

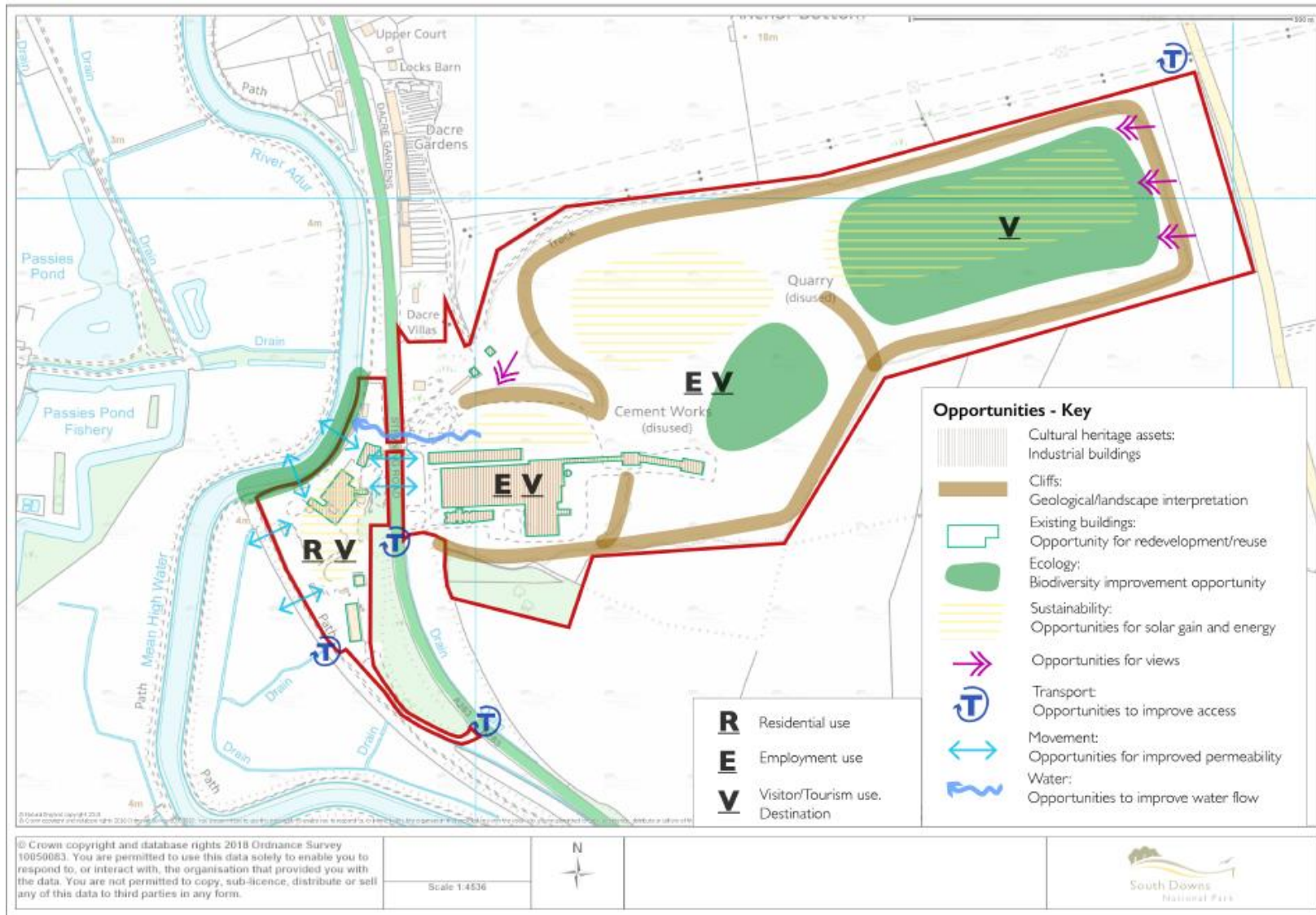
Appendix I: Planning Timeline

Year	Action	Outcome
1946	Interim development application for the mining and working of chalk	Permission granted in 1946; extended in 1950 and 1969
1992	Application for the extraction of chalk following the closure of the cement works in 1991	Extant permissions for the extraction of chalk up to 2042 followed by a basic restoration scheme
2003	Appeal made against the non-determination by Horsham District Council of an application for a major mixed-use development comprising residential, office, industrial, storage and distribution, hotel and other uses, landscaping, open space and highway works	Appeal dismissed
2011	SDNPA becomes the local planning authority, minerals planning authority and waste planning authority for the whole site	n/a
2014-2020	Various applications for the importation, storage and treatment of inert materials to produce recycled/secondary aggregates to the east of the A283	Permission granted
2014-2020	Various applications for the continued temporary use of buildings to the west of the A283 for B1, B2 and B8 uses	Permission granted
2019	SCW allocated as a strategic site for an exemplar sustainable mixed use development	SDLP adopted
2019	Work starts on the SCW AAP, but pauses due to the pandemic	Evidence gathering
2022	Issues & Options consultation on the SCW AAP	Public consultation
2023	Preferred Options consultation on the SCW AAP	Public consultation
2023	Examination and adoption of a sound and legally compliant AAP	Adopt AAP
??	Pre-application discussions on SCW guided by the AAP	TBC
??	Request for a Screening and Scoping Opinion to determine whether the proposed development at SCW constitutes Environmental Impact Assessment (EIA) Development	TBC
??	Application for the redevelopment of SCW guided by the AAP. This is likely to include an EIA, which will help the formulation of the application.	TBC

