

6 The Way Forward

Choosing a Preferred Option

- 6.1 We have explored all the issues and options for both the whole site and the five individual areas. We now have to think about what is the best possible plan for Shoreham Cement Works, which will deliver a significantly enhanced landscape and still enable a development proposal that is feasible, attractive and viable.
- 6.2 We do hope that you have been able to answer some or all of the questions we have asked. The Preferred Option that we will publish in a few months' time cannot comply with everyone's answers to all the questions. It will instead offer a hybrid solution that draws on everyone's responses.

Sustainability Appraisal

- 6.3 The Sustainability Appraisal (SA) has considered the relative sustainability of all the different options under the theme headings and can be read in full in section 4 and Appendix E of that report. A brief summary of the relative sustainability assessment conclusions at this stage is as follows:
- Cultural Heritage: on balance, the most sustainable option is to retain the chimney.
 - Nature Recovery: overall, the appraisal shows that biodiversity protection, enhancement and creation is best focussed in The Bowl, The Moonscope and Clifflands. Also, overall, a mixture of both solar energy and green roofs/walls is the supported and most sustainable option.
 - Getting Around: In terms of objectives relating to economy and employment, community and housing, option of a new roundabout is supported at this stage. None of the options, have a positive impact on biodiversity although it is likely that new access arrangements will be located away from areas of high biodiversity value. In terms of landscape impact, a new roundabout and new left in-left out junctions are least supported although this is not an absolute final conclusion as details of design, layout and siting of the new access/roundabout are unknown at this stage. Access arrangements that will result in the removal of existing buildings score less favourably when assessed against the cultural heritage objectives.
 - Getting Around: The option to provide segregated routes for traffic and pedestrians/cyclists is supported at this stage.
 - A Place to Visit: The options to provide a sensitive, naturalistic approach to visitor attractions and celebrate the chalk with an emphasis on geology are considered to represent the type of tourism supported within the National Park

- **A Place to Live:** Overall, all three options are considered to be of equal value against most of the sustainability objectives.
 - **A Place to Work:** For many of the objectives there is not a clear link between the options because details of any commercial development is unknown at this stage in terms of layout, location and access arrangements.
 - **Landscape and Design:** the option that development should maximise the use of the whole site is most supported.
- 6.4 The SA also looked at the potential effects, both positive and negative, which may occur as a result of the in combination effects of the AAP and other plans and proposals in the area. These included increases in traffic flows and congestion, cumulative impacts on biodiversity, impacts on flood risk and improvements to accessibility
- 6.5 The SA notes that there a number of potential mitigation measures. These will be set out in detail at the next stage of the AAP when the preferred option is presented.

Preferred Option Consultation and Examination

- 6.5 Once we have considered all your answers to our questions and any other evidence we need to gather, most notably on water neutrality and transport, we will publish our Preferred Option for the redevelopment of Shoreham Cement Works. We will consult on that with you for another eight weeks and then submit it for independent examination. The intention is to adopt the final AAP in 2023.

Planning applications

- 6.6 This draft AAP and the evidence that supports it will be a material consideration for any application that is submitted for the redevelopment of the site along with the adopted Local Plan policy.

Question 26: Are there any particular ideas, issues or policies you would like to see in the Preferred Option AAP?

Question 27: Have you got any other comments on Shoreham Cement Works?

Question 28: Based on the Issues and options set out in this document, what are your three top priorities for the redevelopment of Shoreham Cement Works that should feature in the Preferred Option and why?