



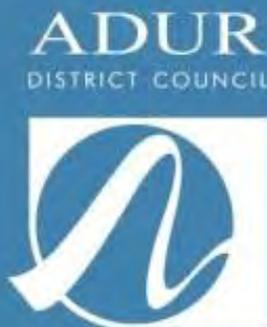
SHOREHAM HARBOUR REGENERATION

**South Portslade Industrial Estate and Aldrington Basin
Development Brief**

**Sustainability Appraisal and
Strategic Environmental Assessment**

Addendum Report

July 2013



Contents

1	Introduction	1	3	Methodology	10
1.1	About this report	1	3.1	Sustainability Appraisal Process	10
1.2	Sustainability Appraisal and Strategic Environmental Assessment	2	3.2	Strategic Environmental Assessment.....	10
2	Shoreham Harbour Regeneration	4		Table 3.1: SEA Directive Requirements.....	11
2.1	Joint Area Action Plan	4		Figure 3.1: SA Process	13
2.2	Development Briefs.....	5	3.1	Stage A	14
	Map 2.1: South Portslade Industrial Estate	6		Task A1.....	14
	Map 2.2 Aldrington Basin	7		Tasks A2, A3 and A4	14
2.3	Vision and Objectives	8		Task A5.....	16
	SO1. Sustainable Development: To promote sustainable development.....	8	3.2	Stage B	18
	SO2. Shoreham Port: To support a growing, thriving Port.....	8		Task B1.....	18
	SO3. Economy and Employment: To stimulate the local economy and provide new jobs.....	8		Task B2.....	18
	SO4. Housing and Community: To provide new homes to address local needs	9		Tasks B3, B4 and B5	20
	SO5. Sustainable Transport: To improve connections and promote sustainable transport choices	9		Task B6.....	21
	SO6. Flood Risk and Coastal Processes: To reduce the risk of flooding and adapt to climate change	9	3.3	Stages C and D.....	21
	SO7. Local Environment: To conserve and enhance the harbour's environmental assets.....	9		Task C1	21
	SO8. Recreation and Leisure: To enhance and activate the Harbour's leisure and tourism offer	9		Task D1	21
	SO9. Place Making and Design Quality: To promote high design quality and improve townscape	9		Task D2	23
				Task D3	23
			3.4	Stage E.....	23
			4	Summary of Changes	24

5	Appraisals	25
5.1	Summary Appraisals.....	25
	No Development Brief	25
	Emerging Proposals	25
	Draft Development Brief	25
	Development Brief.....	25
5.2	Full Appraisals.....	27
	SA Objective 1.....	28
	SA Objective 2.....	30
	SA Objective 3.....	32
	SA Objective 4.....	34
	SA Objective 5.....	36
	SA Objective 6.....	38
	SA Objective 7.....	40
	SA Objective 8.....	42
	SA Objective 9.....	44
	SA Objective 10.....	46
	SA Objective 11.....	48
	SA Objective 12.....	50
	SA Objective 13.....	52
	SA Objective 14.....	55
	SA Objective 15.....	58
	SA Objective 16.....	60
	SA Objective 17.....	62
	SA Objective 18.....	64
	SA Objective 19.....	66
	SA Objective 20.....	68
	SA Objective 21.....	70
	SA Objective 22.....	72
6	Monitoring & Implementation	75

Acronyms and Abbreviations

ADC	Adur District Council
AMUP	Allies and Morrison Urban Practitioners
AWC	Adur & Worthing Councils
BHCC	Brighton & Hove City Council
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
EA	Environment Agency
ESCC	East Sussex County Council
GOSE	Government Office for the South East
HGV	Heavy Goods Vehicle
JAAP	Joint Area Action Plan
LDF	Local Development Framework
LDS	Local Development Scheme
LNR	Local Nature Reserve
NPPF	National Planning Policy Framework
RSPB	Royal Society for the Protection of Birds
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SNCI	Site of Nature Conservation Importance
SPA	Shoreham Port Authority
SSSI	Site of Special Scientific Interest
WSCC	West Sussex County Council

1 Introduction

1.1 About this report

1.1.01 This report is an Addendum to the Sustainability Appraisal¹ which accompanied the Draft Development Brief for South Portslade Industrial Estate and Aldrington Basin². It is also part of the wider Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) process for the Shoreham Harbour regeneration project.

1.1.02 A Development Brief has also been prepared for the Western Harbour Arm in Adur³. This document and its accompanying SA/SEA⁴ are available from the AWC website.

1.1.03 These Development Briefs are intended to be viable and deliverable spatial plans for key areas of change within the regeneration area. They will be adopted as planning policy by BHC and ADC as well as forming part of the evidence base for the on-going preparation of the Brighton & Hove City Plan, Adur Local Plan and Shoreham Harbour Joint Area Action Plan (JAAP).

1.1.04 The Development Brief has been prepared in parallel with the SA/SEA process.

1.1.05 Both were subject to a six week period of formal public consultation. The Development Brief was amended to reflect the representations received during the consultation period.

1.1.06 This document reports on and fulfils the requirements of Stage D of the SA process (see Section 3: Methodology). It also summarises the previous stages of the SA process. The addendum report:

- Outlines the consultation process for the Draft Development Brief and SA/SEA report
- Summarises and assesses the significant changes to the Development Brief
- Provides information about the next stages in the SA/SEA processes for the Development Brief and the Shoreham Harbour regeneration project.

¹ *South Portslade Industrial Estate and Aldrington Basin Development Brief: Sustainability Appraisal and Strategic Environmental Assessment* (Shoreham Harbour Regeneration: 2013)

² *South Portslade Industrial Estate and Aldrington Basin Development Brief (Consultation Draft)* (AMUP: 2013)

³ *Western Harbour Arm Development Brief (Consultation Draft)* (AMUP: 2013)

⁴ *Western Harbour Arm Development Brief: Sustainability Appraisal and Strategic Environmental Assessment* (Shoreham Harbour Regeneration: 2013); *Western Harbour Arm Development Brief: Sustainability Appraisal and Strategic Environmental Assessment: Addendum Report* (Shoreham Harbour Regeneration: 2013);

1.2 Sustainability Appraisal and Strategic Environmental Assessment

- 1.2.01 Under European Directive EC/2001/142 certain plans and programmes are required to have an SEA. This is a systematic assessment of the environmental effects of strategic land use related plans and programmes. The Environmental Assessment of Plans and Programmes Regulations 2004 require that all Development Plan Documents (DPDs) are subject to an SEA.
- 1.2.02 Under the Planning and Compulsory Purchase Act 2004, all DPDs are also required to have an SA. The purpose of the SA is to promote sustainable development⁵ through the integration of social, environmental and economic considerations into the DPD. The SA plays an important part in demonstrating that a DPD is sound by ensuring it reflects sustainability objectives.
- 1.2.03 The National Planning Policy Framework (NPPF)⁶ requires that an SA, incorporating the requirements of the SEA Directive, is integral to the statutory plan making process. Its role is to ensure that decision makers are better informed of the sustainability aspects of the plan. The requirements of the SEA and SA have therefore been integrated into a joint appraisal, as set out in Section 3 Methodology.
- 1.2.04 As the Development Brief is not a DPD or Supplementary Planning Document (SPD), an SA/SEA is not a statutory requirement. However, there are a number of reasons why an appraisal is considered necessary in order to ensure that the brief is robust and sound.
- 1.2.05 The Development Brief is part of a wider regeneration project including the preparation of the JAAP. As such it is likely to give rise to significant social, environmental and economic effects.
- 1.2.06 Whilst some of these effects of the regeneration of Shoreham Harbour were assessed in the context of the SA/SEA of the *South East Plan (2009)*⁷. The regional plan did not go into sufficient detail at the local level to assess the likely impacts. Additionally, the government intends to revoke this plan in the near future.
- 1.2.07 Some effects have also been assessed in the SA/SEA of the City Plan (2013)⁸. However, the brief will be adopted as planning guidance before either the emerging City Plan or the JAAP.

⁵ Sustainable development is defined in *Securing the Future: Delivering UK Sustainable Development Strategy* (UK Government: 2005).

⁶ *National Planning Policy Framework* (DCLG: 2012)

⁷ *The South East Plan: Regional Spatial Strategy for the South East of England* (GOSE: 2009)

⁸ *Brighton & Hove Submission City Plan Part One* (BHCC: 2013)

- 1.2.08 The existing development plan for the area is therefore comprised of the saved policies in the existing *Brighton & Hove Local Plan (2005)*⁹. This document has not been subject to SA/SEA.
- 1.2.09 The Development Brief, and the technical and supporting evidence which has informed it, will also influence the future development of the Brighton & Hove City Plan and the JAAP. As such this report forms part of the wider SA/SEA of the Shoreham Harbour Regeneration Project.
- 1.2.10 This SA/SEA will contribute to the appraisal of strategic options for the JAAP and the regeneration project as a whole. It will also ensure that the social, environmental and economic impacts of any policies and proposals taken forward from the Development Brief to the JAAP have been considered.
- 1.2.11 The public consultation period will also contribute to the early and effective engagement with the public that is required under the SEA Directive (2001).

⁹ *Brighton & Hove Local Plan (BHCC: 2005)*

2 Shoreham Harbour Regeneration

2.1 Joint Area Action Plan

- 2.1.01 Both the *Brighton & Hove Submission City Plan Part One*¹⁰ and the *Draft Adur Local Plan*¹¹ contain a specific planning policy for Shoreham Harbour that identifies it as a 'broad location' for future strategic development. Given the scale and complexity of the harbour area, both of these policies indicate that the detail of future proposed development will be set out in a JAAP.
- 2.1.02 The JAAP is a statutory DPD which will set out the future vision and development policies for the Shoreham Harbour Regeneration Area. It will be adopted as part of the LDF for both Brighton & Hove and Adur. It will also be endorsed by WSCC.
- 2.1.03 The partnership has been examining different options of scale and type of redevelopment at the harbour in order to promote a viable and deliverable scheme that maximises regeneration and investment opportunities, respects the character of the local area, enhances the waterfront and minimises environmental impact.

2.1.04 A four stage process is underway in preparing the JAAP. The process is currently at Stage 2:

- **Stage 1:** Information gathering, baseline analysis and identifying issues (2008 – 2012).
- **Stage 2:** Consideration of options, shaping the policy direction and developing a spatial framework for the harbour, including detailed Development Briefs for key areas of change (2010 – present).
- **Stage 3:** Developing a draft of the JAAP document for public consultation, resolving further technical issues that arise as a result of responses received, before submitting the JAAP to the Secretary of State (2013 – 2014).
- **Stage 4:** Independent examination conducted by a Planning Inspector, followed by formal adoption (2014 – 2015).

