



SHOREHAM HARBOUR REGENERATION

CONSULTATION STATEMENT



SHOREHAM HARBOUR
JOINT AREA ACTION PLAN

DECEMBER 2016

1. Introduction

- 1.1. This statement sets out how the Shoreham Harbour Regeneration Partnership is involving the community and stakeholders in the preparation of the Shoreham Harbour Joint Area Action Plan (JAAP). It includes a summary of the main issues raised during earlier public consultation on the Draft JAAP, a response from the Partnership to those issues and the amendments to be made to the plan.
- 1.2. Between 16 December 2016 and 10 February 2017 the following documents are subject to public consultation:
 - Shoreham Harbour Joint Area Action Plan (JAAP) – revised draft for consultation 2016
 - Sustainability Appraisal of the Shoreham Harbour Joint Area Action Plan (JAAP) – revised draft for consultation 2016
 - Non-technical summary of the Sustainability Appraisal of the Shoreham Harbour Joint Area Action Plan (JAAP) – revised draft for consultation 2016
- 1.3. Consultation is carried out in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012, and the adopted Statement of Community Involvement (SCI) for each of the three partner authorities: Adur District Council, Brighton & Hove City Council and West Sussex County Council. These documents are available from the planning policy pages of each council's website. Each SCI sets out the minimum requirements for consultation on Development Plan Documents (DPDs) such as the JAAP.
- 1.4. This statement sets out:
 - The persons the local planning authority consulted when preparing the plan
 - A summary of the main issues raised by those persons
 - How those issues have been addressed in the final SPD.
- 1.5. Future iterations of this report will accompany each version of the plan as it progresses through to public examination. These reports will outline the consultation process that has been undertaken at each stage.

2. Background

Who has prepared the plan?

- 2.1. The plan has been prepared by the Shoreham Harbour Regeneration Partnership. This is made up of Adur District Council, Brighton & Hove City Council, West Sussex County Council and Shoreham Port Authority.
- 2.2. The partnership also works closely with a number of other organisations. These include the Environment Agency, the Homes and Communities Agency, Highways England, Natural England and Historic England.
- 2.3. The plan will be jointly adopted by Adur District Council, Brighton & Hove City Council and West Sussex County Council

Why has the plan been prepared?

- 2.4. The regeneration of Shoreham Harbour and surrounding areas is a long-standing aspiration of all the project partners. In the past, a number of proposals were put forward, and some aspects of these were delivered.
- 2.5. The regeneration partnership produced this plan to identify realistic, deliverable and sustainable proposals for the regeneration area. It is part of a long-term strategy to revitalise the area. It will deliver new and affordable housing and modern employment floorspace on previously developed land.
- 2.6. The JAAP will help to generate investment and access funding for improved infrastructure, including sustainable transport and flood defence infrastructure. It will support the safeguarding of the important function of Shoreham Port, including the importing and handling of aggregates and minerals.
- 2.7. The plan will promote the port as a hub for renewable energy generation, contributing to national and local carbon reduction targets. The JAAP will also promote the creation and enhancement of green infrastructure links through the area.

1.5 How has the plan been prepared?

- 2.8. There are four stages to preparing the JAAP. The process is at currently at stage 3:
 - Stage 1: Information gathering, baseline analysis and identifying issues (2008 – 2012)
 - Stage 2: Consideration of options, developing spatial framework, preparing development briefs for areas of change (2012 – 2014)
 - Stage 3: Consulting on the plan, updating evidence, exploring technical issues, addressing delivery issues (2014 – 2016)
 - Stage 4: Publication of the proposed submission JAAP, submission to the Secretary of State for independent examination, followed by formal adoption by the councils (2017 – 2018)

