



SHOREHAM HARBOUR REGENERATION



SHOREHAM HARBOUR JOINT AREA ACTION PLAN

APPENDIX: MONITORING FRAMEWORK
OCTOBER 2019

Monitoring Framework

SA objective	Relevant policy	Target	Indicator	Partners / Source of information	Trigger	Actions required (if target is not being achieved)
Objective 1: Climate change, energy and sustainable buildings						
1, 2, 10,	SH1	All development proposals to be accompanied by a Sustainability Statement (ADC) or Sustainability Checklist (BHCC)	1. Number and percentage of approved proposals accompanied by a Sustainability Statement/Checklist	Development Management	Development approved without a Sustainability Statement/Checklist	<ul style="list-style-type: none"> Engage with developers at an early stage to ensure the requirement for Sustainability Statement/Checklist is understood. Review of validation processes to ensure proposals are not accepted without a Sustainability Statement/Checklist.
1, 10, 22	SH1	Increase the energy efficiency of buildings in the Shoreham Harbour Regeneration Area	2. Number and percentage of approved and/or completed developments meeting minimum standards for energy efficiency	Development Management: Sustainability Statement/Checklist	Development approved and/or completed that does not meet minimum standards for energy efficiency.	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage in the design of new developments to ensure that the principles of energy efficiency are integrated.
			3. Number and percentage of approved and/or completed developments achieving zero-carbon status	Development Management: Sustainability Statement/Checklist	No development approved and/or completed that achieves zero-carbon status.	<ul style="list-style-type: none"> Review of development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies of best practice.
1, 10	SH1	Increase the generation of renewable/low carbon energy within the Shoreham Harbour Regeneration Area	4. Number and percentage of approved and/or completed developments incorporating	Development Management: Sustainability Statement/Checklist	Development approved and/or completed that does not incorporate renewable/low carbon energy generation.	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage in the design of new developments to ensure

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			renewable/low carbon energy generation			that the requirement for renewable/low energy generation is integrated.
			5. Type and capacity (kW) (predicted) of approved and/or completed renewable/low carbon energy development/installations	Development Management: Sustainability Statement/Checklist	No increase in capacity of renewable/low carbon energy development/installations	<ul style="list-style-type: none"> Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies of best practice. Identify sources of funding to support delivery of renewable/low carbon energy generation.
1, 10, 11	SH1	Increase the delivery of heating/cooling networks supplied by renewable/waste energy sources.	6. Number and percentage of approved and/or completed developments that include: <ol style="list-style-type: none"> 1. Connection to existing heating/cooling network 2. Site-wide heating/cooling network 3. Building-wide heating/cooling network 4. Individual heating/cooling system 	Development Management: Sustainability Statement/Checklist	Development approved and/or completed with individual heating/cooling systems installed.	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage in the design of new developments to ensure that the requirement for compliance with the heating hierarchy is integrated. Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of

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			7. Number and type of approved and/or completed development supplied by: 1. Renewable/waste energy sources 2. Low carbon technologies 3. Conventional systems	Development Management: Sustainability Statement/Checklist	Development approved and/or completed with conventional heating/cooling systems installed.	<ul style="list-style-type: none"> further supplementary guidance and/or case studies of best practice. Identify sources of funding to support delivery of heating/cooling networks.
			8. Type and capacity (kW) (predicted) of heating/cooling from renewable/waste/low carbon sources.	Development Management: Sustainability Statement/Checklist	No increase in capacity of renewable/waste/low carbon sources.	
2, 10	SH1	Increase water efficiency of buildings in the Shoreham Harbour Regeneration Area	9. Number and percentage of approved and/or completed residential developments where internal water use does not exceed 110 litres per head per day.	Development Management: Sustainability Statement/Checklist	Residential development approved where internal water use exceeds 110 litres per head per day	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage in the design of new developments to ensure that the principles of water efficiency are integrated.
			10. Number and percentage of approved and/or completed non-domestic developments achieving BREEAM 'excellent' standard.	Development Management: Sustainability Statement/Checklist	Non-residential development approved that does not meet BREEAM 'excellent' standard	<ul style="list-style-type: none"> Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies of best practice.