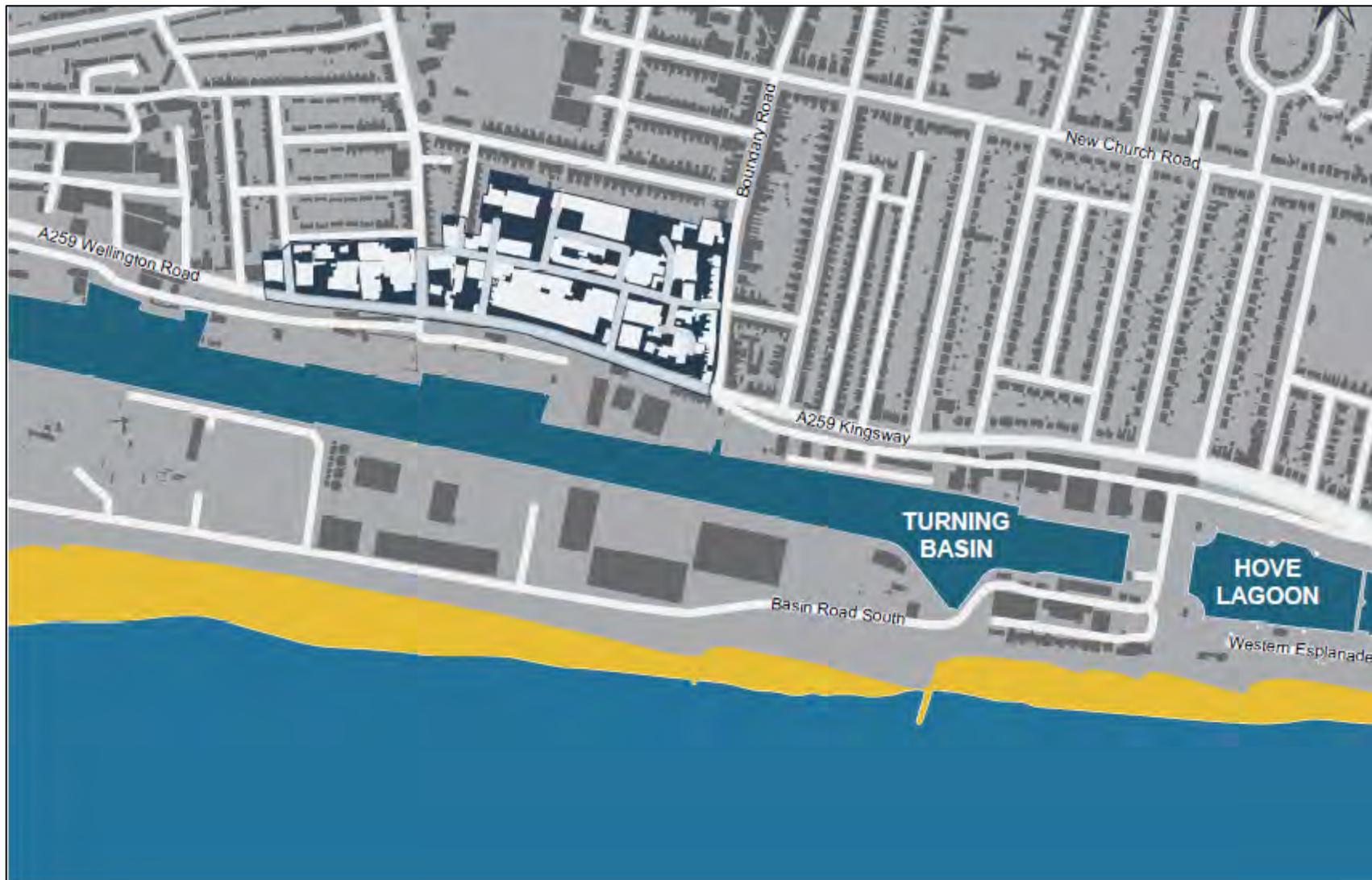
¹⁰ *Brighton & Hove Draft Submission City Plan Part One* (BHCC: 2013)

¹¹ *Draft Adur Local Plan* (ADC: 2012)

2.2 Development Briefs

- 2.2.01 In May 2012 a consultant team was appointed to produce a Development Brief for South Portslade Industrial Estate and Aldington Basin. Map 2.1 illustrates the area covered by the Development Brief. A separate Development Brief has been produced for the Western Harbour Arm in Adur.
- 2.2.02 These Development Briefs will be adopted as planning guidance by the partner authorities, and will inform the future development of the JAAP. Together with the JAAP they will guide investment and planning decisions in the regeneration area.
- 2.2.03 The Development Briefs are intended to be viable and deliverable spatial plans for key areas of change within the Shoreham Harbour regeneration area.
- 2.2.04 Although the briefs are not DPDs or SPDs, they will be adopted as planning guidance by the partner local authorities. The briefs have been informed by extensive public consultation and engagement with stakeholders, community and resident's groups, businesses and landowners. As such they will be regarded as material considerations and afforded weight when determining planning applications in the regeneration area.
- 2.2.05 The briefs are backed-up by an extensive body of technical and supporting evidence. They will also form part of the evidence base for the on-going preparation of the emerging Brighton & Hove City Plan, Adur Local Plan and the JAAP for the regeneration area. More information on these documents is available from the AWC and BHCC websites.
- 2.2.06 The SA process is running in parallel with the preparation of the Development Briefs and the JAAP. It will be used to inform future iterations of the Brighton & Hove City Plan, Adur Local Plan and the JAAP.

Map 2.1: South Portslade Industrial Estate



Map 2.2 Aldrington Basin



2.3 Vision and Objectives

2.3.01 The proposed vision for Shoreham Harbour is as follows:

“By 2028 Shoreham Harbour will be transformed in to a vibrant, thriving, waterfront destination comprising a series of sustainable, mixed-use developments alongside a consolidated and enhanced Shoreham Port which will continue to play a vital role in the local economy. The redevelopment of key areas of the harbour will provide benefits for the local community and economy through increased investment, improved leisure opportunities, enhanced public realm and the delivery of critical infrastructure that will help respond positively to climate change”.

2.3.02 This aligns with the vision and objectives set out in both the *Draft Adur Local Plan (2012)* and the *Brighton & Hove Submission City Plan Part One (2013)*.

2.3.03 To deliver this vision and provide a framework for change, nine strategic objectives have been developed in response to community consultation and the findings of technical work:

SO1. Sustainable Development: To promote sustainable development

To ensure all new developments use energy and water as efficiently as possible, use energy from renewable technologies, use sustainable materials, reduce waste, incorporate innovative approaches to open space and biodiversity, encourage uptake of low carbon modes of transport and support sustainable lifestyles in existing and new areas. The Port will be supported in becoming an important hub for renewable energy generation.

SO2. Shoreham Port: To support a growing, thriving Port

To facilitate the delivery of the adopted Port Masterplan and provision of a modernised and consolidated port. To support and promote the important role of the port within the local and wider economy.

SO3. Economy and Employment: To stimulate the local economy and provide new jobs

To provide new high quality employment floorspace and improve the business environment to support the needs of local employers. To equip local communities with the training and skills required to access existing and future employment opportunities

SO4. Housing and Community: To provide new homes to address local needs

To address shortfalls in local housing provision through delivering new homes of a range of sizes, tenures and types, including affordable and family homes as well as associated supporting community infrastructure.

SO5. Sustainable Transport: To improve connections and promote sustainable transport choices

To promote sustainable transport choices through ensuring that new developments are well served by high quality, integrated, improved pedestrian, cycling and public transport routes and seeking to reduce demand for travel by private car in innovative ways.

SO6. Flood Risk and Coastal Processes: To reduce the risk of flooding and adapt to climate change

To ensure that development avoids and reduces the risks from flooding and impacts on coastal processes and that risks are not increased elsewhere as a result. To ensure that coastal defences accord with the relevant Shoreline Management Plan and the forthcoming Brighton Marina to River Adur Strategy for coastal defences.

SO7. Local Environment: To conserve and enhance the harbour's environmental assets

To protect and enhance the area's important environmental assets and wildlife habitats including Site of Special Scientific Interest (SSSI), Royal Society Protection Birds (RSPB) Reserve, Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR) and Village Green.

SO8. Recreation and Leisure: To enhance and activate the Harbour's leisure and tourism offer

To create places that promote healthy and enjoyable living by improving existing and providing new open spaces, green links, leisure and recreation opportunities. To improve connections to and use of the waterfront, coast and beaches as attractive destinations for both locals and visitors.

SO9. Place Making and Design Quality: To promote high design quality and improve townscape

To promote developments of high design quality that maximise the waterfront setting, respect local character and form and enhance key gateways and public spaces. To protect and enhance the area's historic assets including the Scheduled Monument at Shoreham Fort, listed buildings and conservation areas.

3 Methodology

3.1 Sustainability Appraisal Process

- 3.1.01 The SA process has been undertaken by Shoreham Harbour Regeneration, working in close cooperation with officers of the partner local authorities and key stakeholders. The approach adopted for this process follows guidance produced by the Planning Advisory Service (PAS)¹², and government guidance on the SEA Directive¹³.
- 3.1.02 Guidance on the SA of RSSs and LDFs¹⁴ has also been applied as, although now superseded, this provides a good basis and a well understood methodology for carrying out an SA.
- 3.1.03 There are five stages to the SA process. Each stage has a number of associated tasks, as outlined below. Figure 3.1 illustrates the five stages and the associated tasks of the SA process.

¹² *Plan Making Manual - Sustainability Appraisal* (PAS: 2009);
Sustainability Appraisal Advice Note (PAS: 2010)

¹³ *A Practical Guide to the Strategic Environmental Assessment Directive* (ODPM: 2005)

¹⁴ *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks* (ODPM: 2005)

3.2 Strategic Environmental Assessment

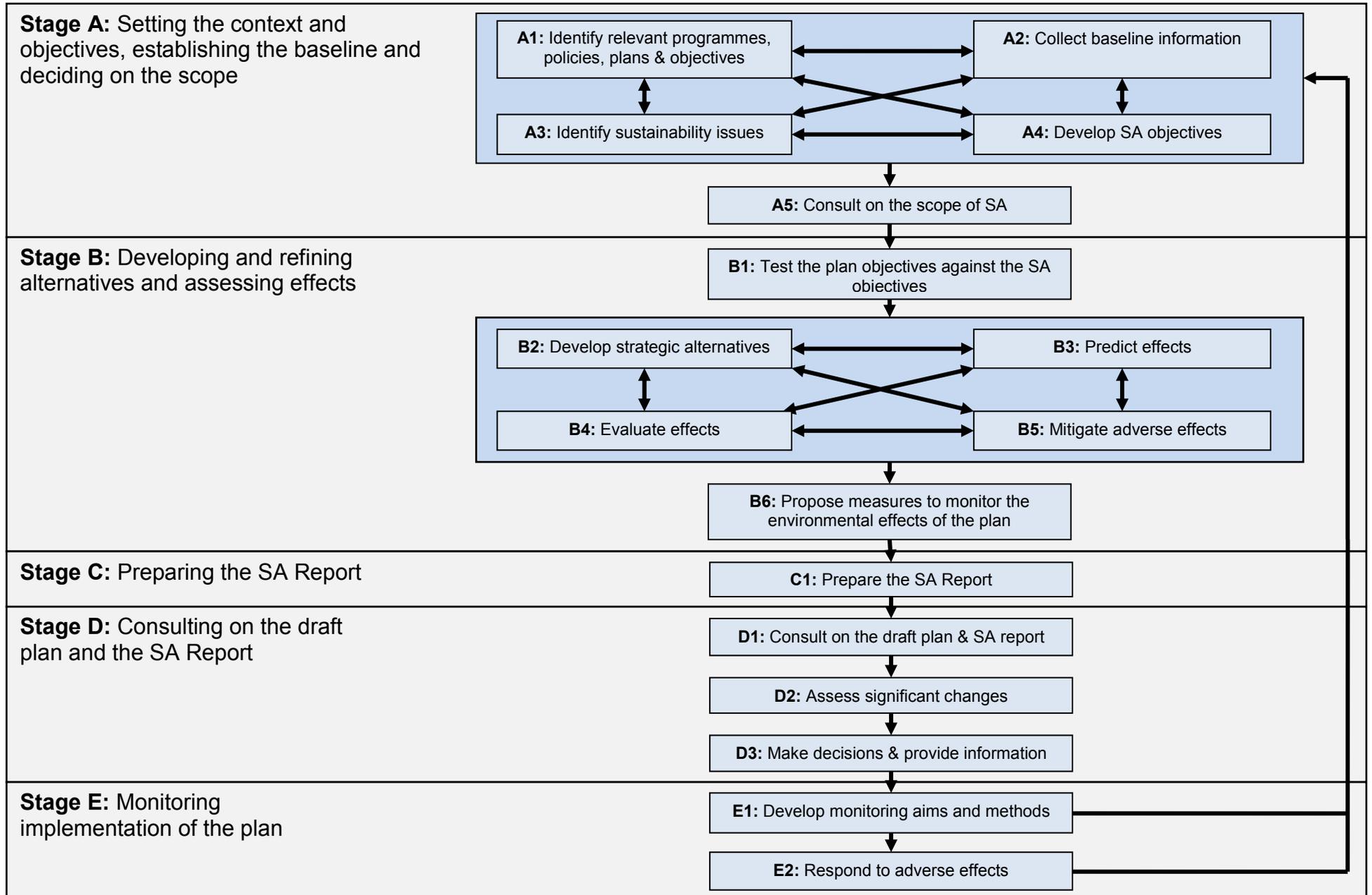
- 3.2.01 SEA involves the systematic evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the Environmental Assessment of Plans or Programmes Regulations 2004.
- 3.2.02 The SEA process is very similar to the SA process, with more prescriptive guidance and tasks that need to be followed in order to meet the SEA Directive's requirements. Government guidance suggests incorporating the SEA process into the SA and considering economic and social effects alongside the environmental effects considered through SEA. This is the approach that has been taken in the preparation of this report. For simplification, the report is referred to as the SA throughout, although this incorporates the SEA requirements.
- 3.2.03 The SEA Directive sets out a legal assessment process that must be followed. Table 3.1 indicates how the SEA Directive's requirements have been met during the SA work undertaken so far.