3. Who has been consulted and how?

- 3.1. During 2012 the Partnership held a six week public consultation on Development Briefs for the Western Harbour Arm, South Portslade Industrial Estate and Aldrington Basin. 51 representations were received. Many of which were broadly supportive of the overall aim to regenerate the harbour area. A Consultation Statement and Summary of Amendments was produced for each brief. These set out the consultation process, the main issues raised and the partnership's response to those issues and the amendments to the briefs.
- 3.2. Between February and April 2014 public consultation was held on the Draft JAAP. All organisations and individuals on the Shoreham Harbour consultation databases, including statutory consultees, were contacted by email and/or letter to inform them of the consultation period. All were invited to submit representations on the Draft JAAP.
- 3.3. The consultation period was advertised in local newspapers and magazines and on the websites, Twitter and Facebook pages of the partner authorities. A joint press release was distributed to local, national and trade media organisations.
- 3.4. During the consultation period the documents were available in council offices, libraries and community centres in Shoreham, Southwick, Fishersgate, Portslade and Hove.
- 3.5. All documents and the supporting evidence studies were also available from the Shoreham Harbour Regeneration pages on the Adur & Worthing Councils website.
- 3.6. Drop-in public exhibitions were held at Hove Town Hall, Adur Civic Centre, Shoreham Farmers' Market and local community centres. Officers were available at pre-advertised times to answer questions and discuss the proposals in more detail. Meetings were also held with particular community groups and other stakeholders to discuss the JAAP.
- 3.7. 185 written representations were received with many people indicating their support for the regeneration vision and proposals. The team also met and spoke with many local people, businesses and community groups at the public exhibitions.

3.8. Key issues raised include:

- Support for improvements to access and connections for cyclists and pedestrians
- Support for improvements to the public realm, built environment and beach areas
- Support for improvements to flood defences
- The need to manage the impacts on the transport network
- Impacts on social and community facilities
- Impacts on existing businesses in the area and need to link benefits to local economy
- The need to protect future port capacity
- The need for sufficient green open space
- The need for better facilities for boat-users and need for a public slipway.

3.9. All the representations are available for viewing on the Adur & Worthing Councils website

4.

5. What were the main issues raised during consultation and how have these been addressed?

5.1. A summary of the main issues identified during plan preparation stage and how the issues were addressed in the JAAP is shown below:

Issue	Response
Long and confusing document	The structure of the document has been revised to make it clearer and easier to read.
Clarify role of JAAP and relationship with the Adur Local Plan and Brighton & Hove City Plan	Section 1 has been revised to address this issue
Some maps unclear and do not include scale	All maps have been revised to improve clarity, and all now include a scale bar
Strengthen support for harbour area as renewable energy hub	Objective 1 has been renamed to 'Climate change, energy and sustainable building'. The plan includes additional detail on renewable energy and heating in both this section and the allocation policies.
Concern about overdevelopment of sites	Both Adur and Brighton & Hove have a shortage of land available for housing development. The plan seeks to make the best use of previously developed land. The amount of development proposed is consistent with the adopted development briefs for South Portslade, Aldrington Basin and the Western Harbour Arm.
Concern over relocation of port related businesses	Shoreham Port Authority is a member of the regeneration partnership and has been closely involved in the preparation of the plan. The port authority is working to identify suitable sites for any businesses relocating from other parts of the harbour, such as the Western Harbour Arm.
Concern over maintenance of capacity at port for aggregates imports	Shoreham Port Authority is a member of the regeneration partnership and has been closely involved in the preparation of the plan. All partners in the project, and the neighbouring minerals authorities of East Sussex County Council and South Downs National Park have agreed a Statement of Common Ground and committed to ensuring an adequate supply of aggregates.
5.2. Support for new employment floorspace	Noted
5.3. Support for start-up and smaller	The plan seeks to deliver a mix of types

