

December 21, 2017

Chris Jones
Project Manager
Shoreham Harbour Regeneration Partnership
Worthing Town Hall
Chapel Road
Writhing
BN11 1HA

RE: Comments on the Proposed Submission Shoreham Harbour JAAP

Dear Mr Jones

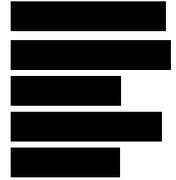
We're writing in response to your request for comments on the above.

I am the owner of numbers 17 & 18 Basin Road North, Hove, BN41 1WA.

I am pleased to see that a number of changes have been made to the previous Shoreham Harbour JAAP comments and in particular I strongly support the removal of artificial height limitations relating to site allocation AB4. The changes you have made not only accurately reflect the partially implemented planning consent for the adjoining PortZED development, but also optimize both my sites at 17 and 18 Basin Road North and the neighbouring PortZED site's full potential to provide the maximum number of housing units to assist Brighton & Hove City Council in fulfilling its housing need. However, Policy CA2: 7.b. States that *"Development should maintain a sense of openness and promote views through to the harbour wherever possible. The scale of development should provide a positive impact on the street environment along Kingsway."* Due to the linear nature of the site and its limited depth, any future development will be predicated on an east-west axis. Therefore, the current wording of this policy may unduly frustrate the site maximising its true potential. An alternative wording might be to state that *"Development should maintain a sense of openness and promote views through to the harbour wherever practical and must be balanced against other urban design criteria. The scale of development should provide a positive impact on the street environment along Kingsway."*

The remainder of the allocated sites within Aldrington Basin AB1, AB2 and AB3 are unduly restricted to 'Employment (proposed/protected)' and/or 'Protected Employment.' This would preclude a mixed-use scheme, or a scheme which might only be enabled with an element of residential development. We therefore feel that this wording should be changed to allow greater flexibility for these sites and enhance the prospect for their delivery and to fulfil the aims of the JAAP.

Colin Brace



Whilst views should be maintained wherever practical, this should not be at the expense of providing quality units of accommodation to fulfill the city's housing need. As currently worded, this policy lends undue emphasis on views at a time of a national housing shortage.

We would welcome the opportunity of providing evidence to the inspector directly at a hearing and trust you will keep me informed as to the progress of the JAAP.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Colin Brace', written in a cursive style.

COLIN BRACE

Director