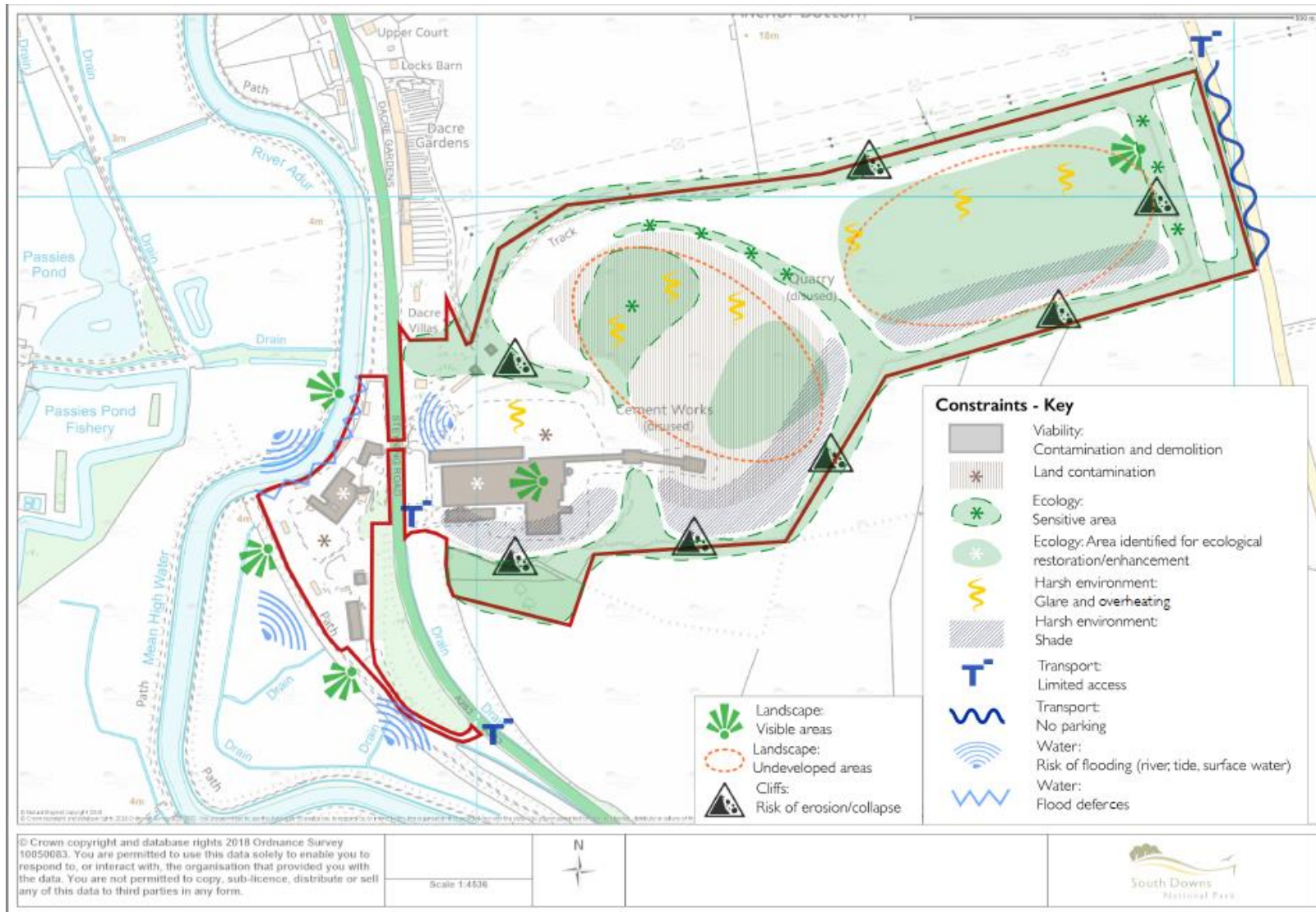
Appendix 2: Development Scenarios

Current Use Class	Former Use Class	1	2	3	4	
		Housing/employment led	Housing/employment led	Leisure led	Appeal scheme	
B2: General industrial	B2	16,200	16,200	0	13,250	
B8: Storage or distribution	B8	20,000	20,000	0	13,250	
C1: Hotel*	C1	7,500	7,500	7,500	7,500	
E(a): Retail	A1	0	0	500	0	
E(b): Consumption of food & drink on premises	A3	0	0	1,500	1,500	
E(d): Indoor sport, recreation & fitness**	D2	0	0	18,500	0	
E(g)(i): Offices	B1(a)	0	0	0	12,000	
E(g)(ii): Research & Development / E(g)(iii) Industrial processes	B1 (b/c)	32,000	32,000	32,000	0	
F1: Learning & non-residential institution	D1	2,000	2,000	10,000	0	
F2(a): Local shop	A1	280	280	280	0	
C3: Dwellings	C3	400	240	200	84	
Total commercial floorspace		77,980	77,980	70,280	47,500	
Total homes		400	240	200	84	
* possibility of sui generis for hostel						
**possibility of sui generis for live music venue						
Notes:						
Floorspace of hotel kept constant at 7,500 m2. This is approx equivalent to a 116 bed hotel based on the TRICS database						
Floorspace of a local shop kept constant in first 3 scenarios. Floorspace of 280 m2 is the maximum allowed under this use class.						
The employment floorspace figure for the appeal scheme has been split equally between B2 and B8						
The E(b): Consumption of food & drink on premises in scenario 3 is a pub/restaurant but is not sui generis drinking establishment						

Appendix 3: Opportunities at Shoreham Cement Works



Appendix 4: Constraints at Shoreham Cement Works



Glossary

Advanced manufacturing: Use of innovative technologies to create existing products and the creation of new products. Advanced manufacturing can include production activities that depend on information, automation, computation, software, sensing, and networking.

All Movements Junction: A junction where all movements required to access or egress from the junction are permitted. A driver may turn left or right from the junction to the adjoining road, or may turn left or right to access the junction from the adjoining road.

B2 General industrial: Use for industrial process other than one falling within class E(g) excluding incineration purposes, chemical treatment or landfill or hazardous waste

B8 Storage or distribution: This use class includes open air storage.

Benchmark land value: A development is viable if the market value of the site is equal to or higher than the benchmark land value. This is the minimum value at which it is considered that the landowner has received a competitive return.

Biodiversity net gain: An approach to development and/or land management that aims to leave the natural environment in a measurably better state than it was beforehand.

Blue Infrastructure: Networks or features within a network which relate to water including rivers, streams, ponds and lakes.

Concrete kiln dust (CKD): This is a fine-grained, solid, highly alkaline waste removed from cement kiln exhaust gas by air pollution control devices.

