

51 A place to live

Evidence

- 5.114 It is accepted that new homes will form part of any redevelopment at Shoreham Cement Works. Residential development is necessary to pay for the landscape restoration but this needs to be carefully planned so the new homes do not lead to landscape harm. The residential element of the redevelopment offers opportunities and challenges in creating a new, attractive and sustainable place to live.
- 5.115 There is significant housing pressure in the National Park, where the supply of new homes is constrained by the need to protect the nationally important landscape. Housing need far outstrips housing supply³⁷. With limited supply, the provision of new homes in the National Park is focused on addressing local needs and in particular affordable housing needs. There is also unmet housing need arising from the nearby urban areas along the south coast³⁸ and to a lesser extent from nearby villages in the south of Horsham district.
- 5.116 Evidence from assessments of the housing market, show there is demand for small and medium sized homes (1-3 beds), a need coming from both younger households



*Retain cultural heritage, such as the chimney, and surround the site with new eco-friendly, affordable apartment blocks.
(Credit: Rachel Warne, Andy Sturgeon Design)*

starting out and older households looking to downsize. Locally, a housing needs survey³⁹ undertaken by Upper Beeding Parish Council confirmed a need for older people looking to downsize, and in some cases households seeking sheltered accommodation. The survey also found a need for affordable housing particularly for single person households. No separate evidence was collected on housing need for this AAP.

Issues

- 5.117 There is an underlying tension in creating a sustainable place to live at Shoreham Cement Works, given it is 2km from the nearest shop, school or health care facility. On the other hand, the site is not completely remote, as it is under ten minutes' minutes by car from Shoreham-by-Sea railway station and under half an hour to Brighton & Hove City Centre. At the same time there will be a limit on the number of homes that can be built here, given the landscape and environmental constraints

³⁷ [Strategic Housing Market Assessment – South Downs National Park Authority \(GL Hearn, 2015\)](#) and [Housing and Economic Development Needs Assessment \(GL Hearn, 2017\)](#)

³⁸ [Strategic Housing Market Assessment – Adur District Council & Worthing Borough Council \(Iceni, 2020\)](#)

³⁹ [Upper Beeding Housing Needs survey, Action in Rural Sussex, 2014](#)

as well as the employment / visitor aspirations for the site. These factors limit the scale of residential development that can take place, which in turn influence the level of community facilities that development could support. Nevertheless, creating a community focus will be important in making this an attractive and sustainable place to live.

- 5.118 Different quantum of housing were tested as part of the development scenarios. These ranged from just 84 in the dismissed appeal scheme forming scenario 4 to 400 and 240 new homes in the mixed employment and housing schemes in scenarios 1 and 2 respectively. The leisure led scheme forming scenario 3 included 200 new homes.
- 5.119 A multi-functional community space, at the heart of the new homes, could provide a place for residents to meet, attend classes and events, share resources or provide a remote-working hub. Residents will need a local grocery store as well as areas to exercise and space where children can play safely. The site also offers unique opportunities for residents to connect to nature.
- 5.120 As discussed in the viability section, whilst there is acute need for affordable housing, delivering affordable homes at this site is likely to be challenging. The evidence also points to the need for sheltered housing but arguably the site's isolated location makes it unsuitable for this type of housing. Another issue will be to what extent a mixed community can be created at the site.
- 5.121 There are important interconnections between the redevelopment being a place to live and a place to work. Ultrafast broadband will be necessary to support remote working and anecdotal evidence suggests there are currently gaps in mobile signal coverage locally. Some forms of employment activity can be integrated relatively easily within residential areas, for example, small office-based activity, whereas light industrial workshop activity needs careful consideration and design. Larger-scale warehouses and factories would need a clearer separation from residential areas.
- 5.122 As a place to live, the redevelopment will also have a relationship with nearby settlements. Shoreham Cement Works is positioned roughly midway on an access corridor between Shoreham-by-Sea to the south, and the settlements of Bramber, Steyning and Upper Beeding to the north. This could be a complimentary relationship, with new residents looking to these centres for a range of facilities and services. Equally, the aspiration is for Shoreham Cement Works to become a new destination for these local communities in the vicinity.



Secure and attractive cycle storage close to amenities and transport connections. Promotion of sustainable transport options.) (Credit: Green Roof Shelters Ltd)

How the issues affect the five areas

5.123 As noted in the viability section, the **Riverside** will attract a premium making this the most attractive area for housing. However, land contamination needs to be factored in when planning for a place to live. The **Riverside** has substantial areas of



Riverside housing using colours that are in keeping with the landscape. (Credit: Oakland Holdings)

made ground with potential for widespread contamination as well as contamination hot spots, although the contamination assessment does not preclude the creation of residential gardens in this area.

There is the expectation that there will be employment development in the **Cement Works** area. The inter-relationship with any new homes also located in this area will need to be carefully considered,

taking into account for example traffic and noise impacts. The **Bowl** is the area of most significant contamination, with high levels of toxic cement kiln dust, making this the least suitable area for new homes. Whilst the **Moonscape** has low levels of contamination, it has the highest landscape sensitivity and is remote from transport / utilities infrastructure making residential development here unlikely. The **Clifflands** would be unsuitable for housing because of the risk rock falls; this could be mitigate by substantial netting but this would most likely be unacceptable in landscape terms.

Options

5.124 There are a number of options arising from the housing evidence:

- As a place to live, the redevelopment could include more or less of a range of different housing types, for example, family-sized homes with gardens or apartments with communal gardens / rooftop gardens. The choice of housing types will be constrained by a number of issues particularly contamination.
- Focus housing development in the **Riverside** only or also include housing in the redevelopment of the **Cement Works** as well.
- There are emerging types of housing development which may grow in predominance and could be relevant to redevelopment at Shoreham Cement Works. For example the growth in Build-to-Rent, may see more people looking for longer term tenancies in preference to buying a home.

Question 20: Who do you think would be interested in living at the redeveloped Shoreham Cement Works?

Question 21: What do you think would help make this a sustainable community where people would like to live?

Question 22: Do you think houses with gardens or flats or a mixture should be built?