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2, 9, 10	SH1	Increase recycling, harvesting and/or conservation of water	11. Number and percentage of approved and/or completed developments that incorporate measures to recycle, harvest and/or conserve water, by type.	Development Management: Sustainability Statement/Checklist	No development approved that incorporates measures to recycle, harvest and/or conserve water	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage in the design of new developments to ensure that the potential to recycle, harvest and conserve water is integrated. Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies of best practice. Identify sources of funding to support delivery of measures to reduce, harvest and conserve water.
Objective 2: Shoreham Port						
3, 17	SH2, CA1, CA2, CA3, CA5, CA6, CA7	Consolidate Shoreham Port operations in the Eastern Arm and Canal	12. Number and type of port-related operations relocated to the Eastern Arm and Canal	Development Management; Shoreham Port Authority	Port-related operations are not relocated to the Eastern Arm and Canal	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with operators and Shoreham Port Authority to identify suitable sites for relocation.
			13. Number and type of new port related development in the Eastern Arm and Canal	Development Management; Shoreham Port Authority	Port-related development in the Eastern Arm and Canal is not delivered	<ul style="list-style-type: none"> Identify sources of funding to assist with relocation, and

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						development of port-related operations in the Eastern Arm and Canal
Objective 3: Economy and employment						
3, 17, 21	SH3, CA2, CA3, CA5, CA6, CA7	Deliver a minimum of 23,500m ² employment generating floorspace: <ul style="list-style-type: none"> 16,000m² in Adur 7,500m² in Brighton & Hove 	14. Total amount of approved and/or completed development of employment floorspace by type	Development Management; Developers; Economic Development; WSCC	Delivery of employment floorspace is insufficient to meet minimum target over the plan period	<ul style="list-style-type: none"> Identify reasons for lack of implementation Engage with site owners to identify barriers to sites coming forward Engage with Economic Development to identify current and projected demand for employment floorspace. Consider negotiation on individual sites to address viability issues. Identify sources of funding to assist with delivery of employment floorspace. Seek further employment sites to allocate through policy review.
	SH3, CA2, CA3, CA5, CA6, CA7	Protect identified employment sites from conversion to residential dwellings	15. Total amount of employment floorspace converted by permitted development to residential dwellings by type 16. No of residential dwellings delivered through conversion of employment	Development Management; Developers; Economic Development	Trends demonstrate an increase in the amount of employment floorspace lost as a result of conversion to residential dwellings by permitted development	<ul style="list-style-type: none"> Review development management processes to ensure that existing protection in GPDO is applied. Consider removal of permitted development rights through an Article 4 Direction. Identify sources of funding to assist with retention of sites

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			floorspace by permitted development.			in employment generating uses.
3, 17, 19	SH3, CA2, CA3, CA7	Provide ancillary retail uses within the Shoreham Harbour Regeneration area to complement existing town/district centres	17. Total amount of approved and/or completed development of retail floorspace by type	Development Management); Developers; Economic Development; WSCC	Development approved and/or completed that includes retail with a net sales floorspace of 1,000m ² or more	<ul style="list-style-type: none"> Engage with Economic Development to identify current and projected demand for retail floorspace. Consider negotiation on individual sites to address viability issues. Review development management processes to ensure retail sequential and impact assessments are provided. Review development management processes to ensure applications are determined in accordance with policy.
Objective 4: Housing and community						
3, 14, 15, 16	SH4, CA2, CA3, CA6, CA7	Deliver a minimum of 1,400 new homes: <ul style="list-style-type: none"> 90 in CA2: Aldrington Basin 201 in CA3: South Portslade 1,100 in CA7: Western Harbour Arm Windfall sites 	18. Number, size and tenure of approved and/or completed residential development	Development Management; Developers; WSCC	Delivery of residential development is insufficient to meet minimum target over the plan period (identified in the housing trajectory)	<ul style="list-style-type: none"> Identify reasons for lack of implementation Engage with site owners to identify barriers to bringing sites forward Consider negotiation on individual sites to address viability issues. Identify sources of funding to assist with delivery of

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						residential development. <ul style="list-style-type: none"> Seek further housing sites to allocate through policy review.
3, 11, 14, 15, 16,	SH4, CA2, CA3, CA6, CA7	Deliver affordable housing according to local policy	19. Number, size and tenure of approved and/or completed affordable homes, and as a percentage of all homes built	Development Management; Developers; Registered Providers; Housing departments	Delivery of affordable housing does not comply with local policy requirements	<ul style="list-style-type: none"> Identify reasons for lack of implementation Engage with site owners to identify barriers to bringing sites forward Consider negotiation on individual sites to address viability issues. Identify sources of funding to assist with delivery of affordable housing Seek further housing sites to allocate through policy review.
3, 11, 14, 16, 17, 19, 21	SH4, CA2, CA3, CA5, CA7, SH10	Deliver social and community infrastructure to support new development	20. Number and type of approved and/or completed D class floorspace and social/community facilities	Development Management; Developers; Commercial operators; Public and private sector partners	Insufficient delivery of social/community facilities	<ul style="list-style-type: none"> Identify reasons for lack of implementation Engage with public and private sector partners to identify demands for community/social facilities Consider negotiation on individual sites to address viability issues. Identify sources of funding to assist with delivery of community/social facilities Consider preparation of

