



# SHOREHAM HARBOUR REGENERATION

## Shoreham Harbour Development Briefs

## Sustainability Appraisal and Strategic Environmental Assessment

## Non-Technical Summary – Consultation Draft

January 2013





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# 1 Introduction

## 1.1 About this report

- 1.1.01 This report is the non-technical summary of the combined Sustainability Appraisals (SA) and Strategic Environmental Assessments (SEA) which accompanies the Draft Development Briefs for the Western Harbour Arm<sup>1</sup> in Adur and South Portslade Industrial Estate and Aldrington Basin in Brighton & Hove<sup>2</sup>. These document and the full SA/SEA reports are available from [www.adur-worthing.gov.uk/shoreham-harbour-regeneration/consultation](http://www.adur-worthing.gov.uk/shoreham-harbour-regeneration/consultation).
- 1.1.02 The purpose of the SA/SEA is to promote sustainable development<sup>3</sup> through the integration of social, environmental and economic considerations into the Development Briefs.
- 1.1.03 The Development Briefs are part of a wider regeneration project, including the preparation of a Joint Area Action Plan (JAAP). The SA/SEA process will contribute to the appraisal of strategic options for the JAAP and the regeneration project as a whole.

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<sup>1</sup> *Western Harbour Arm Development Brief (Consultation Draft)* (AMUP: 2013)

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

<sup>3</sup> Sustainable development is defined in *Securing the Future: Delivering UK Sustainable Development Strategy* (UK Government: 2005).

## 1.2 Vision and Objectives

- 1.2.01 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”.
- 1.2.02 The proposals to deliver this vision are based on the following objectives:
1. Sustainable Development: To ensure that 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 development. The Port will be supported in becoming an important location for renewable energy generation.

2. Shoreham Port: To facilitate the implementation of the Adopted Port Masterplan and the provision of a modernised and consolidated Port; to support and promote the important role of the Port within the local and wider economy.
3. Economy and Employment: To provide targeted additional new employment floorspace and to improve the business environment to support the needs of existing employers. To equip local communities with the training and skills required to access existing and future employment opportunities.
4. Housing: To address shortfalls in local housing provision through delivering new homes of a range of sizes, tenures and types, including affordable and family homes.
5. Sustainable Transport: To promote sustainable transport choices through ensuring that new developments are well served by high quality, integrated transport systems including improved pedestrian, cycling and public transport routes and seeking to reduce demand for travel by private car in innovative ways.
6. Flood Risk and Coastal Processes: To ensure that development at Shoreham Harbour 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 Study for coastal defences.
7. Local Environment: To protect and enhance the area's important environmental assets and wildlife habitats including the Site of Special Scientific Interest, Local Nature Reserve and Village Green.
8. Recreation and Leisure: To create places that promote healthy and enjoyable living by improving existing and providing new open spaces, green links, leisure and recreation opportunities as well as improving access to the waterfront, coast and beaches.
9. Place Making and Design Quality: To promote development of a high design quality that maximises the waterfront setting and improves streetscape through improvements to key gateway routes such as the A259 and areas of public realm. To protect and enhance the area's historic assets including the Scheduled Ancient Monument at Shoreham Fort, the Lighthouse and conservation areas.

## 1.3 Development Briefs

1.3.01 Each Development Briefs contains an illustrative framework and a number of guiding principles. 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 Adur Local Plan, Brighton & Hove City Plan and the JAAP for the regeneration area. More information on these documents is available from – regeneration [www.adur-worthing.gov.uk/shoreham-harbour-regeneration](http://www.adur-worthing.gov.uk/shoreham-harbour-regeneration).

1.3.02 Key interventions and proposals for the Western Harbour Arm are:

1. Phased release of sites for a residential led mix of uses.
2. Delivery of new residential uses (c. 1,050 units) in a range of tenures and sizes.
3. Incorporation of an integrated employment strategy including new jobs.
4. Creation of new retail space.
5. Delivery of a new waterfront route.
6. Improved Brighton Road (A259) corridor.
7. Creation of new open spaces.
8. Integration of a flood management strategy.