business units	of employment floorspace.
Concern that jobs may be lost	5.4. The plan seeks to provide new, fit-for-purpose employment space. There will be a net reduction in floorspace. However space provided will be suitable for more employment dense business, that is offices, rather than storage warehouses etc.
Support for Lidl supermarket	Noted. This has since been approved and is now operating.
Need for affordable housing provision	Developers will be required to include and/or contribute to affordable housing provision.
Need for supporting facilities for residents	Noted. The Western Harbour Arm policy outlines new social and community infrastructure requirements.
Need more detail on improvements to cycle infrastructure	Noted. The transport strategy sets out a package of transport measures, including improved cycle facilities.
Need to improve lock gate crossing	Noted. This is supported in the plan.
Concern that new development will generate significant additional traffic and congestion	The partnership has carried out a number of detailed assessments of the likely impacts of new development on the road network. These have identified a number of mitigation measures that will be delivered alongside new development.
Support for improvements to cycle and pedestrian facilities and waterfront route	Noted
Support for improved flood defences	Noted
Support recognition of habitats	Noted
Need for greater emphasis on green infrastructure	Objective 7 has been renamed 'local, environment, biodiversity and green infrastructure'. Additional detail has been added to the relevant section and for each of the character areas. The partnership has committed to producing a green infrastructure strategy for the harbour area.
Need for a new public slipway with appropriate facilities	The councils are exploring options for provision outside the regeneration area.
Need for additional facilities for marine leisure	Text added to Western Harbour Arm, and recreation and leisure sections
Concern at development in vicinity of HSE consultation zones	New development is proposed in the vicinity of the zone at the Western Harbour Arm. It is anticipated that this use will cease and the hazardous substances consent be revoked during the plan period.
New development at Aldrington Basin should	Agreed, addressed in Aldrington Basin

be compatible with existing uses	policy.
Concern at level of parking provision	Parking will be provided according to the relevant local standards
Concern at sunlight and daylight impacts of taller buildings	The allocations policies include reference to this. Development applications will be required to consider impacts on sunlight and daylight.
Support for and concern about Portzed development	Noted. Permission was granted prior to the last consultation.
Concern over location of 'viewing opportunities' on maps	Noted. These are indicative locations only.
Objection to residential development on Wellington Road close to minerals operator	Noted. The allocated sites at South Portslade have been changed. Sites close to minerals and port operators are now allocated only for employment space.
Support for improving beaches	Noted
Support for redeveloping Lady Bee Marina	Noted
Support for community gardens at Fishersgate	Noted. The partnership has worked with Adur Homes, and the parks department at Adur District Council to secure funding for two small pocket parks in the Fishersgate and Southwick areas.
Objection to allocation for mixed use development to north of Brighton Road, beyond plan period.	These have been removed
Concern over propose Morrison's store	This development is no longer going ahead and the land has been sold to a housing developer.
Need to include compensatory intertidal habitat	This is addresses in the Western Harbour Arm and local environment sections
Concern over suitable building heights	Noted. The revised plan seeks to intensify the use of previously developed sites. In particular, the Western Harbour Arm. However the large costs associated with remediating such sites require a significant level of development in order to be viable. The plan seeks to maintain a human scale to development by limiting heights on the frontages to the river and Brighton Road, while allowing the possibility of taller buildings in the centre of deeper sites. The partnership is carrying out further research into appropriate building heights in this area. All taller buildings would be required to be high quality, and to address the issues in the Western Harbour Arm policy.

6. 2016-2017 consultation

What are we doing and why?

- 6.1. Adur, Brighton & Hove and West Sussex councils are holding an eight week public consultation on the plan. We are encouraging residents, local businesses and community groups to take part.

Where can I see the plan?

- 6.2. The plan and supporting documents are available online.
www.adur-worthing.gov.uk/shoreham-harbour-regeneration
- 6.3. The plan can also be viewed at local libraries and council offices in Shoreham, Southwick, Portslade, Hove, Brighton and Worthing.

How can I get more information?

- 6.4. Visit the website for more information. If you have any questions please email us at consultation@shorehamharbour.com or speak to a member of the Shoreham Harbour Regeneration team on 01273 263000

How can I have my say?

- 6.5. The best way is to fill in the online comments form on the website. Or you can download a form from the website, type your comments and email to: consultation@shorehamharbour.com

What happens to my comments?

- 6.6. All comments will be reviewed and considered by the Shoreham Harbour Regeneration team. We will use your feedback to refine the plan before we publish it and submit it for independent examination in 2017.

Who can see my comments?

- 6.7. As this is a public consultation, all comments will be published on the councils' websites after the consultation period. We will publish the name of agents, businesses, groups and other organisations that respond, but we will not publish the names of members of the public.

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