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						further supplementary guidance and/or case studies of best practice.
Objective 5: Sustainable travel						
7, 11, 13, 14, 19, 20	SH5, CA1, CA2, CA3, CA4, CA5, CA6, CA7, SH10	Deliver new/improved routes and facilities for pedestrians and cyclists, including: <ul style="list-style-type: none"> New waterfront route from Shoreham –by-Sea town centre to Kingston Beach New segregated cycle route along A259 from Shoreham-by-Sea town centre to Hove Lagoon Improvements to NCN2/Monarch’s Way/England Coast Path at Basin Road South and A259 Improvements to crossing at Southwick Lock Gates Extension of bike share scheme 	21. Number and type of approved and/or completed new/improved routes for pedestrians and cyclists	Development management; Developers; Highways; Shoreham Port Authority; Private and public sector partners	New/improved routes for pedestrians and cyclists are not delivered	<ul style="list-style-type: none"> Identify reasons for lack of implementation Engage with developers at an early stage in the design of new developments to ensure that the improved routes for pedestrians and cyclists are integrated. Engage with public and private sector partners to identify demand for improvements Engage with public transport operators to identify potential improvements Review Shoreham Harbour Transport Strategy Consider preparation of further supplementary guidance and/or case studies of best practice. Consider negotiation on individual sites to address viability issues. Identify sources of funding to assist with delivery of
		Deliver improved priority corridors and junction improvements, including: <ul style="list-style-type: none"> A259 A283 A293 	22. Number and type of approved and/or completed improvements to priority corridors and junctions	Development Management; Highways	Improvements to priority corridors and junctions are not delivered.	
		Deliver improved access to port activities, including: <ul style="list-style-type: none"> Southwick Waterfront access road 	23. Improvements to port access approved and/or completed	Development Management; Highways; Shoreham Port	Improvements to port access are not delivered	

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		<ul style="list-style-type: none"> Basin Road North extension 		Authority		sustainable travel measures
		Deliver improvements and improve interchange with public transport network	24. Improvements to bus services delivered 25. Improvements to bus stops delivered 26. Bus priority measures delivered 27. Improvements to interchanges at railway stations delivered	Highways; Public transport operators	Improvements to public transport are not delivered	
Objective 6: Flood risk and sustainable drainage						
2, 3, 4, 9, 10, 18	SH6, CA1, CA2, CA3, CA4, CA5, CA6, CA7	Reduce flood risk	28. Number of planning permissions granted contrary to the advice of the Lead Local Flood Authority and/or the Environment Agency on flood defence grounds	Development Management; Lead Local Flood Authority; Environment Agency	Any such permissions are granted	<ul style="list-style-type: none"> Identify reasons for approval of permission contrary to Lead Local Flood Authority and/or Environment Agency advise Engage with developers at an early stage in the design of new developments to ensure that the Lead Local Flood Authority and Environment Agency are consulted. Review development management processes to ensure applications are determined in accordance with policy. Review Shoreham Harbour Flood Risk Management Guide Consider preparation of further supplementary

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						guidance and/or case studies of best practice.
3, 4, 9, 10, 11, 18, 20	SH6, CA1, CA2, CA3, CA4, CA5, CA6, CA7, SH10	Deliver new/upgraded flood defences, including: <ul style="list-style-type: none"> Sussex Yacht Club Western Harbour Arm Kingston Beach Lock Gates Canal 	29. New/upgraded flood defences delivered 30. Developer contributions to flood defences	Development Management; Developers; Environment Agency; Shoreham Port Authority	New/upgraded flood defences are not delivered.	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage in the design of new developments to ensure that the new/improved flood defences are integrated. Review development management processes to ensure applications are determined in accordance with policy. Engage with public and private sector partners to identify demand for improvements Engage with Environment Agency and Lead Local Flood Authorities to identify potential improvements Review Shoreham Harbour Flood Risk Management Guide Consider preparation of further supplementary guidance and/or case studies of best practice. Consider negotiation on individual sites to address viability issues. Identify sources of funding to assist with delivery of flood defence measures

