

## 5J A place to work

### Evidence

- 5.125 There is a substantial existing evidence base on employment previously prepared both by the Authority and surrounding authorities. Therefore no separate evidence was collected on employment for this AAP.
- 5.126 Historically, Shoreham Cement Works was allocated in both the Horsham District Core Strategy (2007)<sup>40</sup> and the Allocations of Land Development Plan Document (2007)<sup>41</sup> for restoration, including employment, leisure and/or tourism uses. The Employment Land Review Update<sup>42</sup> prepared by the SDNPA to support the Local Plan identified the site as a potential employment site, but notes that only a small proportion of the overall site is likely to come forward for employment. Policy SD35: Employment Land of the Local Plan sets out an overall employment provision figure of 10.3 hectares for the National Park, but is not dependent on Shoreham Cement Works to meet this need. Although the Inspector dismissed the appeal in 2003, he did confirm the site's potential suitability for employment development saying that it provided an opportunity to meet the needs of the coastal districts rather than Horsham. He thought that the redevelopment of Shoreham Cement Works would probably be the most significant major new employment area in the Coastal Towns Priority Area for Economic Regeneration.
- 5.127 We have made use of studies prepared by the local authorities covering the site namely Horsham District Council (HDC) and Adur & Worthing District Councils (AWDC). Data included in the HDC (2020) Economic Growth Assessment<sup>43</sup> suggests the need for a balance of housing and jobs as a key objective for the Council without specific sector preference. The AWDC (2019) Economic Profile for Adur<sup>44</sup> and AWDC (2018) Economic Strategy<sup>45</sup> identifies the need for a future focus on technology and innovation, centred, wherever possible, around a greener economy, as this is widely regarded as, not only, a high value sector providing high value businesses offering high value employment opportunities but also contributing to the challenge of climate change. In pursuit of their objectives,



*Studios and green features. Creating a sense of place (Credit: LUC)*

<sup>40</sup> Horsham District Council, Development Framework Core Strategy, 2007

<sup>41</sup> [Site Specific Allocations of Land Development Plan Document, Horsham District Council, 2007](#)

<sup>42</sup> [South Downs National Park Employment Land Review Update, SDNPA, 2017](#)

<sup>43</sup> [Northern West Sussex Economic Growth Assessment Focused Update for Horsham, Horsham District Council, 2020](#)

<sup>44</sup> [Economic Profile of Adur, 2019](#)

<sup>45</sup> [Adur and Worthing Economic Strategy 2018 to 2022](#)

AWDC have targeted alternative fuel technology including hydrogen technology, green technology and investment into innovation. Important work in the vicinity is ongoing on the Sussex Bay Project, which explores kelp restoration and seabed mining, whilst investment work around natural capital is ongoing. This 'direction of travel' is further supported by West Sussex County Council (WSSCC) (2020) Economy Reset Plan<sup>46</sup>, which identifies a vision for resetting the economy animated by a focus on particular sectors including "tourism, opportunities to embed zero-carbon and nature-based solutions approach to build on the experience of lockdown to maximise a digital technology led approach." (WSSCC, 2020, p.4)

- 5.128 In summary, it has long been recognised that Shoreham Cement Works could deliver a significant quantum of new employment land and jobs centred on a greener economy. It is difficult to estimate how much land or how many jobs could be provided and it is one of the purposes of this AAP is to address this issue.

### Issues

- 5.129 Policy SD56 of the Local Plan states that positive regard will be given to proposals for a number of commercial uses. These are sustainable tourism/visitor based recreation activities and leisure development, manufacturing, storage and distribution and offices. All of these commercial uses would need to deliver the environmentally-led restoration of the site.
- 5.130 The four development scenarios included different quantum of employment floorspace. Scenarios 1 and 2 both included 36,200 metres squared of new employment floorspace as part of a mixed use scheme. Scenario 3 is leisure led and so does not include traditional employment floorspace. Scenario 4 is based on the 2003 appeal and includes 16,500 metres squared of new employment floorspace. Each scenario was tested for its impact on traffic movements in the Transport Study. Traffic movements, particularly heavy goods vehicles (HGV) traffic, generated by new commercial development and the ensuing issues of noise, safety and nuisance all need to be considered as part of the mixed use redevelopment.
- 5.131 It is important to consider the types of jobs as well as the number of jobs. The increased awareness around climate change coupled with the economic fall-out from the pandemic have altered the economic landscape across the country including the south east. Employer and employee attitude and behavioural change to office and home working have contributed to the need to interpret the existing evidence base within this current economic context. Evidence in the form of, the UK Government (2020)<sup>47</sup> Ten Point Plan for a Green Industrial revolution and more locally Adur & Worthing's green economic response, suggest the once acceptable reliance of businesses based in the South Downs National Park to simply exist is no longer deemed adequate. Today, businesses must be seen to positively contribute to the dual crises of modern time namely the biodiversity and climate change emergencies,