Table 3.1: SEA Directive Requirements

SEA Directive Requirements	Where covered in the SA process
1. An outline of the contents, main objectives of the plan or programme.	The background to the regeneration project is summarised in Section 2 of the SA report. The vision and strategic objectives for the regeneration project are included in Section 2. The SA objectives are included in Section 3. The contents of the Draft Development Brief are summarised in the appraisal in Section 7. See also the Development Brief document.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Baseline information collected during the scoping stage is included in Section 5 and Appendix 2 of the Scoping Report (Update). The likely evolution of existing conditions was assessed by the SA panel. The panel's findings are outlined in Section 4.
3. The environmental characteristics of areas likely to be significantly affected.	Baseline information collected during the scoping stage is included in Section 5 and Appendix 2 of the Scoping Report (Update).
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 6 of the SA report outlines the sustainability problems and issues affecting the regeneration area. This includes environmental problems.
5. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 4 of the SA report includes a summary list of PPSIs relevant to the Shoreham Harbour regeneration project. The full list is included in Appendix 1 of the Scoping Report (Update).
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	The likely significant effects of the proposals in the Development Brief have been assessed at several stages during the SA process. Section 5 summarises the appraisal of the Emerging Proposals Report. Section 6 summarises the appraisal of the Draft Development Brief. Section 7 assesses the significant changes to the final Development Brief.

SEA Directive Requirements	Where covered in the SA process
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Mitigation measures are discussed in Section 7 of this report as part of the appraisal.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	The process of producing the Development Briefs, selecting alternatives and carrying out the assessment is outlined in Section 3 of this report. Section 5 includes the recommendations made by the appraisal panel on the Emerging Proposals. Section 6 indicates how the panel's recommendations were addressed in the Draft Development Brief. Section 7 outlines and assesses the significant changes to the finished Development Brief
9. A description of measures envisaged concerning monitoring in accordance with Article 10.	The proposed monitoring arrangements are outlined in Section 8.
10. A non-technical summary of the information provided under the above headings.	This is provided in a separate document.

Figure 3.1: SA Process



3.1 Stage A

3.1.01 Stage A involves setting the context and objectives, establishing the baseline and deciding on the scope of the appraisal.

Task A1

3.1.02 Task A1 is to identify other relevant plans, programmes and environmental protection objectives.

3.1.03 During the initial scoping stage, a number of relevant PPPSIs were identified. This list has been reviewed and updated at each stage of the development of the JAAP, Development Briefs and SA. A full list of relevant PPPSIs and their objectives can be found in Appendix 1 of the Scoping Report (Update).

Tasks A2, A3 and A4

3.1.04 These tasks are to collect baseline information, identify environmental problems and develop SA objectives.

3.1.05 During the preparation of the Scoping Report¹⁵ and Scoping Report (Update), a considerable amount of data relating to the regeneration area, and the local authority areas in which it is located, was collected by reviewing a range of documents and data sources or through the commissioning of studies.

¹⁵ *Scoping Report: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the Shoreham Harbour Joint Area Action Plan DPD* (Shoreham Harbour Regeneration: 2012)

3.1.06 The baseline data and the review of relevant plans and policies were used to identify the sustainability issues facing Shoreham Harbour. This includes environmental, economic and social issues. The sustainability issues informed the development of the SA Framework against which the options, policies and proposals outlined in the Draft Development Brief have been assessed. The 22 SA objectives which make up the SA Framework are:

1. Increase energy efficiency; encourage the use of renewable energy sources; increase the take-up of passive design and encourage high levels of Code for Sustainable Homes / 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 and enhance public open space / green infrastructure and accessibility to it.

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 are 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 to improve integrated transport links with them.
20. Create places and spaces and buildings 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, businesses and initiatives that promote these and other sustainability issues.

3.1.07 The SA objectives identified for the *Draft Adur Local Plan (2012)* and *Brighton & Hove Draft City Plan Part One (2012)* were also considered during this stage. The SA objectives are therefore consistent with the emerging development plans of both local planning authorities. Indicators to measure the impact of policies and proposals were devised by officers of Shoreham Harbour Regeneration, working with the partner local authorities and drawing on the expertise of key stakeholders.

3.1.08 The majority of indicators have been drawn from those already being used to monitor progress and are the subject of constant review, particularly as monitoring obligations for local authorities change.

3.1.09 Appendix 2 of the Scoping Report (Update) includes the full baseline data arranged by objectives and indicators.

Task A5

3.1.10 This is to consult on the scope of the SA. Shoreham Harbour Regeneration Partnership prepared a Draft Scoping Report for the SA of the JAAP in December 2011. This built on and updated a number of previous SAs and Scoping Reports, including:

- Draft Sustainability Appraisal and Environmental Report on Shoreham Harbour Joint Area Action Plan (Bell Cornwell Environmental: 2009)
- Sustainability Appraisal of the Brighton & Hove Core Strategy Proposed Submission Document (BHCC: 2010)
- Scoping Report and Strategic Environmental Assessment (SEA) for the Adur District Council Core Strategy DPD (ADC: 2011)

3.1.11 Following consultation with partner organisations, statutory authorities and stakeholders the Scoping Report was published in February 2012¹⁶. The report:

- Identifies relevant plans, programmes, policies, strategies and initiatives (PPPSIs)
- Collects available baseline information for the Shoreham Harbour Regeneration Area
- Identifies Sustainability Issues and Problems
- Develops the SA Framework against which policies and proposals are assessed
- Assesses the compatibility of SA Objectives
- Tests the JAAP Strategic Objectives against the Sustainability Objectives.

¹⁶ *Scoping Report: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the Shoreham Harbour Joint Area Action Plan DPD* (Shoreham Harbour Regeneration: 2012)

- 3.1.12 Following the introduction of the NPPF and the revised Town and Country Planning (Local Planning) (England) Regulations (2012), Shoreham Harbour Regeneration prepared an amended Draft Scoping Report (Update).
- 3.1.13 That report broadened the scope of the SA/SEA process to encompass the whole regeneration project, including the JAAP, Development Briefs and any other planning policy documents produced as part of the Shoreham Harbour Regeneration Project. The report also incorporates a number of amendments to reflect the following reports:
- Sustainability Appraisal of Brighton & Hove Draft City Plan Part One (BHCC: 2012)
 - Sustainability Appraisal of the Draft Adur Local Plan (ADC: 2012).
- 3.1.14 The list of relevant PPPSIs was updated to reflect legislative and regulatory changes and the introduction of the NPPF.
- 3.1.15 The baseline information was updated. Several indicators were added. A number of indicators were modified to better reflect the sustainability objectives and data availability. Other indicators were amended to ensure greater consistency between this SA and the SAs of the emerging Adur Local Plan and Brighton & Hove City Plan.
- 3.1.16 In accordance with the Article 5.4 of the SEA Directive (2001), the Planning and Compulsory Purchase Act (2004) and the Environmental Assessment of Plans and Programmes Regulations (2004) the report was subject to a five-week period of consultation with the statutory authorities during November and December 2012. These authorities are:
- Environment Agency
 - Natural England
 - English Heritage
- 3.1.17 The Draft Scoping Report (Update) was subject to peer review by officers of each of the partner authorities.
- 3.1.18 The Scoping Report (Update) was published in December 2012. This report will act as the scoping stage for all planning policy documents produced as part of the Shoreham Harbour Regeneration Project. It is available from the AWC website.

3.2 Stage B

3.2.01 Stage B involves developing and refining alternatives and assessing the effects.

Task B1

3.2.02 Task B1 is to test the plan or programme objectives against the SA objectives

3.2.03 The 9 strategic objectives were tested against the SA Framework to identify any areas of potential conflict and to ensure the JAAP is meeting the aims of sustainable development. The results of this assessment are presented in Section 8 of the SA/SEA of the Draft Development Brief.

3.2.04 Overall, most of the objectives were found to be compatible. Recommendations for mitigation were made where conflicts were identified. These were found to be covered by the remaining objectives.

Task B2

3.2.05 This task involves developing strategic alternatives.

3.2.06 In May 2012 a consultant team were commissioned to produce Development Briefs for key areas of change within the regeneration area. These are Aldrington Basin and South Portslade Industrial Estate and the Western Harbour Arm (in Adur).

3.2.07 In order to develop proposals for the Development Briefs, the consultant team reviewed the existing body of technical and supporting evidence. They also identified the opportunities and constraints for each of the areas of change. This included:

- Policy Position
- Land Use
- Access
- Transport and Highways
- Property Market Analysis
- Historic assets
- Site Topography
- Flooding
- Technical Constraints
- Port Operation

3.2.08 The consultant team facilitated a design workshop for stakeholders, including community and residents' groups, representatives of local businesses and officers and members of each of the partner local authorities. Participants identified and proposed key issues, themes, principles and projects for each of the areas of change.

