

2 Shoreham Cement Works Now: a Spatial Portrait

- 2.1 The spatial portrait of Shoreham Cement Works paints a geographical picture of the site and its surroundings. It highlights key features that are important both in the landscape and the local economy such as Brighton Airport and Lancing College. The spatial portrait forms figure 2.1.
- 2.2 Whilst gathering the evidence for this AAP we have learnt a lot about this extraordinary site. The Cement Works itself was built by the concrete industry leader and pioneer, Oscar Faber. His more notable works include the Menin Gate in Ypres and he advised Winston Churchill on the construction of the Mulberry Harbours. The cliffs are home to peregrine falcons and there are records of 12 distinct bat species within 2 km of the site. It is one of the largest brownfield sites in the south of England. It stirs many emotions from a love of the industrial heritage, to a dislike of the 'scar' on the landscape. It is a very real example of the interaction between people and nature. Its redevelopment is an opportunity to turn a negative into a positive with a unique and inspiring redevelopment fit for the twenty first century.
- 2.3 Shoreham Cement Works covers 44 hectares and includes an inactive chalk quarry and semi-derelict works. It is familiar to many people and is very prominently located in the narrowest part of the National Park. Despite being an important part of the social and industrial heritage of the area, the site has a significant negative visual impact on the National Park, particularly from public rights of way and wider viewpoints, including the South Downs Way and the Downs Link.
- 2.4 The site is located about 5 km to the north of Shoreham-by-Sea and 2 km south of Upper Beeding village and is dissected by the busy Steyning Road (A283). It is bounded to the west by the River Adur and farmland in the floodplain, to the north by chalk grassland, and to the south and east by farmland. Immediately to the north on the A283 are forty Edwardian terraced houses, Dacre Gardens, which were built to house workers at the cement works, together with a flatted infill development.
- 2.5 Large-scale cement production began on the site at the end of the nineteenth century on the western part of the site next to the River Adur. The current buildings were completed in 1948-50, permission having first been granted for chalk extraction in 1946, and extended in 1950 and 1969. Chalk extraction and cement production ceased in 1991.
- 2.6 A number of businesses operate out of the area to the west of the main road. Land behind the derelict cement works is used as an inert waste recycling facility. There is no housing on site.
- 2.7 This AAP introduces a new way of looking at Shoreham Cement Works. It suggests dividing the site into five main areas based on its geology, topography, hydrology and built form. We are calling these areas the Riverside, Cement Works, Bowl, Moonscape and Clifflands. The first four areas are identified going west to east, but

the Clifflands surround most of the site to the east of the main road. Each area has different opportunities and constraints and chapter 4 sets out bespoke design principles and potential uses for each area. The five areas are shown in figure 2.2 and in figure 2.3 they are shown with a photographic overlay.

- 2.8 The western part of the site is set on the floodplain of the River Adur, which flows north to south across the National Park from Coombes Farm and through a gap in the South Downs near Lancing College. The River Adur enters the English Channel at Shoreham-by-Sea. The eastern part of the site is set into the dip slopes of the South Downs.
- 2.9 The spatial portrait stretches beyond the site's boundary, and acknowledges the many interdependencies and connections that exist across the boundary. For example, there is unmet housing need to both the south and north in Adur and Horsham Districts outside the National Park. Any development of the site would generate traffic and would therefore put pressure on both the local and the strategic road networks.
- 2.10 We have had the Covid pandemic since we started work on the AAP. This has affected the National Park in a number ways with many more people visiting the South Downs. The pandemic has influenced patterns of living and working with many people adopting hybrid patterns of working. The National Park Authority is seeking to build back better, greener and more local and this has influenced the preparation of this AAP.

Question 2: What three words do you associate most with Shoreham Cement Works?