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<sup>46</sup> [Economy Reset Plan 2020-2024, West Sussex County Council](#)

<sup>47</sup> [The Ten Point Plan for a Green Industrial Revolution, 2020](#)

and to address recovery arising from the pandemic. We wish to see business and commercial uses thriving in pursuit of a greener economy in line with the UK Governments (2020) aspirations and those of the SDNPA as set out in our Recovery Strategy<sup>48</sup>.

- 5.132 The analysis of the evidence, having regard to the above suggests a shift away from traditional storage or distribution in favour of land use that compliments and attracts green jobs and a preference for sectors that contribute to this agenda.
- 5.133 High value jobs are important for the National Park’s communities and will reduce the very high levels of out-commuting and travel to work movements in the National Park.
- 5.134 Knowledge intensive businesses are re-locating along the coast from Brighton through ‘longshore drift’. With a suitable provision of employment space and infrastructure support, crucially, ultrafast broadband, it is expected that these businesses are attracted to key locations in the National Park. This helps to provide high skills and associated employment, retain young people thereby bringing vibrancy into our towns and isolated rural communities.
- 5.135 Manufacturing is a significant sector in the SDNP economy; however, not enough of this sector is technologically sensitive i.e. advanced. Supporting the development of more advanced manufacturing in the region will have an economic and environmental benefit.

- 5.136 The evidence shows a need for employment space and a reasoned argument for a focus on Advanced Manufacturing, Innovation and Green Technology, wherever possible. Emphasis on the importance of building on the example set by AWDC in terms of supporting a green economy should be communicated and actively explored. Focus on Advanced Manufacturing, Innovation and Green Technology in pursuit of a greener economy is further supported by our Climate Change Adaptation Plan.



*Create space for warehouses to be utilised for storage, workshops or offices. (Credit: RE-Format LLP & Deacon Design)*

- 5.137 Further to the development of new businesses on the site, it is necessary to consider the relocation of existing employment and storage uses that are not appropriate to a National Park setting.

### **How the Issues Affect the Five Areas**

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<sup>48</sup> SDNPA (2020b) South Downs Economic Recovery Strategy

- 5.138 Consideration should be afforded to the suitable and comparable re-location of existing businesses currently utilising the **Riverside**. It is generally accepted that this area is suitable for housing and therefore, is unlikely to be identified for substantial employment development.
- 5.139 The **Cement Works** and the **Bowl** are the most suitable locations for substantial commercial development. Ideally, these areas would be identified solely for this use although there is potential for housing to be located in these areas as part of mixed use scheme. If this is the case, careful consideration should be provided to avoid bad neighbour disputes on matters such as traffic and noise.
- 5.140 It was noted in the contaminated land section that the **Bowl** is heavily constrained by the substantial deposits of concrete kiln dust and is the site of a former lagoon. Developing the **Bowl** would require foundation solutions such as piled foundations and any route infrastructure may need to avoid areas of contaminated infill. This makes the **Bowl** more suitable for lightweight commercial buildings that could be accommodated on the contaminated made ground and would generate value for the site.
- 5.141 It is generally accepted that the **Moonscape and Clifflands** are unsuitable for employment development due to landscape, biodiversity and safety constraints.

### **Options**

- 5.142 There are a number of options arising from the employment evidence:
- Prioritise employment space that is linked to the National Park's priority sectors of farming, forestry and tourism
  - Prioritise employment space that is linked to local/ sub regional climate change and nature recovery plans and contributes positively to a greener economy
  - Create high value, high skilled jobs
  - Provide employment floorspace in response to the wider economic need for B8 storage and distribution

**Question 23: What sort of businesses would you like to see and why?**

**Question 24: What sort of businesses would you not like to see and why?**

**Question 25: Do you think green tech companies should be encouraged to locate here?**