- 3.2.09 Landowners, businesses and developers were invited to attend an exhibition and discuss the regeneration project and aspirations for existing sites and businesses with members of the consultant team and officers of Shoreham Harbour Regeneration Partnership. This exhibition took place over four days at Adur Civic Centre and Hove Town Hall.
- 3.2.10 These consultation and engagement activities and the review of evidence, opportunities and constraints informed the preparation of an Options Report in September 2012¹⁷. The report identified two alternative scenarios for each area of change. These were presented to the Shoreham Harbour Project Board and Shoreham Harbour Leaders' Board. They were also circulated to officers within each of the partner local authorities and to stakeholders such as the EA for comment.
- 3.2.11 The next stage was the production of an Emerging Proposals Report in October 2012¹⁸. This set out the scenarios identified for each area of change. Commentary included analysis of impacts on:
- Highways and movement
 - Regeneration and economic development
 - Viability and deliverability
 - Flooding
 - Townscape considerations
- 3.2.12 The report also outlined the direction of travel and progress towards a preferred option for each area of change.
- 3.2.13 The Emerging Proposals Report was subject to a period of consultation with the partner authorities, stakeholders, local businesses, landowners, developers and community and residents' groups.
- 3.2.14 The report was also subject to initial appraisal as part of the SA process. The emerging proposals were assessed by a panel of officers drawn from a range of disciplines and representing Shoreham Harbour Regeneration, each of the partner local authorities and the EA.
- 3.2.15 The SA Panel assessed the proposals against each of the SA Objectives. The panel evaluated the likely impacts of the emerging proposals and assigned a score. The scoring method used is as follows:

¹⁷ *Shoreham Harbour Development Briefs Options Report* (AMUP, 2012)

¹⁸ *Shoreham Harbour Development Briefs Background and Emerging Proposals* (AMUP: 2012)

Positive impacts:	
Mixed impacts:	
Negative impacts:	
Uncertain impacts:	
No impacts	

3.2.16 For comparison, the panel also considered the likely evolution of existing conditions without the preparation of Development Briefs for the areas of change.

3.2.17 The panel made a number of general recommendations for the Development Briefs. It also made specific recommendations relating to each of the SA Objectives. The panel's findings were subject to peer review by officers of Shoreham Harbour Regeneration, ADC and BHCC.

3.2.18 Representations made during the consultation period and the recommendations of the SA Panel have subsequently informed the preparation of the Draft Development Briefs.

Tasks B3, B4 and B5

3.2.19 These tasks are to predict and evaluate effects and mitigate adverse effects.

3.2.20 The SA report assessed the proposals in the Draft Development Brief for the Western Harbour Arm. A separate SA of the Draft Development Brief for South Portslade Industrial Estate and Aldrington Basin is available from the BHCC website.

3.2.21 The effects, both individual and cumulative, of the proposals were predicted and evaluated by officers of Shoreham Harbour Regeneration, drawing on the expertise of the partner authorities and key stakeholders as required.

3.2.22 An amended score has been assigned for each of the SA objectives using the same scoring method as for the emerging proposals. The appraisal also includes recommendations for mitigating adverse effects and suggested amendments to the proposals.

3.2.23 The results of this stage of the SA are included in Section 9 of the SA/SEA of the Draft Development Brief.

Task B6

- 3.2.24 This task is to propose measures to monitor the environmental effects of the plan
- 3.2.25 Section 10 of the SA/SEA of the Draft Development Brief outlines the proposed monitoring arrangements for the regeneration project, including the Development Brief. This builds on work carried out in preparing the Scoping Report and Scoping Report (Update).

3.3 Stages C and D

- 3.3.01 These stages involve preparing and consulting on the SA Report

Task C1

- 3.3.02 Task C1 is to prepare the SA report. Shoreham Harbour Regeneration produced an SA/SEA report to accompany the Draft Development Brief. This report was prepared in accordance with statutory guidance.

Task D1

- 3.3.03 Task D1 is to consult on the draft plan and SA report. BHCC consulted on the Draft Development Brief and its accompanying SA report between 28 January and 8 March 2013.
- 3.3.04 Following the public consultation period, the Development Brief was amended to reflect the representations received. The outcomes of a second design workshop were also considered at this stage.
- 3.3.05 A separate Consultation Summary provides full details of the consultation process, representations received and amendments to the Development Brief
- 3.3.06 The SEA Directive makes a number of requirements regarding consultation on the report. Table 3.2 indicates how these requirements have been, or will be, met. Shoreham Harbour Regeneration is therefore satisfied that the SA process is compliant with the SEA Directive and SA guidance.

Table 3.2: SEA Consultation Requirements

The SEA Directive's Requirements	Where covered in the SA process
1. Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report.	This was undertaken through the Scoping Report and Scoping Report (Update), consulted upon and published in 2012.
2. Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme.	The SA report accompanied the Draft Development Brief for South Portslade Industrial Estate and Aldrington Basin Arm. A separate SA accompanied the Draft Development Brief for the Western Harbour Arm. All were subject to a six week period of formal public consultation. This was carried out in accordance with the adopted SCIs of ADC and BHCC.
3. Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country.	Not applicable.
4. Taking the environmental report and the results of the consultations into account in decision-making.	As described in Sections 5 and 6 of this report, the appraisal panel's findings informed the content of the Draft Development Brief. All comments received during the consultation on the Draft Development Brief and the SA reports were taken into account in preparing the Development Brief for adoption by BHCC. The SA process has directly inform the preparation of the Development Brief, and will inform future iterations of JAAP, Adur Local Plan, Brighton & Hove City Plan and their accompanying SAs.
5. When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme • The measures decided concerning monitoring. 	These requirements will be considered and acted upon when the Development Brief is adopted.
6. Monitoring of the significant environmental effects of the plan's or programme's implementation.	The significant effects of the Development Brief will be monitored when adopted. The proposed monitoring arrangements are outlined in Section 8.

3.3.07 A number of requirements are only applicable at implementation stage, so Shoreham Harbour Regeneration and the partner local authorities will act on those at the appropriate time.

Task D2

3.3.08 Task D2 is to assess significant changes to the plan. Section 7 of this report summarises and appraises the changes to the Development Brief.

Task D3

3.3.09 Task D3 involves making decisions and providing information. The finished Development Brief and this Addendum Report will be presented to the Adur Planning Committee and Cabinet Member for Regeneration for approval. Once the Development Brief has been adopted as planning guidance, a Sustainability Statement will be produced summarising how sustainability considerations have been integrated into the brief.

3.4 Stage E

3.4.01 Stage E involves monitoring and implementation of the plan. This stage will be carried out after the adoption of the Development Brief and JAAP.

3.4.02 The next phase of the SA process will be the production of a report to accompany the Draft JAAP. This is planned for early 2014.

4 Summary of Changes

4.1.01 Following the period of formal public consultation on the Draft Development Brief a number of changes have been made. These are summarised below. The full summary of the consultation, representations and officer responses is available in the separate *Consultation Summary*.

- The guiding principles in section 5 have been reordered to reflect the nine strategic objectives for the regeneration project. Each objective now has a number of principles attached. This makes it clearer to demonstrate how the Development Brief will contribute to achieving each of these objectives.
- A number of guiding principles have been split into several new principles. For example Principle WH11: Energy in the Draft Development Brief corresponds to Principles WH2: Building Standards and WH3: Energy in the finished Development Brief.
- A number of new guiding principles have been added. These include Principles SPAB9: Infrastructure and Utilities, SPAB20: Contributions to social infrastructure and SPAB22: Transport Infrastructure Contributions.
- Many of the guiding principles have been amended to reflect the consultation representations.
- Much of the explanatory text has been moved from section 5 to section 4. This has been renamed Area Proposals and Priorities.

4.1.02 During the consultation period, very few substantive representations were received in relation to the SA. A small number did comment specifically on particular SA objectives. These have been addressed in the full appraisal section below.

5 Appraisals

5.1 Summary Appraisals

No Development Brief

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
-	-	-	0	-	0	-	-	-	-	0	0	-	0	-	0	-	0	0	-	0	-

Emerging Proposals

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
+/-	-	?	?	?	?	-	?	?	?	?	?	-	?	+/-	?	?	+/-	?	?	?	-

Draft Development Brief

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
+	+/-	+/-	+/-	+	+	-	+	+/-	+/-	?	?	+/-	?	+	?	?	+/-	?	+	?	+/-

Final Development Brief

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
+	+/-	+	+	+	+	+/-	+	+/-	+	?	+	+/-	+	+	+	?	+/-	?	+	?	+/-

5.1.01 During the appraisal of the Emerging Proposals Report the SA panel considered the existing conditions in South Portslade Industrial Estate and how these are likely to evolve over time without a Development Brief. The results of this appraisal are presented above.

5.1.02 Overall the panel's view was that there would be relatively little change and that existing conditions in the area were likely to persist.

5.1.03 In relation to some objectives the panel considered that this would mean no significant impact. Where existing conditions are particularly problematic, the panel considered this a negative impact.

5.1.04 The Emerging Proposals Report was subject to appraisal by a panel of officers representing the partner local authorities and the EA. The panel evaluated the likely effects and assigned a score to the emerging proposals.

5.1.05 The purpose of the appraisal at this stage was to ensure that the principle of sustainable development was incorporated into the Development Brief. As such, its role at was to challenge the emerging proposals and seek the highest possible standards in relation to sustainability.

- 5.1.06 Although the emerging proposals did not score particularly highly in terms of meeting the SA objectives, the appraisal panel found that there were likely to be a number of significant positive impacts as a result of the proposals in the report. The alternative of not preparing a Development Brief scored far more negatively.
- 5.1.07 The impacts of the emerging proposals were considered uncertain for more than half of the objectives. Many of these objectives were not directly addressed in the report, and the panel was therefore unable to determine the likely impacts.
- 5.1.08 Sustainability is one of a number of considerations which must be taken into account. As the Draft Development Brief was prepared, the findings and recommendations of the SA Panel were considered against:
- The vision and strategic objectives of the Shoreham Harbour Regeneration Project.
 - The viability and deliverability issues that also need to be taken into account.
- 5.1.09 The panel considered it essential that the Development Brief directly address the SA objectives of the Shoreham Harbour regeneration project. The panel felt that further detail and clarification might allow some of these appraisals to be reconsidered, and a more positive score awarded.
- 5.1.10 The panel also made specific recommendations in relation to each of the SA objectives. These are included in the full appraisals, below. As many of the panel's recommendations were incorporated into the Draft Development Brief, some scores have been adjusted accordingly.
- 5.1.11 The impacts of adopting the proposals in the Draft Development Brief were considered likely to be more positive than the alternative option of not preparing Development Briefs.

5.2 Full Appraisals

Table 6.1: General Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
<p>The Development Brief will include a section on sustainability. This will directly address how the proposals in the brief contribute towards achieving the objectives identified for the Shoreham Harbour regeneration project.</p>	<p>Section 5: Guiding Principles includes a number of principles that relate to objective SO1 Sustainable Development. These are SPAB1: Sustainability Checklist, SPAB2: Building Standards, SPAB3: Energy, SPAB4: Water, SPAB5: Air Quality, SPAB6: Noise, SPAB7: Contamination, SPAB8: Waste and Recycling and SPAB9: Infrastructure and Utilities. The guiding principles have been reordered to reflect the objectives of the Shoreham Harbour regeneration project.</p>	<p>The strategic and SA objectives will be carried forwards to the JAAP which will directly address how the proposals contribute towards achieving these objectives.</p>
<p>The Development Brief will include detailed sustainability requirements for proposed development as indicated in the specific objectives below.</p>	<p>Section 5: Guiding Principles includes detailed sustainability requirements for proposed development. See full appraisal below.</p>	<p>None</p>
<p>The Development Brief will refer to and apply relevant standards in the as detailed in the full appraisals.</p>	<p>Section 5: Guiding Principles refers to and applies relevant standards in the <i>Brighton & Hove Submission City Plan Part One</i>. See Full Appraisals below.</p>	<p>None</p>
<p>As many of these recommendations will be implemented through Development Management processes, it is essential that they are discussed with relevant officers at both councils to ensure that they are consistent with existing processes and do not impose an undue burden on officers or applicants.</p>	<p>Development Management officers at the partner authorities have had the opportunity to comment on the Development Briefs at several stages during their development. Officers also participated in the consultation workshops.</p>	<p>The JAAP will reiterate the sustainability policies in the development brief, including the requirement for a Sustainability Checklist.</p>

SA Objective 1

Increase energy efficiency, encourage the use of renewable energy sources, increase the take-up of passive design and encourage high levels of Code for Sustainable Homes / BREEAM standards for new and existing development.