1.3.03 Key interventions for South Portslade Industrial Estate and Aldrington Basin can be summarised are:

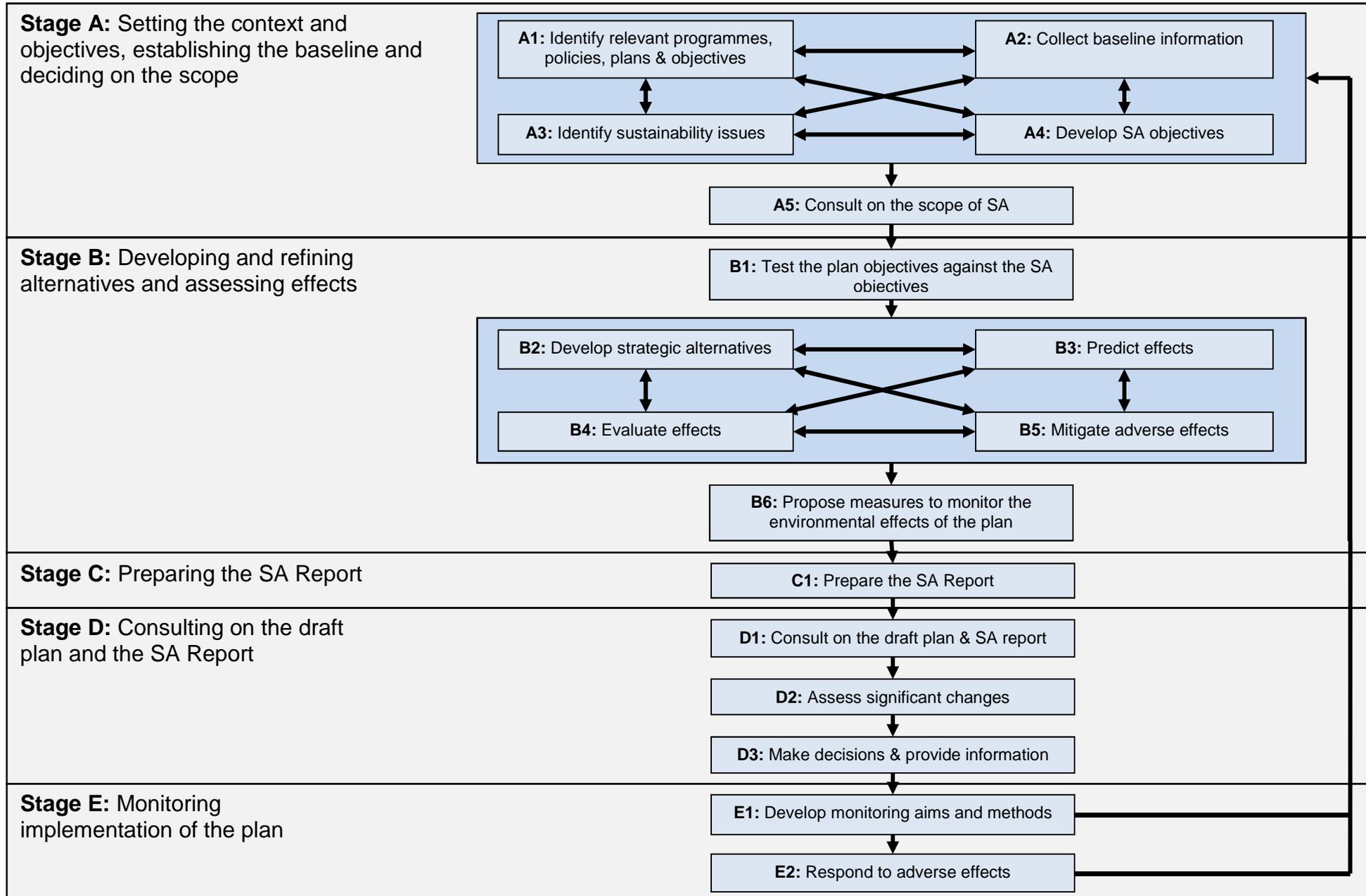
1. Managed release of sites for development.
2. Delivery of new residential uses (approximately 400 units) in a range of typologies.
3. Creation of new fit-for-purpose employment space (c. 10,000 sqm).
4. Recommendation for the definition of a new core employment area through the JAAP process.
5. Improved A259 corridor.
6. Improved connections with Hove seafront and lagoon through landscape and wayfinding.
7. An appropriate approach to scale and massing.
8. Improve the cycle route / public right of way, which follows Basin Road South (National Cycle Route 2 / Monarch's Way).