Downs Link: A shared-use path from the North Downs Way at St Martha's Hill, Surrey to Shoreham-by-Sea, West Sussex.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Honey Pot site: Places with special interest or appeal that are very popular with visitors. They often get overcrowded at peak times.

Landscape character: What makes an area unique. It can be defined as a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human, for example, settlement and development, in the landscape that makes one landscape different from another, rather than better or worse.

Landscape-led design: is strongly informed by understanding the essential character of the site and its context (the landscape), creates development which speaks of its location, responds to local character and fits well into its environment. It needs to conserve and

enhance the natural beauty, wildlife and cultural heritage of the area and create sustainable and successful places for people

Left-in-Left-out Junction: A junction where the only movement permitted for both access and egress is a left turn. This prevents drivers from needing to cross a lane of traffic to access or egress from the junction.

Made ground: Land where natural and undisturbed soils have largely been replaced by man-made or artificial materials. It may be composed of a variety of materials including imported natural soils and rocks with or without residues of industrial processes such as concrete kiln dust or demolition material such as crushed brick or concrete.

Medium significance: Heritage assets with a district value or interest for education or cultural appreciation

Open mosaic habitat (OMH): This priority habitat consists of a patchwork of bare, previously disturbed ground and vegetated areas which can be in the process of changing from one vegetation type to another. Typical of this habitat are areas of grassland, tall ruderal plant species, damp areas, patches of scrub and invasive species, both native and non-native. The previous disturbance is often industrial, such as mining, although the habitat can include old quarries or building sites, areas of spoil from old coal mines, disused railway lines and urban brownfield land.

Policies Map: This accompanies the Local Plan and is a spatial expression of Local Plan, Neighbourhood Plan and Minerals and Waste Plan policies. The Policies Map illustrates the policies in map form.

Riparian corridor: The area adjacent to a waterway such as a river.

South Downs Way: A long distance footpath and bridleway running along the South Downs. It is one of 16 National Trails in England and Wales and the only one contained entirely within a national park. The trail runs for 160 km from Winchester in Hampshire to Eastbourne in East Sussex, with about 4,150 m of ascent and descent.

Water neutrality: Development that takes place which does not increase the rate of water abstraction for drinking water supplies above existing levels.