Development Brief	+
Draft Development Brief:	+
Emerging Proposals	+/-
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All development proposals will be accompanied by an energy assessment which outlines how it will reduce energy use through the hierarchy of: <ol style="list-style-type: none"> 1. Demand reduction 2. Efficient energy supply 3. Renewable energy provision. 	This is addressed in principle SPAB3: Energy.	None
All new development will aspire to be zero-carbon. This will include the use of passive design; energy efficiency measures; and the incorporation of low and zero-carbon energy technologies and networks.	This is addressed in principle SPAB3: Energy	Look to promote and achieve higher standards through the JAAP process and exemplar schemes wherever possible.
The energy efficiency standards in relation to Code for Sustainable Homes / BREEAM set out in Policy CP8 of the <i>Brighton & Hove Draft City Plan (2012)</i> will be included in the Development Brief. These will apply from the adoption of the Development Brief.	This is addressed in principle SPAB2: Building Standards	None

Commentary

If no Development Brief is adopted it is assumed that existing conditions in the area are likely to continue for the foreseeable future. The area would remain protected as employment land, although this allocation might be reviewed in the emerging City Plan or JAAP. Given that many of the buildings are likely to be relatively inefficient in terms of energy consumption, this scenario is considered likely to have negative impacts.

Energy consumption, efficiency and generation were not directly addressed at the stage of the Emerging Proposals Report. Nor did the proposals set standards in terms of the Code for Sustainable Homes / BREEAM or similar. Existing requirements will apply until the adoption of the City Plan. These include SPD08 (Sustainable Building Design) and Local Plan policies SU2 (Efficiency of development in the use of energy, water and materials) and SU16 (Production of renewable energy). When adopted, the standards in City Plan policy CP8 (Sustainable buildings) will apply, along with any additional sustainability policies included in the JAAP.

The appraisal panel suggested that the Development Brief should be more ambitious in terms of energy consumption, efficiency and generation than simply meeting the relevant national standards. As the Development Brief will be adopted earlier than either the emerging City Plan or JAAP, it was considered essential that it include specific measures to increase energy efficiency and encourage the use of renewable energy.

An increased level of development is likely to lead to increased energy consumption. However it may also provide opportunities to increase energy efficiency. Any new development is likely to be

significantly more efficient in terms of energy consumption than the existing buildings. Additionally, government targets for all new homes to be zero-carbon by 2016 and non-residential development to be zero-carbon by 2019 should also help to ensure high standards of energy efficiency.

In South Portslade Industrial Estate, the Draft Development Brief recommends that a limited number of sites are released from employment allocation and made available for residential development. It also suggests that a number of sites between Kingsway (A259) and Basin Road North are released from employment allocation and made available for residential development. Residential dwellings are likely to use less energy than the existing employment uses, although any localised reduction in energy consumption may be offset by the relocation of businesses elsewhere. Overall the redevelopment of this area is likely to provide the opportunity to substantially improve the energy efficiency of the area, provided that the recommendations are adopted and enforced.

There is likely to be an incremental improvement in energy efficiency, with each new development contributing to this improvement over time. The proposals have therefore been scored as having positive impacts, although these impacts will not become apparent until significant redevelopment has taken place.

The score has not been amended for the finished brief.

See also objectives 3, 7, 10 and 13

SA Objective 2

Encourage the sustainable use of water

Development Brief	+/-
Draft Development Brief:	+/-
Emerging Proposals	-
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development will aspire towards water neutrality ¹⁹ . This will include meeting high water efficiency standards and incorporating facilities to recycle, harvest and conserve water resources.	This is addressed in principle SPAB4: Water	None
All new development will incorporate SuDS and demonstrate how surface water run-off will be minimised.	This is addressed in principle SPAB4: Water and SPAB23: Flood Risk and Coastal Processes	None
The water efficiency standards in relation to Code for Sustainable Homes / BREEAM set out in in Policy CP8 of the Brighton & Hove Draft City Plan (2012) will be included in the Development Brief. These will apply from the adoption of the Development Brief.	This is addressed in principle SPAB2: Building Standards	None

¹⁹ Water neutrality means that total water use after the development is equal to or less than total water use before the development.

Commentary

If no Development Brief is prepared it is assumed that existing conditions in the area are likely to continue for the foreseeable future. Given that many of the buildings are likely to be relatively inefficient in terms of water consumption, this scenario is considered likely to have negative impacts.

The sustainable use of water was not directly addressed at the stage of the Emerging Proposals Report. Nor did the proposals set standards in terms of the Code for Sustainable Homes / BREEAM or similar. Policy CP8 in the Draft City Plan sets the sustainability standards that development proposals must meet.

The appraisal panel suggested that the Development Brief should be more ambitious in terms of the sustainable use of water than simply meeting the relevant national standards. As the Development Brief will be adopted as planning policy earlier than either the City Plan or JAAP, it is essential that it includes specific measures to encourage the sustainable use of water.

The area is supplied by the Brighton Chalk Aquifer. An increased level of development is likely to lead to increased consumption of water, making further demands on this heavily exploited resource. However, new development also presents an opportunity to improve the efficiency and sustainability of water consumption. Provided that the recommendations are enforced and adopted, there are therefore likely to be mixed positive and negative impacts

This score has not been amended for the finished brief.

See also objectives 4, 6, 8, 9 and 10.

SA Objective 3

Improve land use efficiency by encouraging the re-use of previously developed land, buildings and materials

Development Brief	+
Draft Development Brief:	+/-
Emerging Proposals	?
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
Further analysis will determine whether the development density required in the Draft City Plan is appropriate in the area.	The Development Brief does not stipulate a required development density although SPAB28: Design of Residential Areas refers to Policy CP14 in the Emerging City Plan.	None
The Development Brief will clarify the suitability of Shoreham Harbour as a location for taller buildings.	The Development Brief suggests that in general buildings should range from approximately 2 – 4 storeys, with a variation in height and scale encouraged. The brief acknowledges there may be circumstances, for example due to design reasons or wider regeneration benefits, where taller buildings may be appropriate.	Taller Buildings Guidance SPG15 is due to be replaced by the Urban Design Framework. Ensure that the technical evidence on appropriate heights at the harbour is used to inform the framework.
The Development Brief will define and justify appropriate density, height and massing for development sites in the area.	This is addressed in principles SPAB27: Development Form, SPAB28: Design of Residential Areas and SPAB29: Building Heights and Townscape Considerations	None
Detailed appraisal will be undertaken to determine which sites are suitable for release from employment allocation. This will include the requirements of SA/SEA.	Whilst the Development Brief recommends which sites should be taken forward for changes of use in the JAAP, it is beyond the scope of the Development Brief to re-designate site allocations.	Further consultation and local area analysis to be undertaken through the JAAP process.

Commentary

Without a Development Brief and the release of a number of employment sites for other uses, existing conditions in the area are likely to persist. Given the current relatively inefficient use of land on some sites and the high demand for employment space and housing both locally and nationally, this scenario is considered likely to have negative impacts.

Although the emerging proposals were likely to encourage a more efficient use of land than exists at present, the appraisal panel expressed some concern over the scale, mass and density of development proposed in the report and queried whether these were high enough for this location.

South Portslade Industrial Estate and Aldrington Basin are located on previously developed land. Although much of the Development Brief area is in active employment or port-related use, it also includes a number of under-used and vacant sites. The proposals in the Draft Development Brief are likely to improve the land use efficiency of these sites. Introducing new residential uses to the area could enable the delivery of new employment space as part of mixed-use schemes. However there is a risk of impacting on existing businesses. Given the limited supply of such employment space in the local area, this process of land use change would have to be carefully managed in discussion with land owners and businesses. Overall, there are likely to be mixed positive and negative impacts in relation to land use efficiency.

A number of the panel's concerns have been addressed in the finished Development Brief. In particular, principle SPAB12: Managed release of employment floorspace, SPAB13: Re-provision of employment floorspace, SPAB 14: Impact on existing businesses, SPAB27: Development form, SPAB28: Design of residential areas and SPAB 29: Building heights and townscape considerations. The score for this objective has therefore been amended.

See also objectives 6, 15, 16, 17, 19 and 20.

SA Objective 4

Conserve and enhance biodiversity (flora and fauna) and habitats

Development Brief	+
Draft Development Brief:	+/-
Emerging Proposals	?
No Development Brief:	0

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All development will aspire to provide net gains to biodiversity. This will include appropriate planting schemes, as well as on-site features such as green roofs, green walls and the provision of bird nesting boxes and bat roosting boxes and the creation or enhancement of off-site habitats.	This is addressed in principle SPAB24: Ecology and Biodiversity	Opportunities to support exemplar schemes should be sought and promoted through the JAAP and associated future initiatives.

Commentary

Without a Development Brief for the area there is likely to be little change in the short to medium term. Longer term change is uncertain depending on the outcomes of the City Plan and the JAAP. Although redevelopment of sites may present significant opportunities to enhance biodiversity and habitats, the emerging proposals did not include any measures to achieve this.

Aldrington Basin is adjacent to the Basin Road South SNCI. The panel noted that the vegetated shingle in this area, and the habitats and species which it supports might be sensitive to development in the area, including increased recreational pressure on Portslade Beach. Although redevelopment of sites may present significant opportunities to enhance biodiversity and habitats, the emerging proposals did not include any measures to achieve this. Without a Development Brief existing conditions are likely to persist.

Existing requirements will apply until the adoption of the City Plan. These include SPD11 (Nature conservation and development) and Local Plan policy QD17 (Protection and integration of nature conservation features). These require development schemes to integrate nature conservation features, including the creation of new habitats. Policy CP10 (Biodiversity) in the Draft City Plan states that development should provide net gains for biodiversity where possible.

Provided that the requirement to provide net gains to biodiversity is adopted and enforced, there are likely to be positive impacts in relation to biodiversity and habitats. However, an increased

population in the area could also have negative impacts. This might include disturbance to species and habitats as a result of increased recreational pressure on natural green spaces in the area. As such there are likely to be mixed effects overall. Both positive and negative effects are likely to be incremental and to become more pronounced over time.

Recreational disturbance has been addressed in the finalised Development Brief. As a result the score in relation to this objective has been amended.

See also Objective 6

SA Objective 5

Maintain local distinctiveness and to protect and enhance the historic environment including townscapes, buildings and their settings, archaeological heritage, parks and landscapes

Development Brief	+
Draft Development Brief	+
Emerging Proposals:	?
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development will be required to demonstrate that it enhances the local distinctiveness and townscape of the area.	This is addressed in principle SPAB27: Development Form, SPAB28: Design of Residential Areas and SPAB 29: Building Heights and Townscape Considerations.	None
All new development will be required to contribute to enhancing the public realm in the area in accordance with the Shoreham Harbour Streetscape Guide and BHCC's Public Realm strategy.	This is addressed in principle SPAB2 6: Public realm	Further detailed investigation should be undertaken as part of the delivery plan for the JAAP to identify specific public realm improvement projects.

Commentary

Without a Development Brief the area is unlikely to change significantly in the short term. In the longer term, some development may come forward, but this will be in a piecemeal fashion, and is therefore less likely to result in a distinctive, high quality environment.

