developed land, buildings and materials.
4. Conserve, protect and enhance biodiversity (flora and fauna) and habitats.
5. Maintain local distinctiveness and protect and enhance the historic environment; including townscapes, buildings and their settings, archaeological heritage, parks and landscapes.
6. Protect, enhance and improve the accessibility of public open space and green infrastructure.
7. Reduce the risk and levels of air and noise pollution.
8. Reduce pollution and the risk of pollution to land.

9. Reduce pollution and the risk of pollution to water.
10. Ensure that all developments have taken into account the changing climate and adaptable and resilient to extreme weather events.
11. Improve health and wellbeing and reduce inequalities in health.
12. Reduce crime, the fear of crime and antisocial behaviour through planning and design processes.
13. Promote sustainable transport and reduce the use of the private car.
14. Reduce poverty, social exclusion and social inequalities and narrow the gap between the most and least deprived areas so that no one is seriously disadvantaged by where they live.
15. Meet the need for housing, including affordable housing and ensure that all groups have access to decent and appropriate housing.
16. Create and sustain vibrant communities which recognise the needs and contributions of all individuals.
17. Promote sustainable economic development with supporting infrastructure, and ensure high and stable levels of employment and a diverse economy.
18. Avoid, reduce and manage the risk from all sources of flooding to and from the development and to minimise coastal erosion where possible.
19. Improve the range, quality and accessibility of services and facilities and improve the integrated transport links with them.
20. Create places and spaces that work well, wear well and look good.
21. Raise educational achievement and skills levels to enable people to remain in work, and to access good quality jobs.
22. Reduce waste generation and increase material efficiency and reuse of discarded material by supporting and encouraging development, business and initiatives that promote these and other sustainability issues.

6 What would happen without the plan?

The sustainability objectives were used to assess a 'no plan' scenario. This is what is likely to happen in the Shoreham Harbour area if a plan is not prepared.

The biggest issue with this approach is the potential for limited piecemeal development which does not contribute to the comprehensive regeneration of Shoreham Harbour as a whole.

This approach is unlikely to realise the full capacity of the area for new housing and employment space and risks increasing the pressure on greenfield sites elsewhere in the local area.

This approach is also unlikely to deliver the infrastructure required to support sustainable development. This includes flood defences, improvements to the transport network, as well as new or improved community facilities

Existing issues such as traffic congestion, air quality and noise pollution are likely to worsen. There will also be limited opportunity to make improvements.

Development in this scenario is significantly less likely to contribute to an overall improvement in the quality of buildings and public spaces in the area.

7 What are the policies in the Draft JAAP?

The objectives above have been used to assess the policies below.

Theme	Draft JAAP Policy No.	Policy Name
Spatial Strategy	JAAP 1	Spatial Strategy
Area 1 – South Quayside	JAAP 2	South Quayside
Area 2 – Aldrington Basin	JAAP 3	Aldrington Basin (SS1)
	JAAP 4	Aldrington Basin (SS1) – Transport
Area 3 – North Quayside & South Portslade	JAAP 5	South Portslade Industrial Estate (SS2)
	JAAP 6	North Quayside (Port Operational)
Area 4 – Portslade & Southwick Beaches	JAAP 7	Portslade & Southwick Beaches
Area 5 – Fishersgate & Southwick Waterfront	JAAP 8	Southwick Waterfront (SS3)
	JAAP 9	Fishersgate
Area 6 – Harbour Mouth	JAAP 10	Harbour Mouth
Area 7 – Western Harbour Arm	JAAP 11	Western Harbour Arm (SS4)
	JAAP 12	Western Harbour Arm (SS4) - Transport
SO1 – Sustainable development	JAAP 13	Sustainable Design and Energy
	JAAP 14	Sustainable Use of Water
	JAAP 15	Air Quality
	JAAP 16	Noise
	JAAP 17	Contamination

	JAAP 18	Waste and Recycling
SO2 – Shoreham Port	JAAP 19	Shoreham Port Operations
SO3 – Economy and employment	JAAP 20	Employment Sites
	JAAP 21	Retail Uses
SO4 – Housing and community	JAAP 22	Residential Development
	JAAP 23	Co-location of Residential with Employment Uses
SO5 – Transport	JAAP 24	Promoting Sustainable Travel Behaviour
	JAAP 25	Improving Transport Infrastructure
	JAAP 26	Parking Provision
SO6 – Flood risk management	JAAP 27	Managing Flood Risk
SO7 – Local environment	JAAP 28	Nature Conservation
SO8 – Recreation and Leisure	JAAP 29	Facilities for Boat Users
	JAAP 30	Public Open Space
SO9 – Place making and design quality	JAAP 31	Place Making and Design Quality
Delivery and Implementation	JAAP 32	Infrastructure Requirements

