



Aldrington Basin Delivery Plan

Dave Cooper 11th December 2013



Objective: to produce a viable development plan for the Aldrington Basin area of Shoreham Harbour

- Identify and undertake an analysis of similar case studies in the UK and France
- To undertake an evaluation of the current activities occurring within the basin
- To actively engage stakeholders in the area in discussion and creation of a shared vision
- To contrast activity with findings from the port-centricity work undertaken as part of the CAMIS project
- To present factors to be taken into account to enhance the quality of regeneration initiatives
- Determine the best use of available space within the basin

Characteristics of the Aldrington Basin are mostly well understood

- The heart is mostly industrial with some residential and retail space around the periphery
- Multi-ownership of land and some key owners remote and not engaged
- Much of the water side area is fenced off and 'tired' industrial space that is poorly maintained
- There is though, quite a lot of commercial activity in the area
- Businesses appear to communicate with and support each other
- The connection with the public spaces to the East are limited and not at all attractive

These issues have been recognised within the Port Master Plan and the Joint Area Action Plan

The Port of Shoreham exhibits effective commercial port-centric activity

- **Port-side processing of materials**
- **Warehousing and support for wholesale activity**
- **Focus on low-carbon energy production and sustainable operations in general**
- **Some support for business development and training through the incubator and training centre**
- **The emergence of a fishing cluster linking local fishermen to restaurants**

However, it is not clear that the Port is effectively connected to the local community

- The port is very clearly fenced off and does not appear welcoming
- Access to the port is problematic
- The local population do not appear to value the port as a source of economic value to the area
- There is only limited connection to schools and colleges in the area.
- The Aldrington area is untidy and does not provide an attractive connection with the beach

We have evaluated a number of case study sites

- Falmouth – Discovery Quay
- Carrickfergus
- Saint Cast Port d'Armor
- Dieppe

Findings: There is widespread support for regeneration

- **There is an established support network amongst existing businesses and a desire to see real and significant change in the area**
- **There is a concern that the changes are being promoted from a solely commercial perspective and do not recognise the social and community needs**
- **There is also concern that there is no serious intent for change and nothing has yet come from the consultations undertaken.**
- **There is a danger that goodwill will be lost without evident progress**

Findings: Stakeholders want an attractive physical space that offers mixed commercial, retail and leisure

- **There is real demand for significant infrastructure investment**
- **Research suggests that the most viable and sustainable plans promote mixed use environments supporting commercial, retail and residential activity**
- **The plan will need to connect the harbour space with the Lagoon supporting the concept of the Aldrington Basin as a destination, promoting commercial and leisure activity**
- **Any development of the Basin will also need to:**
 - recognise the importance and habitation of existing occupants
 - be sufficiently attractive to support a destination economy
 - provide a gateway to the Port and promote its operations
 - address the issues of safe HGV access
 - provide sufficient and sustainable commercial opportunities
 - maintain safe and secure port operations
 - deliver improved communal facilities
 - facilitate enhanced and safe access to the harbour waterfront for the general public
 - provide better cycle and pedestrian paths

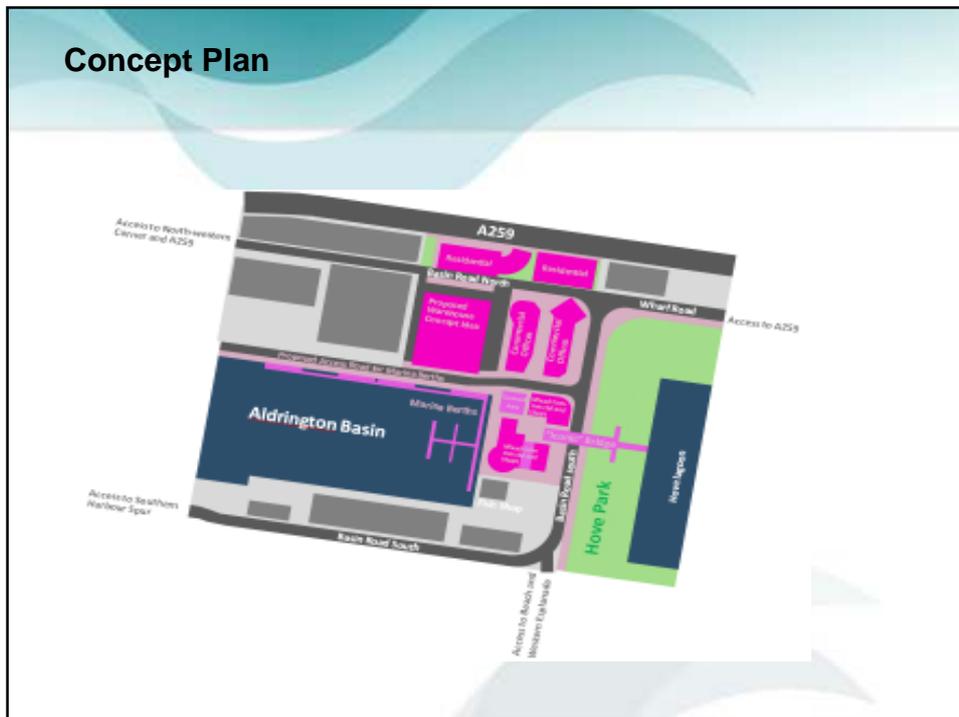
Findings: Safe and Secure Access to the Area will be a key determinant of its sustainability and success

- There needs to be improvements to the infrastructure in order to improve access, but also maintain safety and security
- A designated cycle path and pedestrian access that remains apart from the roadway would improve the access and encourage sustainable transport
- Softening the roadway turnings would allow for a better access for HGVs but must be tempered with calming measures so as not to increase the speed
- Removal of the hedges along the Lagoon boundary and removal of the fencing around the perimeter of the port along the roadway would also increase visibility

Findings: The creation of an effective cluster of stakeholders will be invaluable to the effective development, operation and promotion of the Basin

- There are some strong working relationships in the Basin area and although they may not collaborate in the sense of shared activities, there is certainly understanding and support for each other's needs.
- The Harbour Board working with the local authorities should encourage and possibly facilitate the creation of a Business Network.
This could be a focus for:
 - Active promotion of port centricity to attract new members to clusters through workshops and networking sessions.
 - The formation of partnerships between ports and their businesses,
 - Encourage flexible usage of space to foster diversification of business activities within the port environment.
 - Identify niche business opportunities and capitalise on these to encourage economic growth of the port,
 - Encourage vertical integration of activities within the port to strengthen the role of ports within the supply chain.

Concept Plan



There are significant benefits from the development for all stakeholders leading to effective regeneration

- New Businesses and New Jobs
- Business Growth
- Enhanced prospects for the rest of the harbour
- Focus on Blue Growth and SMEs may attract EU development funds
- Potential to attract investment into the wider Portslade area
- Increased commercial and retail footfall
- Venue for events
- Improved pedestrian and cycle access
- Establishment of an effective business cluster
- Support for education and training

Suggested Next Steps

- **Produce a clearly stated and published vision with an indicative timetable**
- **Move quickly and in partnership with Coast to Capital to take advantage of structural funds that are becoming available 2014-2020**
- **Facilitate the development of a Shoreham Port Business Network**