The Development Brief area does not include any conservation areas or listed buildings. However the panel noted that Aldrington Basin is a unique location with a distinct character and identity. In particular the panel noted the assets of the harbour itself, the beaches and the adjacent Hove Lagoon. Despite these assets parts of the area, such as Basin Road North, are characterised by poor quality buildings and an unattractive streetscape. South Portslade Industrial Estate's local distinctiveness is drawn from the historic street layout. This is maintained and enhanced in the Draft Development Brief. Whilst individual buildings contribute positively to the character of the area, the townscape is generally unattractive. The streetscape along Wellington Road (A259) is particularly stark.

Redevelopment of sites may present a significant opportunity to enhance local distinctiveness and improve the townscape. However, poorly designed or generic development also carries the risk of having a negative impact on the built environment.

Existing requirements will apply until the adoption of the City Plan. Local Plan policy QD1 (Design – quality of development and design statements) states that all proposals for new buildings must demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. The Submission City Plan (Part One) also requires that developments enhance the townscape and distinctiveness of the area. In particular, Policy DA8 (Shoreham Harbour) states that improvements will be sought to the townscape around key

linkages. These include the Boundary Road/Station Road (B2194) district retailing centre, Church Road (B2193) and along Wellington Road (A259).

The proposals in the Draft Development Brief will provide the opportunity for significant positive impacts. These will be incremental over time, as individual developments contribute to an improved townscape and public realm.

The score in relation to this objective has not been amended for the finished Development Brief.

See also objective 20

SA Objective 6

Protect and enhance public open space / green infrastructure and accessibility to it

Development Brief	+
Draft Development Brief	+
Emerging Proposals:	?
No Development Brief:	0

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development will be required to contribute to the provision of and improve the quality, quantity, variety and accessibility of public open space to meet the needs it generates in accordance with the criteria and local standards set out in Policies CP16 and CP17 of the Brighton & Hove Submission City Plan (Part One).	This is addressed in principle SPAB26: Public Open Space.	Further detailed investigation should be undertaken as part of the delivery plan for the JAAP to identify specific public realm improvement projects.

Commentary

Without a Development Brief existing conditions are likely to persist.

Redevelopment of sites would present the opportunity to further improve the provision of open space and green infrastructure and enhance existing assets. In particular, measures that encourage improved access between West Hove promenade, the harbour waterfront and Portslade Beach will enable greater accessibility to open space and green infrastructure. Redevelopment of sites in South Portslade Industrial Estate will present the opportunity for improved provision of public open space. Increasing the permeability of the area may enable greater accessibility to open space and green infrastructure.

Aldrington Basin is adjacent to the open spaces of Hove Lagoon and the West Hove and Portslade Beaches. The harbour itself is also an important open space in the area. South Portslade Industrial Estate is relatively densely developed and does not have any significant public open space or green infrastructure assets. However the area is very close to Vale Park which has been identified as a green buffer with potential for incidental improvement. The harbour itself and the nearby public beaches are also important open spaces in the area.

The proposals in the Development Brief will prevent the loss of existing open spaces or areas of green infrastructure. Redevelopment of sites presents the opportunity to improve the provision and enhance existing assets. In particular, measures that improve access to the waterfront and beaches will enable greater accessibility to open space and green infrastructure. There are therefore likely to be positive impacts, especially in the longer term.

This score has not been amended for the finalised Development Brief.

See also objectives 4 and 16.

SA Objective 7

To reduce the risk and levels of air and noise pollution

Development Brief	+/-
Draft Development Brief	-
Emerging Proposals:	-
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development proposals will take account of impacts on local air quality and improvements will be sought where possible.	This is addressed in principle SPAB5: Air quality.	The Sustainable Transport initiatives being developed through the Shoreham Harbour Transport Strategy should be promoted through the JAAP.
All development proposals will be accompanied by a Noise Impact assessment. Developments will take account of noise impacts and demonstrate that adequate soundproofing measures have been incorporated.	This is addressed in principle SPAB6: Noise, which requires proposals to make reference to national and local policy on noise.	None
All development proposals will be required to demonstrate that sensitive receptors will be located away from sources of air and noise pollution.	This is addressed in principles SPAB5: Air quality and SPAB6: Noise	None

Commentary

Without a Development Brief existing conditions are likely to persist. Given the high level of air and noise pollution in the area this is considered a negative impact.

The Development Brief area falls within the Brighton & Hove AQMA which was designated in 2008. Road traffic is the principal cause of air pollution in the area, especially along Kingsway/Wellington Road (A259), Church Road (B2193) and Boundary Road/Station Road (B2194). Residential development is likely to generate less air pollution than industrial uses. However it is also likely to increase the number of journeys made to the area and levels of congestion, particularly during peak hours. Without appropriate mitigation, this is likely to negatively impact the air quality along these roads and in surrounding areas. Furthermore, residential uses are far more sensitive to air pollution, and the introduction of this type of development could expose residents to noxious fumes.

The panel noted that any upgrade of Basin Road North to allow traffic including HGVs to enter the port from the junction with Station Road/Boundary Road would have mixed effects. Whilst there would be localised improvements in the area of Hove Lagoon, these would be offset by increased traffic on Basin Road North.

Local Plan policy SU9 (Pollution and nuisance control) requires that development incorporates measures to minimise air and noise pollution or nuisance. Draft City Plan policy CP8 (Sustainable buildings) requires development proposals to demonstrate how they will reduce air pollution.

Road traffic is also the main contributory factor to noise pollution in the area. Whilst residential development is likely to produce lower levels of noise than employment uses, it is also significantly more sensitive to noise nuisance. This might include industrial and port-related noise. The noises of everyday living can also become a nuisance to neighbouring residents, especially in higher density development. This can be mitigated through the use of suitable materials and the incorporation of appropriate soundproofing standards appropriate to these densities.

Additional clarification in the finished Development Brief has addressed some of the concerns of the SA panel. The score in relation to this objective has therefore been amended.

See also objectives 1 and 13.

SA Objective 8

To reduce pollution and the risk of pollution to land

Development Brief	+
Draft Development Brief	+
Emerging Proposals:	?
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development proposals will survey for levels of contamination and provide a scheme for safe remediation, treatment and/or containment of contamination to a level agreed by the council and the Environment Agency.	This is addressed in principle SPAB7: Contamination	None

Commentary

Without a Development Brief existing conditions are likely to persist. Given the probable high levels of land contamination this is considered a negative impact.

See also objective 9

Existing and former land uses in the area have caused contamination to the land. Redevelopment will provide opportunities for improvement. An incremental approach to development is likely to contain and minimise contamination rather than fully remediate the land. A more comprehensive approach to the redevelopment of the area would provide significantly greater scope for remediation.

The extent to which contaminated land in the area is remediated may be dependent on the approach taken to managing flood risk. Land-raising, for example, is more likely to contain the contamination rather than remove it. Residential uses are less polluting than the current employment and port-related uses.

Policy SU11 (Polluted land and buildings) requires developments to include detailed proposals for the treatment, containment and/or remediation of polluted land. Submission City Plan (Part One) policy CP8 (Sustainable buildings) requires development proposals to demonstrate how they will reduce pollution.

The score for this objective has not been amended for the final Development Brief.

SA Objective 9

To reduce pollution and the risk of pollution to water

Development Brief	+/-
Draft Development Brief	+/-
Emerging Proposals:	?
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new developments will demonstrate how they can reduce pollution to water directly from site activities and from storm water run-off.	This is addressed in principles SPAB4: Water, SPAB7: Contamination and SPAB23: Flood risk and coastal processes.	Continue joint working practices and on-going dialogue with the Environment Agency.

Commentary

Without a Development Brief existing conditions are likely to persist. Given the high likelihood of water being polluted in the area this is considered a negative impact.

Groundwater and surface water in and around Shoreham Harbour are likely to be polluted by contaminated land. Whilst remediation of contaminated land as part of redevelopment proposals offers the opportunity to reduce this pollution, there is also a risk that, unless properly mitigated, disturbing these contaminants may introduce further pollution to these waters.

The SFRA shows that some parts of the area are at significant risk of flooding, which can result in pollution to water.

The risk of water pollution can be reduced through more sustainable usage of water, including the introduction of SuDS and water capture and recycling. Provision of open space, appropriate planting, green roofs and green walls can reduce the level of surface water run-off and the consequent risk of pollution.

Local Plan policy SU9 (Pollution and nuisance control) requires that development incorporates measures to minimise water pollution. Draft City Plan policy CP8 (Sustainable buildings) requires development proposals to demonstrate how they will reduce water pollution.

The score in relation to this objective has not been amended for the finished development brief.

See also objectives 2, 4, 6, 8, 10 and 18.

SA Objective 10

To ensure that all developments have taken into account the changing climate and are adaptable and resilient to extreme weather events

Development Brief	+
Draft Development Brief	+/-
Emerging Proposals:	?
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development will demonstrate that climate change adaptation and mitigation have been taken into account.	This is addressed in principles SPAB1: Sustainability Checklist, SPAB2: Building Standards, SPAB3: Energy, SPAB4: Water, SPAB8: Waste and recycling, SPAB21: Promoting Sustainable Travel and SPAB23: Flood Risk and Coastal Processes.	Opportunities to support exemplar schemes and innovative approaches should be sought and promoted through the JAAP and associated future initiatives.

Commentary

Without a Development Brief existing conditions are likely to persist which means there is unlikely to be the opportunity for climate change adaptation and mitigation unless a substantial retro-fitting programme were introduced. This is considered a negative impact.

The potential impacts of climate change include an increase in both the frequency and severity of extreme weather events such as droughts, heavy rainfall and heatwaves. Although new development is generally more likely to be adaptable to climate change and resilient to climate change, it was considered that the Development Brief could be more ambitious in pursuing this objective. Significant development could also contribute to exacerbating the heat island effect.

Policy CP8 Sustainable Buildings sets standards for new development that will address climate change mitigation and adaptation.

The finished Development Brief has addressed a number of issues in relation to climate change. This score has therefore been amended.

See also objectives 1, 2, 3, 4, 6, 7, 8, 9, 13, 17, 18, 19, 20 and 22.

SA Objective 11

To improve health and wellbeing and reduce inequalities in health

Development Brief	?
Draft Development Brief	?
Emerging Proposals:	?
No Development Brief:	0

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development will demonstrate how it maximises positive impacts on health within the development and in adjoining areas.	This is not directly addressed in the Draft Development Brief. However Policy CP18: Healthy City in the Submission City Plan (Part One) does address this issue.	Include an additional strategic objective and associated policies in the JAAP to encourage positive health impacts.
All new development will demonstrate how it promotes healthy and active lifestyles, including for older people and children. This will include the provision of safe public open space, green infrastructure, access to leisure and recreation opportunities and facilities to encourage physically active modes of transport.	This is indirectly addressed in principles SPAB21: Promoting Sustainable Travel and SPAB26: Public Open Space.	Include an additional strategic objective and associated policies in the JAAP to encourage positive health impacts.

Commentary

Without a Development Brief existing conditions are considered likely to persist.

Health based deprivation varies widely within the South Portslade ward, ranging from being within the 6.6% most deprived LSOAs to the 47.1% most deprived LSOAs in the UK. Redevelopment of sites in the Development Brief area to include the provision of housing, employment opportunities, improved quality and access to existing open space and to other local connections and leisure opportunities should help bring about a positive impact, with all of these being wider determinants of health.

However, air pollution is currently an issue in this area, and air quality may worsen as a result of the traffic impacts of development, potentially bringing about negative impacts. This will be dependent on where and how sensitive development is situated and could be mitigated through careful design. There may also be impacts on adjacent areas that already suffer from poor air quality and do not have the capacity to change.