8 What are the likely significant effects of the plan?

The table below shows the combined effect of the policies in the plan:

+	Positive impacts / consistent with sustainability objective
+ / -	Mixed impacts / potential for conflict with sustainability objective
-	Negative impacts / significant conflict with sustainability objective
?	Uncertain impacts / dependent on implementation
	No impact / issue addressed by other policies in the plan

Sustainability Objective:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Spatial Strategy	+/-	+/-	+	+/-	+	+	+/-	+	+/-	+/-	+/-	+	+/-	+	+	?	+/-	+/-	+	+	+	+/-
Character Area 1			+			+	+/-	+/-	+/-				+/-				+			+		
Character Area 2	+/-	+/-	+		+	+	+/-	+	+/-	+/-	+/-	+	+/-	+	+	?	+	+/-		+		+/-
Character Area 3	+/-	+/-	+		+		-	+	+/-	+/-	+/-	+	+/-	+	+	?	+/-	+		+		+/-
Character Area 4				?	+	+					+	+	+							+		
Character Area 5	+/-	+/-	+	-	+	+		+	+/-	+/-	+	+	+/-	+		+	+	+/-	+	+		+/-
Character Area 6					+	+					+	+	+/-				+			+		
Character Area 7	+/-	+/-	+	+/-	+	+	-	+	+/-	+	+/-	+	+/-	+	+	?	+/-	+/-	+	+		+/-
Strategic Objective 1	+	+		+			+	+	+	+												+
Strategic Objective 2	+		+							+		+					+					
Strategic Objective 3	+/-	+/-	+				+/-	+	+/-		+/-		+/-	+		+	+	+/-	+			
Strategic Objective 4	+	+	+	+/-			+/-	+	+/-		+/-		+/-	+	+	?	+/-	+/-	+			

Sustainability Objective:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Strategic Objective 5			+			+	+				+		+				+		+			
Strategic Objective 6						+			+	+	+							+				
Strategic Objective 7				+		+					+											
Strategic Objective 8				+	+	+					+					+			+	+		
Strategic Objective 9					+						+	+			+	+				+		
Delivery					+	+					+	+	+	+		+		+	+	+	+	

As shown in the above table, the majority of the policies in the Draft JAAP will have some positive effects. The potential positive impacts identified in the appraisal include:

- The plan will deliver new housing and employment space on previously developed land.
- The plan will protect and enhance the area's historic assets such as Kingston Lighthouse and Shoreham Fort.
- The plan will improve access to public open space, services and facilities by providing new pedestrian and cyclist links around the harbour area.
- The plan will encourage healthier, more active lifestyles.
- The plan may reduce crime and anti-social behaviour.
- The plan will enable contaminated land to be improved.
- The plan will improve the quality of buildings and public spaces.
- The plan will encourage sustainable buildings.
- The plan will promote sustainable transport.
- The JAAP will enable new flood defences to be provided.
- The JAAP will enable new community facilities to be provided.

The potential for negative effects identified in the appraisal include:

- A possible increase in traffic congestion. This would also reduce air quality and increase noise pollution caused by road traffic.
- The possible loss or damage to important habitats.
- A possible increase in the use of water.
- A possible increase in the amount of development in areas at risk of flooding.
- A possible increase in the amount of waste.

Many of these negative impacts are addressed by other policies in the plan. The full SA/SEA also suggests several changes to policies. These suggestions will be considered after the consultation period.

The potential uncertain effects identified in the appraisal include:

- Nature conservation sites may not be improved.
- New housing and employment may not result in vibrant communities.

9 What difference has the appraisal process made?

The sustainability appraisal process has helped to identify the environmental, economic and social issues that the plan needs to address. It is an important way of checking to see how well the plan has addressed these issues.

This appraisal has built on the SA/SEA process carried out for the Shoreham Harbour Development Briefs. Many of the principles included in the briefs were added in direct response to the sustainability appraisal. These principles and the results of the SA/SEA were considered when preparing the policies for the draft plan.

This is the first appraisal of the Draft Joint Area Action Plan. During the consultation period we welcome comments on the results, conclusions and recommendations in the SA/SEA report. We will also be asking for specific feedback from other council departments, government agencies and community and business groups. We will then consider the feedback we receive and, if necessary make changes to the plan and the appraisal.

Shoreham Harbour Regeneration

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