PLANNING POLICY COMMENTS

Application Number	**AWDM/0741/14**
Location	**Edgars Cool Water, New Wharf, Brighton Road, Shoreham-by-Sea**
Proposal	**Change of use from distribution centre and ancillary offices (B8) to a mixed use of warehouse, retail shop and ancillary offices (B8/A1)**
DM Officer	**Peter Barnet**
Sent to Shoreham Harbour team	**10th June 2014**
Policy Officer	**Sam Sykes**
Returned to DM	**02nd July 2014**

Please find below our comments to the above application.

Context of Shoreham Harbour Regeneration
This site occupies an area to the south of the A259, within the Western Harbour Arm character area of the emerging Joint Area Action Plan (JAAP) [1] for Shoreham Harbour. There is a long standing commitment to revitalise this area, reflected in a number of planning documents and strategies, and underpinned by extensive local consultation and council approval. Shoreham Harbour is allocated as a broad development location in the Revised Draft Adur Local Plan[2].

A Development Brief has been adopted for the Western Harbour Arm[3] supported by technical analysis and two rounds of stakeholder and public consultation. The proposals and guiding principles within the brief have been subsumed in to the Draft JAAP which was consulted on earlier this year.

The final adopted Brief and draft JAAP promote circa 1050 new dwellings along the Western Harbour Arm as part of a high quality, vibrant new waterfront community together with a mix of new employment floorspace suitable for high value employment uses as well as small scale ancillary retail development and leisure uses.

The adopted Brief indicates the proposed site on Figure 4.1 as 'land for residential development' and the draft JAAP identifies it as a 'residential-led mixed-use opportunity area' in Figure 2.12. The plan notes that Adur District Council will promote the inclusion of new employment floorspace as part of a residential-led mixed-use scheme. This would include some small-scale ancillary retail uses.

[1] http://www.adur-worthing.gov.uk/shoreham-harbour-regeneration/consultation/
[2] http://www.adur-worthing.gov.uk/adur-local-plan-consultation/2013-consultation/
[3] http://www.adur-worthing.gov.uk/shoreham-harbour-regeneration/development-briefs/

As supported by the Shoreham Port Authority's Port Masterplan (2010)[4], the draft JAAP proposes that port-related uses in the Western Harbour Arm are re-sited within the commercial port area (South Quayside / North Quayside). The JAAP notes that marine related uses that positively contribute to the character of the harbour could remain.

Application

The planning statement supporting this planning application suggests that goods could be delivered by ship. As mentioned, the Port Masterplan seeks to relocate port operational uses into the eastern end of the port area. The JAAP supports this approach. It would be contrary to this approach to allow a new port related use along the Western Harbour Arm. It is not clear to what extent deliveries will be made by ship and whether discussions with the Port Authority have been made to determine if other alternative sites are available in the port operational area. Clarification on these points would be welcomed. Other recent port related uses in this area have been granted only temporary permissions to ensure that the long term plan identified in the JAAP is not jeopardised.

The planning statement suggests that HGV use will be decreased due to the potential for deliveries to be made by ship, but it is unclear what the impact would be on the road network if deliveries are not made by ship. As noted in the planning statement, HGV movements are an issue for the area especially for the town centre, so an essential element of this application will be regarding the expected movements of HGVs and the impact that this may have – more information on this aspect would be welcomed

Summary

As noted, the JAAP seeks to encourage a mixed-use scheme with some small-scale ancillary retail uses. The development brief considered these uses to be appropriate alongside the water frontage to encourage activity and vitality in this area. Large warehouse storage and retail facilities on the A259 would not be compatible with the long term vision for the harbour.

The long term strategy for this particular site is for residential-led mixed-use development. This is a longstanding commitment and it is therefore considered inappropriate to permit the application on a permanent basis. In addition, other port related uses are being encouraged to find alterative sites in the Port Authority area.

A temporary permission however may be appropriate, consistent with the approach taken on other Western Harbour Arm waterfront sites. If temporary permission is granted, it would be prudent to ensure that time limitations are consistent with other temporary permissions granted in the Port.

Clarification on the points raised in this response would be welcomed.

[4]: http://www.shoreham-port.co.uk/Masterplan