Although the Emerging Proposals Report did not directly refer to health and wellbeing, the appraisal panel noted that providing good quality, affordable housing and reducing the risk of fuel poverty through energy efficiency measures could have significant impacts, but this will depend on the implementation of the Development Brief. The emerging proposals were therefore considered to have uncertain impacts.

Submission City Plan policy CP18 (Healthy city) requires larger developments to demonstrate how they maximise positive impacts on health. It encourages development that promotes healthy and active lifestyles, including for older people and children. It also encourages development that promotes physically active modes of transport.

This score has not been amended for the finished Development Brief

See also objectives 4, 6, 7, 8, 9, 12, 14, 15, 16, 19 and 21.

SA Objective 12

To reduce crime, the fear of crime and antisocial behaviour through planning and design processes

Development Brief	+
Draft Development Brief	?
Emerging Proposals:	?
No Development Brief:	0

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All development will aspire to enhance community safety and deter crime or disorder or the fear of crime.	This is partially addressed in principle SPAB28: Design of Residential Areas.	To be highlighted as an important consideration within the JAAP document.
All development will incorporate the features and principles of Secured by Design or equivalent.	This is addressed in principle SPAB28: Design of Residential Areas.	None
All development and any associated public realm, open space, services, facilities and transport infrastructure will maximise opportunities for natural surveillance.	This is addressed in principle SPAB30: Public realm.	None

Commentary

Without a Development Brief existing conditions in the area are likely to persist.

Although the crime rate in South Portslade ward is comparable with the average for England and Wales, it is significantly higher than in other parts of the city. The majority of crime in the area is related to anti-social behaviour. The crime rate in Wish ward is significantly lower than the averages for Brighton & Hove and England and Wales. Planning and design processes, such as Secured by Design²⁰, can improve community safety by encouraging development to incorporate features that design-out crime or reduce fear of crime. Well-designed development and public realm can enhance public safety, and the perception of public safety, in an area by providing natural surveillance and defensible space. However, where these factors are not considered the reverse is also true.

Increased residential development is likely to increase the footfall of people in and around the area. Along with associated improvements to connectivity and permeability in the emerging proposals, this may have positive impacts for natural surveillance. Redevelopment of parts of South Portslade Industrial Estate would also provide the opportunity to incorporate features that enhance community safety and reduce crime and the fear of crime and anti-social behaviour. However the emerging proposals do not mention crime or community safety and make no such requirements on development. As such the impacts of the proposals are considered uncertain.

²⁰ Secured by Design is the UK Police flagship initiative supporting the principles of designing out crime. It combines minimum standards of physical security and sets well-tested principles for natural surveillance and defensible space.

A number of concerns in relation to this objective have been addressed in the finished Development Brief. The score has therefore been amended.

See also objectives 3, 11, 13, 14, 16 and 20.

SA Objective 13

To promote sustainable transport and reduce the use of the private car

Development Brief	+/-
Draft Development Brief	+/-
Emerging Proposals:	-
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All development will be required to submit a Transport Assessment in accordance with Draft City Plan policy CP9.	This is addressed in principle SPAB21: Promoting Sustainable Travel.	None
All development will be required to demonstrate how it reduces the need to travel by car, reduces the environmental impacts of traffic and promotes sustainable transport behaviours.	This is addressed in principle SPAB21: Promoting Sustainable Travel.	The Sustainable Travel initiatives being developed through the Shoreham Harbour Transport Strategy should be promoted through the JAAP.
All new development proposals will be required to provide appropriate, secure cycle storage facilities.	This is addressed in principle SPAB21: Promoting Sustainable Travel.	None
Pedestrians and cyclists will be given priority over vehicular traffic on residential streets within the Development Brief area.	This is partially addressed in principle SPAB21: Promoting Sustainable Travel.	None

Commentary

Without a Development Brief existing conditions are considered likely to persist. Given the high level of vehicular traffic in the area and the associated congestion and air and noise pollution, this is considered a negative impact.

Whilst the emerging proposals included a number of preliminary proposals, it was considered that the Development Brief needed to be more ambitious in meeting this objective. As such the impacts were considered uncertain at this stage.

Draft City Plan policy CP9 (Sustainable transport) sets out the council's approach to sustainable transport. This includes directing development to areas with good sustainable transport links. The area covered by Policy DA8 (Shoreham Harbour) is identified as such an area. The policy also requires major development schemes to submit a Transport Assessment to identify the likely effects of the demand for travel they create, and to include mitigation measures and make an appropriate contribution towards sustainable transport measures.

There are strong east-west links through the Shoreham Harbour area provided by the existing railway and road network, although the road network suffers from congestion. Links north-south are more constrained. Transport assessments have shown that there is limited capacity for the existing road network to absorb additional journeys in the area. Vehicular traffic travelling to and from the port travels through Aldrington Basin and enters the harbour from Kingsway (A259) onto Basin Road North and Basin Road South.

Public transport provision in the area is generally good, with frequent bus and train services close the Development Brief area. However, with the exception of the promenade running to central Brighton, and the National Cycle Route running West to

Shoreham-by-Sea, provision for pedestrians and cyclists is poorer. The high volume of road traffic, in particular HGVs, discourages cycling and walking along the main roads. This is exacerbated by the harsh streetscape, lack of designated cycle routes, lack of safe pedestrian crossings, poor repair of pavements and high levels of traffic-related air and noise pollution.

The Draft Development Brief suggests introducing some residential development to the area. This additional development is likely to have some negative traffic impacts due to the increased number of journeys into and out of the area, in particular during peak hours. However it would also provide the opportunity to promote sustainable transport behaviours and reduce the use of the private car. The proposals suggest a number of measures that would be necessary to achieve this. The panel considered that sustainable transport would be essential to the regeneration of the area; in particular the creation of appropriate cycle and pedestrian networks. At the time of preparing the Draft Development Brief, the Shoreham Harbour Transport Study was in the process of being completed. As such the impacts were considered uncertain. The panel also expressed concern that encouraging greater use of Basin Road North to access the harbour might create a situation where development between this road and Kingsway was surrounded by two busy roads.

The recently completed Shoreham Harbour Transport Study identifies the impact of future proposed development on the highway network. This includes the proposed allocation for the Shoreham Harbour. The findings of the study indicate that development in this area will add to the existing congestion on the highway network unless the mitigation measures identified in the study are provided in a timely fashion.

The study tests a package of measures consisting of sustainable transport initiatives and junction improvements. This study will inform the preparation of the Shoreham Harbour Transport Strategy, which will identify a package of infrastructure measures and behaviour change initiatives where these would be considered effective and appropriate. It will be important to ensure that this package is comprehensively delivered to accommodate the planned development.

This score has not been amended for the finalised Development Brief because a positive outcome is dependent on the package of measures being adequately implemented.

See also objectives 1, 3, 7, 10, 11, 16, 19 and 20.

SA Objective 14

To reduce poverty, social exclusion and social inequalities and to narrow the gap between the most and least deprived areas so that no-one is seriously disadvantaged by where they live.

Development Brief	+
Draft Development Brief	?
Emerging Proposals:	?
No Development Brief:	0

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development will be required to demonstrate how it contributes to reducing poverty, social exclusion and social inequalities.	This is indirectly addressed through SPAB15: Training and skills, SPAB18: Affordable housing, housing tenure, size and unit types and SPAB20: Contributions to social infrastructure.	It will be important for key social priorities to be highlighted and promoted through the JAAP process and developer contributions targeted appropriately

Commentary

Although deprivation in South Portslade ward varies widely, according to the IMD 2010 two LSOAs within the ward are within the 20% most deprived LSOAs in the UK for overall deprivation. Domains where LSOAs within the ward are in the 20% most deprived in the UK include income deprivation affecting older people, health, education and skills, children and young people, housing and living environment. Employment is also an issue in some LSOAs

Redevelopment of the area has potential to reduce deprivation among some of these domains and bring about benefits to the existing local communities. There is, however, a risk that without a proactive approach the potential benefits for existing communities are not sufficiently harnessed bringing limited benefits to the local area and its existing residents. The appraisal panel did not consider the emerging proposals sufficiently detailed with regard to meeting this objective. As such they are considered likely to have uncertain impacts.

Tackling the pockets of relative deprivation is one of the main drivers of the Shoreham Harbour regeneration Project, as indicated in Submission City Plan policy DA8 (Shoreham Harbour).

Submission City Plan Policy SA6 (Sustainable neighbourhoods) outlines several priorities for reducing inequalities between neighbourhoods. These include securing good quality employment and training opportunities, supporting improvements to the public realm, biodiversity and open space, supporting initiatives that aim to reduce health and learning inequalities between neighbourhoods and promote healthier lifestyles and wellbeing.

SPAB15: Training and Skills in the finalised Development Brief encourages proposals that incorporate initiatives to secure training, apprenticeships and local job opportunities. SPAB18 requires developers, in accordance with City Plan policies, to provide an appropriate contribution to affordable housing. SPAB20 refers to the Submission City Plan policies for contributions to social infrastructure.

The illustrative framework specifically highlights the importance of supporting the existing highly valued community assets in the area such as the City Coast Church and Belgrave Day Centre. Proposals for South Portslade may provide an opportunity to re-provide the day centre in improved accommodation as part of a wider redevelopment.

This score has been amended for the finalised Development Brief.

See also objectives 11, 12, 15, 16, 17, 19 and 21.

SA Objective 15

To meet the need for housing, including affordable housing and ensure that all groups have access to decent and appropriate housing

Development Brief	+
Draft Development Brief	+
Emerging Proposals:	+/-
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
The Development Brief will define and justify the appropriate mix of housing sizes, types and tenures in accordance with identified local housing needs. This will include the requirements of specific groups such as families with children and older people.	This is partially addressed in principle SPAB18: Affordable housing, tenure, size and unit types.	None
All new residential development will be required to provide a range of housing sizes, types and tenures in order to meet these needs.	This is addressed in principle SPAB18: Affordable housing, tenure, size and unit types.	None
All proposals for residential development will meet current local space standards.	This is addressed in principle SPAB28: Design of Residential Areas.	None
All new residential development will be required to meet the requirements for the provision of appropriate housing as set out in Submission City Plan policy CP20.	This is addressed in principle SPAB18: Affordable housing, tenure, size and unit types.	None

Commentary

Without a Development Brief, most of the area would continue to be protected as employment land, although this might be reviewed in the City Plan or JAAP. This is considered a negative impact in terms of meeting this objective.

The Draft Development Brief suggests the release of a number of peripheral sites from employment allocation and the introduction of residential and mixed-use development to parts of Shoreham Harbour. Whilst this is likely to have positive impacts in terms of providing some new housing, the appraisal panel expressed concern that the proposed density of development might be too low. This would limit the amount of housing that could be provided and increase the amount of employment land that would need to be released. Lower density development might also be less viable, which could encourage developers to minimise their obligations in terms of providing affordable housing and meeting other sustainability objectives. It was acknowledged, however, that due to the proximity to existing residential areas and the existing low rise setting, higher densities may be challenging to achieve on some plots. The proposals are therefore considered likely to have mixed positive and negative impacts. Overall, however, the impacts are likely to be mostly positive, provided that the principles in the Draft Development Brief are adopted and enforced.

The panel considered it essential that there is a significant mixture of housing types, sizes and tenures in the area. This should include housing suitable for families with children and affordable housing. The panel were clear that development consisting only of 1 or 2 bed flats would not be acceptable.

Achieving this housing mix at a high density without lowering the quality of development would require developers to adopt innovative solutions, rather than allowing generic development to occur. The panel cited the Western harbour in Malmö and Accordia in Cambridge as examples of high quality, high density family housing.

