ADUR
DISTRICT COUNCIL

Planning and
Community

Head of Division
Peter Davies

Direct Dial: 01273 263239
Facsimile: 01273 263203
keith.morgan@adur.gov.uk
DX 59765, Shoreham-by-Sea

Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex BN43 6PR

Contact: Keith Morgan

Mark Luker, Planning Liaison Officer
Environment Agency
Guildbourne House
Chatsworth Road
WORTHING
BN11 1LD

Our ref: ADC/0099/08

Your ref: SX/2008/103803/01-L01

Date: 8 April 2008

Dear Mr Luker,

Ballamy's showroom and adjacent land at Ropetackle/Little High Street/High Street, Shoreham-by-Sea: Application for 53 flats, shops, restaurants and offices with basement car park on 0.2 hectare site (ADC/0099/08)

Further to your letter of 7 March 2008, objecting because of the lack of evidence of any sequential test, discussion has taken place with the applicants. Also, there has been a separate discussion, including Kate Entwistle, about the sequential test.

As you are probably aware, the proposal is for the final phase necessary to complete the Ropetackle redevelopment scheme. This key scheme is instrumental in bringing about the economic and environmental regeneration of Shoreham town centre. In carrying out a sequential test for the present application, it is considered that, because of the special circumstances related to regenerating the town centre, only the central area should be considered, not the wider built-up area of Shoreham as a whole. In the absence of a Core Strategy or an up-to-date Local Plan, it is considered that the potential development sites identified in the Shoreham Renaissance Strategy 2006 are the most appropriate ones for the purpose and should form the basis of the test, plus 2 other sites of significant size which have formed the subject of applications.

I have attached a list of all these sites with details of their flood zone and site area, with a brief summary of their intended use, availability and suitability. From this you will see that there are 7 sites at lower risk of flooding (ie. Zone 1) but that all of these are either unavailable, too small or intended for other uses.
It is not considered that the proposals relating to the present application could reasonably be required to disaggregated and spread over a number of alternative sites. The proposed scheme forms a 'package' whereby the residential element is large enough to support the necessary provision of affordable housing, employment-related uses and car parking. Consequently, I hope you will accept that it does satisfy the sequential test.

Yours sincerely,

Keith Morgan
Planning Services Manager

POTENTIAL SITES IDENTIFIED IN SHOREHAM RENAISSANCE STRATEGY

1. Pond Road (community centre, health centre, library and former care home)
Flood Zone: 1
Area: 1 hectare
Proposed use: Intended for new community centre, health centre, library, public parking plus residential
Availability: Problems of land assembly and viability; only part of site has recently been marketed by WSCC.
Suitability: Unsuitable as intended mainly for community uses.

2. Civic Centre and the Ham (including Council offices and retail warehouse)
Flood Zone: Mainly 3, part 2, with only retail warehouse and car park adj railway in Zone 1
Area: Approx 1.6 hectare
Proposed use: Offices, commercial and residential
Availability: Not available – existing uses unlikely to cease; The Ham is 'commonland'

3. Ham Road & Tarmount Lane Car Park
Flood Zone: 1
Area: 0.16 hectare
Proposed use: Residential
Availability: Not available – depends on agreement with adj supermarket to add a second deck to their car park to replace the existing public car park

4. Tarmount Lane
Flood Zone: 1
Area: 0.1 hectare
Proposed use: Office/commercial/residential
Availability: About to be marketed by Council
Suitability: Too small

5. East Street/New Road
Flood Zone: 1
Area: 0.1 hectare
Proposed use: Retail/commercial/offices/flats
Availability: Part recently sold to a developer; the remainder is in separate ownership and appears unlikely to be available.
Suitability: Too small

6. Shoreham Station
Flood Zone: 1
Area: 0.2 hectare
Proposed use: Public parking/residential
Availability: Not available, in use as car parks and part let
Suitability: Not intended for retail or offices and part identified for residential too small

7. Ship Street & Middle Street Car Parks
Flood Zone 1
Area Ship Street: 0.05 hectare Middle Street: 0.06 hectare
Proposed use: Residential.
Availability: 3 houses already permitted at Ship St but not yet possible to close Middle Street Car Park due to no alternative provision
Suitability: Too small

8. West end of High Street/DSS site
Flood Zone: 3

9. Ropetackle North (Riverbank industrial site and adj land)
Flood Zone: 3

10. Shoreham Beach Ferry Road Car Park
Flood Zone: 3

11. Waterside East (Parcelforce and adj land)
Flood Zone: 3

OTHER SITES

A. Ballamy's Garage (east side of A283)
Flood Zone 1
Area: 0.13 hectare
Availability: Garage closed and site likely to be marketed soon
Suitability: Too small, awkward shape and conservation constraints (planning application received for 14 flats)

B. Jet Petrol Station, Brighton Rd
Flood Zone: 3