## 1.4 Methodology

- 1.4.01 Figure 1.1 illustrates the five stages and the associated tasks of the SA process. More information on these stages can be found in the full appraisal report.
- 1.4.02 Assessment of the proposals in the Draft Development Briefs has been a two-stage process. During October 2012 a panel of officers drawn from a range of disciplines made initial assessments of the emerging options and assigned a score in relation to the SA objectives. The panel also made a number of recommendations for the next stage in preparing the briefs.
- 1.4.03 Many of the panel's findings and recommendations were incorporated into the Draft Development Briefs. The briefs were re-appraised at this stage, and where appropriate the scoring was revised. The scoring system was as follows:

|                    |   |
|--------------------|---|
| Positive impacts:  |  |
| Mixed impacts:     |  |
| Negative impacts:  |  |
| Uncertain impacts: |  |
| No impacts         |  |

**Figure 1.1: SA Process**



## 2 Summary Appraisals

### 2.1 Emerging Proposals

#### Western Harbour Arm

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

#### South Portslade Industrial Estate and Aldrington Basin

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

#### No Development Briefs

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 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  | -  |

2.1.01 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. The likely effects of not preparing Development Briefs were also discussed and scored.

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

2.1.03 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.

2.1.04 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. Whether or not some of these objectives are likely to be achieved will depend on the implementation of these proposals.

## 2.2 Draft Development Briefs

### Western Harbour Arm

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

### South Portslade Industrial Estate and Aldrington Basin

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

### 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  | -  |

2.2.01 Sustainability is one of a number of considerations which must be taken into account. As the Draft Development Briefs have been prepared, the findings and recommendations of the SA Panel have been 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.

2.2.02 The panel made a number of general recommendations for the Draft Development Briefs. The full SA/SEA reports present these recommendations, and how they have been addressed in the Draft Development Briefs

2.2.03 The panel considered it essential that the Development Brief directly address the SA objectives of the Shoreham Harbour Regeneration project.

2.2.04 The panel felt also that further detail and clarification might allow some of these appraisals to be reconsidered, and a more positive score awarded.

2.2.05 The panel also made specific recommendations in relation to each of the SA objectives. These are included in the full appraisals. As many of the panel's recommendations have been incorporated into the Draft Development Briefs, some scores have been adjusted accordingly.

2.2.06 The impacts of adopting the proposals in the Draft Development Briefs are likely to be more positive than the alternative option of not preparing Development Briefs. The alternative of not preparing Development Briefs is likely to result in little change to these areas. 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.

### 3 Next Steps

#### 3.1 Consultation

3.1.01 The SA Reports are now subject to a six-week period of formal public consultation, along with the Draft Development Briefs for the Western Harbour Arm and South Portslade Industrial Estate and Aldrington Basin.

3.1.02 Any comments on the contents of this document, including the findings of the appraisals should be sent to Shoreham Harbour Regeneration the following address:

Shoreham Harbour Regeneration  
Adur Civic Centre,  
Ham Road  
Shoreham-by-Sea,  
West Sussex, BN43 6PR  
(01273) 263000  
[consultation@shorehamharbour.com](mailto:consultation@shorehamharbour.com)

#### 3.2 Further Information

3.2.01 Further information on the Shoreham Harbour Regeneration Project is available from the following websites:

- Shoreham Harbour Regeneration: [www.shorehamharbour.com](http://www.shorehamharbour.com)
- Adur & Worthing Councils: [www.adur-worthing.gov.uk/shoreham-harbour-regeneration](http://www.adur-worthing.gov.uk/shoreham-harbour-regeneration)

3.2.02 Further information on each council's LDF process is available on the following websites:

- Adur Local Plan: <http://www.adur-worthing.gov.uk/adur-ldf/>
- Brighton & Hove City Plan: <http://www.brighton-hove.gov.uk/index.cfm?request=b1144784>

Or, contact the following:

- Adur District Council:  
Email: [planning.policy@adur-worthing.gov.uk](mailto:planning.policy@adur-worthing.gov.uk)  
Tel: 01273 263000
- Brighton & Hove City Council:  
Email: [ldf@brighton-hove.gov.uk](mailto:ldf@brighton-hove.gov.uk)  
Tel: 01273 290000



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[www.shorehamharbour.com](http://www.shorehamharbour.com)

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(01273) 263000  
[www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk)

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Hove Town Hall  
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(01273) 290000  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)