Numerous policies in the Draft City Plan refer to housing. These include CP1 (Housing delivery), which sets the scale, distribution and rate of housing to be delivered; CP14 (Housing density), which requires that new residential development at Shoreham Harbour achieve a minimum density of 100dph; CP19 (Housing mix) and CP20 (Affordable housing) which sets the requirement for 40% of housing to be affordable on sites of 15 or more dwellings.

The score in relation to this objective has not been amended.

See also objectives 3, 7, 11, 12, 14, 16 and 20.

SA Objective 16

To create and sustain vibrant communities which recognise the needs and contributions of all individuals.

Development Brief	+
Draft Development Brief	?
Emerging Proposals:	?
No Development Brief:	0

Appraisal recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
None	This objective is addressed through a number of the principles and proposals in the Development Brief. These include the commitment to high quality design and public realm, affordable housing and the provision of social infrastructure.	The inclusive public consultation process on developing the briefs should be continued through the stages of developing the JAAP.

Commentary

Whilst redevelopment of parts of the Shoreham Harbour area offers the opportunity to create and sustain vibrant communities, without a proactive, managed approach, it could also lead to generic development that does not contribute to achieving this objective. There is also the risk of creating new housing areas that do not relate well to their surroundings.

The panel considered it difficult at this stage to assess whether the emerging proposals would have positive impacts or not. As such the likely impacts are considered uncertain. However, the panel noted that achieving this objective would be closely connected with achieving several of the other objectives. In particular, the principles relating to high quality design, public realm and public art should contribute to the vibrancy of residential communities.

The final Development Brief requires that a proportion of housing is built to meet the needs of households on lower incomes, and that on larger sites a mixed development of market and affordable homes should be provided. This principle seeks to meet the identified housing needs of the whole community, including the elderly and those with mobility problems, covering a range of household incomes. It strongly contributes, therefore, to the achievement of this objective.

This score has been amended for the final Development Brief to reflect the greater emphasis on design quality, public realm, affordable housing and social infrastructure.

See also objectives 3, 5, 6, 7, 10, 11, 12, 13, 14, 15, 19, 20 and 21.

SA Objective 17

To promote sustainable economic development with supporting infrastructure, and ensure high and stable levels of employment and a diverse economy

Development Brief	+
Draft Development Brief	?
Emerging Proposals:	?
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
The Development Brief will provide further detail on the amount and type of employment floorspace to be provided on sites in the area.	This is partially addressed in Section 4: Area Proposals and Priorities.	The provision of employment floorspace will be an important consideration in preparing the JAAP.

Commentary

Without a Development Brief for the area existing conditions are likely to persist. This was regarded as a negative impact.

Stimulating the local economy and providing new jobs are among the main drivers for the Shoreham Harbour Regeneration Project. The appraisal panel felt that the emerging proposals could provide positive impacts, including the provision of new, modern employment floorspace. However, without careful planning, there is also a risk that existing employment uses in the area would not be compatible with the new residential or mixed-use development. This could mean that existing businesses, particularly industrial uses, could in time be considered a ‘bad-neighbour’ to new development. This might reduce the attractiveness of the new development, and lead to the restriction of the existing businesses activities. A proactive employment land strategy is required involving engagement and discussion with existing businesses to ensure their future needs and aspirations are fully taken in to account.

Whilst active uses were encouraged it was felt that new retail uses might have negative impacts on the viability of the Boundary Road/Station Road district retail centre. The finalised brief makes to clear that new retail uses are to be small –scale and ancillary and SPAB17: Retail Uses ensures that retail uses must be complementary to existing centres.

Submission City Plan policies CP2 (Sustainable economic development) and CP3 (Employment land) set out the council’s approach to sustainable economic development and the provision of suitable land for employment. Policy DA8 (Shoreham Harbour) indicates the provision of 7,500m² of new employment floorspace within the Brighton & Hove parts of the regeneration area.

Principles SPAB14: Impact on existing business operations and SPAB19: Co-location with employment uses address these earlier concerns. The score has therefore been amended for the finalised Development Brief.

See also objectives 3, 7, 13, 20 and 21.

SA Objective 18

To avoid, reduce and manage the risk from all sources of flooding to and from the development and to minimise coastal erosion where possible.

Development Brief	+
Draft Development Brief	+/-
Emerging Proposals:	-
No Development Brief:	0

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All development will be required to demonstrate that flood risk has been taken into account and appropriate mitigation measures have been incorporated.	This is addressed in principle SPAB23: Flood Risk and Coastal Processes.	None

Commentary

The SFRA 2012 identifies that much of Aldrington Basin is situated within flood zones 3a and 3b. In addition the SFRA considers wave over-topping to be a significant risk in this area. The SFRA also found the area to be at increased risk of flooding due to future climate change forecasts.

Whilst much of Shoreham Harbour is at risk of tidal and fluvial flooding, South Portslade Industrial Estate is situated on higher ground and is therefore at significantly lower risk. However there is a risk of groundwater and surface water flooding which, without appropriate mitigation, could lead to water pollution incidents.

Redevelopment of the area could have positive impacts in terms of meeting this objective. However, this would be dependent on how the proposals are implemented. Incorporating SuDS, appropriate open space, planting, green roofs and green walls can reduce the level of surface water run-off and the consequent risk of flooding.

Submission City Plan policy CP11 (Managing flood risk) requires development to demonstrate that the issue has been taken into account and appropriate mitigation measures have been incorporated. The finalised Development Brief has addressed a number of these concerns. The score has therefore been amended.

A Flood Risk Management Technical Guide is currently being prepared to provide a user-friendly manual on mitigating flood risk associated with new developments and changes of land use in the harbour.

See also objectives 2, 4, 6, 8 and 9

SA Objective 19

To improve the range, quality and accessibility of services and facilities and to improve integrated transport links with them.

Development Brief	+
Draft Development Brief	?
Emerging Proposals:	?
No Development Brief:	0

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
The Development Brief will identify and justify the services, facilities and supporting infrastructure likely to be required by new development.	This is addressed in SPAB9: Infrastructure and utilities, SPAB20: Contributions to social infrastructure SPAB21: Promoting Sustainable Travel and SPAB22: Transport infrastructure contributions.	None
All new development will be required to contribute towards the provision of these services, facilities and supporting infrastructure.	This is addressed in SPAB9: Infrastructure and utilities, SPAB20: Contributions to social infrastructure SPAB21: Promoting Sustainable Travel and SPAB22: Transport Infrastructure Contributions.	None

Commentary

New residential development in the area will need to be supported by a range of services, facilities and supporting infrastructure. Shoreham Harbour's relatively good access to public transport links and close proximity to the Boundary Road/Station Road district retailing centre make it a suitable location for new development with the potential to increase access to additional services and facilities.

However the panel did not consider that the emerging proposals included sufficient detail to assess whether there are likely to be positive impacts in terms of achieving this objective.

The finalised Development Brief has directly addressed the provision of infrastructure and services. This score has therefore been amended.

See also objectives 3, 4, 6, 14, 15, 16, 17 and 21.

SA Objective 20

To create places and spaces and buildings that work well, wear well and look good.

Development Brief	+
Draft Development Brief	+
Emerging Proposals:	?
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All new development will be subject to Design Review process at pre-application and application stage in order to ensure the highest quality of design.	This is not directly addressed in the Development Brief although principles SPAB24: Development form, SPAB28: Design of Residential Areas and SPAB30: Public Realm address the design of development	None
All development will be required to take into account the <i>Shoreham Harbour Streetscape Guide</i> in designing scheme proposals.	This is addressed in principle SPAB30: Public realm	None

Commentary

The quality of urban design and public realm in the area is generally low, and many parts of South Portslade Industrial Estate, in particular, appear neglected. Whilst redevelopment of parts of Shoreham Harbour would provide an opportunity for significant positive impacts in relation to this objective, there is also the risk of creating bland, generic development that has no local distinctiveness.

The appraisal panel felt that the Development Brief should be more ambitious in terms of setting a high standard. It should promote high quality design and improvements to the public realm. In particular the streetscape along Kingsway/Wellington Road (A259), Basin Road North and Basin Road South should be improved.

Submission City Plan policies CP12 (Urban design) and CP13 (Public streets and spaces) set out the council's approach to creating high quality places, spaces and buildings.

The panel also noted that achieving this objective would be closely connected to achieving a number of the other sustainability objectives.

This score has not been amended for the finished development brief.

See also objectives 3, 4, 5, 6, 10, 11, 12, 13, 16 and 19.

SA Objective 21

To raise educational achievement and skills levels to enable people to remain in work, and to access good quality jobs.

Development Brief	?
Draft Development Brief	?
Emerging Proposals:	?
No Development Brief:	0

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All development proposals will be required to demonstrate that they contribute to securing apprenticeships, training and job opportunities for local people.	This is partially addressed in principle SPAB15: Training and Skills.	This will be an important consideration when preparing the JAAP. An additional objective and associated policies could be included.

Commentary

Additional residential development may require additional provision of education and training facilities, although this is dependent on the demographic mix of new residents. The panel did not consider that the emerging proposals addressed education, skills and training; although it acknowledged that there might be indirect impacts.

SPAB 15: Training and Skills partially addresses these concerns. However, this score has not been amended for the finished Development Brief.

See also objectives 11, 14, 15, 16, 17, 19 and 20.

SA Objective 22

To reduce waste generation and increase material efficiency and reuse of discarded material by supporting and encouraging development, businesses and initiatives that promote these and other sustainability issues.

Development Brief	+/-
Draft Development Brief	+/-
Emerging Proposals:	-
No Development Brief:	-

Appraisal Recommendations

SA Panel Recommendations	How addressed in the Final Development Brief	Further Recommendations
All development will be required to incorporate appropriate facilities that enable and encourage high rates of recycling and reuse of waste and materials.	This is addressed in principle SPAB8: Waste and recycling.	None
All development proposals will be accompanied by a Site Waste Management Plan.	This is addressed in principle SPAB8: Waste and recycling.	None
All new development will be required to demonstrate that waste is minimised both during the construction phase and the lifetime of the building.	This is addressed in principle SPAB8: Waste and recycling.	None

Commentary

In general an increase in development is likely to lead to an increase in the production of waste both at the construction phase and during the lifetime of the building. There may be opportunities to minimise waste and increase the recycling and reuse of waste and materials. As such there are likely to be mixed positive and negative impacts in relation to this objective.

This score has not been amended for the finished Development Brief.

See also objective 10.

6 Monitoring & Implementation

- 6.1.01 It is a requirement of the SEA Directive that the significant effects of the JAAP are monitored. This monitoring will also be applied to the Development Briefs. This will be achieved by using some of the indicators which are set out in Section 7 of the SA Report. The current data is available in Appendix 2 of the Scoping Report (Update). Other indicators that have been developed whilst assessing the emerging policies will also be used to monitor the impacts on the environmental, economic and social aspects of the city.
- 6.1.02 The monitoring will be undertaken on an annual basis, where possible, and will be incorporated into the wider annual monitoring and presented in the Annual Monitoring Reports for ADC, BHCC and WSCC. There may be some indicators which cannot be measured annually, depending on the type and nature of the indicator, and these will be monitored according to the timescales which are possible.
- 6.1.03 It should be noted that final monitoring arrangements will be confirmed in the Sustainability Statement that will be produced after each document has been finally adopted.
- 6.1.04 Where relevant, when reported in the AMR, monitoring will show where a situation has improved, stayed the same, or become worse, compared to the previous year's data.



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