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2, 4, 6, 9, 10, 18,	SH1, SH6, SH7, CA1, CA2, CA3, CA4, CA5, CA6, CA7, SH10	Maximise the provision of sustainable drainage systems	31. Number and percentage of approved and/or completed developments that incorporate sustainable drainage systems.	Development Management; Lead Local Flood Authorities; Developers; Sustainability Statement/ Checklist	Development approved and/or completed that does not incorporate sustainable drainage systems.	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage in the design of new developments to ensure that sustainable drainage systems are integrated. Review development management processes to ensure applications are determined in accordance with policy.
Objective 7: Natural environment, biodiversity and green infrastructure						
4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 16, 18, 19, 20, 22	SH1, SH7, SH8, CA2, CA3, CA4, CA5, CA6, CA7, SH10	Increased provision of green infrastructure	32. Type and extent of green infrastructure improvements delivered	Development Management; Sustainability Statement/ Checklist; Environment Agency; Natural England Sussex Wildlife Trust Sussex Biodiversity Records Centre; Parks	No increase in provision of green infrastructure Development approved that does not provide a net gain in biodiversity. Loss of priority habitats No creation of new habitats. Decline in status or condition of designated sites.	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage in the design of new developments to ensure that green infrastructure and biodiversity gains are integrated. Review development management processes to ensure applications are determined in accordance with policy. Engage with public and private sector partners to identify demand and potential for improvements Review Shoreham Harbour Green Infrastructure Strategy Consider preparation of further supplementary guidance and/or case studies of best practice.
		All development to provide a net gain to biodiversity	33. Number and percentage of planning permissions granted that deliver a net gain to biodiversity			
		Protect and enhance designated and non-designated sites and habitats, including: <ul style="list-style-type: none"> Adur Estuary SSSI Shoreham Beach LNR/LWS Basin Road South LWS North Canal Bank Coastal vegetated shingle Intertidal mudflats 	34. Number of planning permissions granted contrary to officer/statutory consultee advice on the grounds of impact to habitats/species.			
			35. Type and extent of habitats lost			
			36. Type and extent of habitats created			
		37. Developer contributions to green infrastructure/				

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			<p>biodiversity</p> <p>38. State or condition of designated sites</p>			<ul style="list-style-type: none"> Consider negotiation on individual sites to address viability issues. Identify sources of funding to assist with delivery of green infrastructure and biodiversity measures
7, 11	SH4, SH7, CA2, CA3, CA5, CA6, CA7	No increase in noise impacts due to development.	39. Number of planning permissions granted contrary to officer advice on the grounds of noise impact.	Development Management; Environmental Health	Application granted contrary to officer advice on the grounds of noise impact.	<ul style="list-style-type: none"> Identify reasons for lack of implementation Engage with developers at an early stage to ensure that avoidance and mitigation of noise impacts is integrated. Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies of best practice.
7, 10, 11	SH4, SH7, CA2, CA3, CA5, CA6, CA7	Improve air quality, especially within Air Quality Management Areas	<p>40. Number of planning permissions granted contrary to officer advice where impact on air quality was an important factor</p> <p>41. Air quality monitoring (including CO₂, NO₂ and particulate concentrations).</p> <p>42. Number and extent of Air Quality Management Areas identified in the vicinity</p>	Development Management; Environmental Health	Application granted contrary to officer advice on the grounds of air quality impact. A decline in air quality. Designation of new, or extension of existing, air quality management areas.	<ul style="list-style-type: none"> Identify reasons for decline in air quality. Engage with developers at an early stage to ensure that avoidance and mitigation of air pollution is integrated. Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies

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			of the Shoreham Harbour Regeneration Area.			of best practice.
2, 4, 5, 9, 10, 11	SH7, CA2, CA3, CA5, CA6, CA7	Protect/improve water quality	43. Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds. 44. Status of groundwater and waterbodies	Development Management; Environment Agency	Application granted contrary to the advice of the Environment Agency on water quality grounds. Decline in status of groundwater or waterbodies.	<ul style="list-style-type: none"> Identify reasons for lack of implementation Identify reasons for decline in status of groundwater and/or water bodies Engage with developers at an early stage to ensure that avoidance and mitigation of water quality impacts is integrated. Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies of best practice.
3, 4, 8, 9, 10, 11	SH7, CA2, CA3, CA5, CA6, CA7	Remediate contaminated sites	45. Number of approved and/or completed developments which incorporate remediation of contaminated land, and extent of remediated land	Development Management; Environment Agency; Sustainability Statement/ Checklist	Contaminated sites are not remediated	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage to ensure that remediation of contaminated land is integrated. Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies

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						<p>of best practice.</p> <ul style="list-style-type: none"> • Consider negotiation on individual sites to address viability issues. • Identify sources of funding to assist with delivery of remediation measures.
3, 8, 9, 10, 22	SH7, CA2, CA3, CA5, CA6, CA7	Reduce waste and increase recycling	46. Number and percentage of planning permissions granted that included a Site Waste Management Plan	Development Management; Sustainability Statement/ Checklist	Planning permissions granted without a Site Waste Management Plan	<ul style="list-style-type: none"> • Identify reasons for lack of implementation • Review development management processes to ensure applications are determined in accordance with policy. • Consider preparation of further supplementary guidance and/or case studies of best practice.
Objective 8: Recreation and leisure						
3, 4, 5, 6, 7, 10, 11, 16, 19, 20	SH7, SH8, CA2, CA3, CA4, CA5, CA6, CA7	Increase provision of public open space	47. Amount of public open space lost to development 48. Amount of public open space created	Development Management; Parks	Loss of public open space to development. No provision of new public open space	<ul style="list-style-type: none"> • Identify reasons for lack of implementation. • Engage with developers at an early stage to ensure that provision of open space is integrated. • Review development management processes to ensure applications are determined in accordance with policy.

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						<ul style="list-style-type: none"> • Consider preparation of further supplementary guidance and/or case studies of best practice. • Consider negotiation on individual sites to address viability issues. • Identify sources of funding to assist with delivery of public open space.
3, 4, 5, 6, 7, 9, 10, 11, 16, 19, 20	SH7, SH8, CA2, CA3, CA4, CA5, CA6, CA7	Improve public access to waterfront	49. Number and type of improvements delivered	Development management	No improvement in access to waterfront	<ul style="list-style-type: none"> • Identify reasons for lack of implementation. • Engage with developers at an early stage to ensure that public access to waterfront is integrated. • Review development management processes to ensure applications are determined in accordance with policy. • Consider preparation of further supplementary guidance and/or case studies of best practice. • Consider negotiation on individual sites to address viability issues. • Identify sources of funding to assist with delivery of public

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						access to waterfront.
Objective 9: Place making and design quality						
5, 7, 10, 11, 12, 14, 16, 17, 19, 20	SH9, CA2, CA3, CA5, CA6, CA7	Deliver high standard of urban design, place making and amenity	<p>50. Number and percentage of approved and/or completed developments subject to design review.</p> <p>51. Number of planning appeals dismissed where urban design, place making and/or amenity are principal reason(s) for refusal.</p> <p>52. Number of design awards nominated and won by developments in the Shoreham Harbour Regeneration Area</p>	Development Management	<p>Major development approved and/or completed that has not been subject to design review.</p> <p>Planning appeal upheld where urban design, place making and/or amenity are principal reason(s) for refusal</p>	<ul style="list-style-type: none"> • Identify reasons for lack of implementation. • Identify reasons for upholding of appeal. • Engage with developers at an early stage to ensure that high quality place making and urban design are integrated. • Review development management processes to ensure applications are determined in accordance with policy. • Consider preparation of further supplementary guidance and/or case studies of best practice.

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5, 11, 16, 19, 20	SH9, CA2, CA3, CA4, CA5, CA6, CA7	Deliver new public art	53. Number of public art schemes delivered as part of new development	Development Management	No new public art schemes delivered	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage to ensure that provision of public art is integrated. Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies of best practice.
Infrastructure						
2, 3, 4, 5, 6, 7, 13, 15, 16, 17, 18, 19, 21, 22	SH1, SH2, SH3, SH4, SH5, SH6, SH7, SH8, SH9, SH10, CA1, CA2, CA3, CA4, CA5, CA6, CA7	Deliver infrastructure made necessary by the development	54. Delivery of schemes identified in the Infrastructure Delivery Plans 55. Developer contributions to infrastructure	Development Management; Environment Agency; Environmental Health; Highways; Education; Lead Local Flood Authority;	Under delivery of schemes identified in the Infrastructure Delivery Plan	<ul style="list-style-type: none"> Identify reasons for lack of implementation. Engage with developers at an early stage to ensure that infrastructure requirements are integrated. Review development management processes to ensure applications are determined in accordance with policy. Consider preparation of further supplementary guidance and/or case studies

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						<p>of best practice.</p> <ul style="list-style-type: none"> • Consider negotiation on individual sites to address viability issues. • Identify sources of funding to assist with delivery of public access to waterfront.

Shoreham Harbour Regeneration

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