

Emerging themes from the Shoreham Cement Works Issues and Options Consultation

Following the Issues and Options Consultation on the Shoreham Cement Works Area Action Plan, officers have been reviewing more than 2800 comments from individuals and organisations. Our initial review of these comments has highlighted some common issues and themes emerging from the feedback, these are set out below.

How could the redevelopment of Shoreham Cement Works contribute to the purposes and duty of the National Park?

- The Site offers an opportunity for nature and should be left to rewild, or enhanced to support nature
- The site offers an opportunity for an exemplar scheme, sensitively designed to enhance biodiversity, reflect local character, heritage, landscape, and respond to climate change

What three words are most associated with Shoreham Cement Works?

1. Eyesore
2. Historical
3. Opportunity
4. Ugly

Re-imagining Shoreham Cement Works

- Support for landscape led approach to design
- An Excellent opportunity for housing and for an efficient use of brownfield land
- Opposed to redevelopment, it should be left for wildlife and allowed to rewild
- Development should be restricted to previously developed area
- Any development should seek to reuse materials on site and recycling materials for character/heritage or sustainability reasons

Water and Drainage & Flooding

- Impacts on water quality in the River Adur must be considered
- The site is located on the chalk aquifer, designated as a Principal Aquifer. This designation highlights its importance as a strategic water resource and the need for it to be protected from contamination
- Low risk of flooding from rivers and the sea, the majority of the site in Flood Zone 1, any development should be within Flood Zone 1

Cultural Heritage

- Responses are split between retaining the existing buildings and removing them entirely. The most common view is that some of the buildings should be retained, and it was the chimney that was most frequently mentioned as a structure to be retained on site.
- Overriding view that the redevelopment should reflect the sites industrial past

Nature Recovery

- The demolition and rewilding of the site should be considered as an option in order to protect the iconic and declining wildlife of the area
- The Cliff lands, Bowl and Moonscape areas are those which have been identified as being able to best provide and protect wildlife habitats and maximise the landscape and biodiversity
- A network of GI should join up existing habitats within the site and its boundaries.
- Opportunities to connect ecologically sensitive areas of the site should be maximised from the river to the eastern end of the quarry.
- Potential impact of re-development on habitat of high ornithological value needs to be considered

Climate Change

- The site should be an exemplar of sustainable development and a wide range of options should be integral within the design and development so it is carbon neutral.
- Support for a policy approach which requires a zero carbon whole life assessment of development covering construction, operation & repairs
- A wide range of renewable energy generation options are thought to be suitable for the site, especially solar and potentially using river tidal energy. Suggestion also made that the site could be suitable for renewable energy from pyrolysis making use of dry agricultural waste from the National Park
- The key concerns for climate resilience are flood and drought resilience

Getting Around

- The proposals should focus on sustainable transport options
- There is an opportunity for a mobility hub, integrating active travel as well as more substantial forms of public transport i.e. light rail or even reinstated rail lines
- The development should incorporate segregated routes for Non-Motorised Users and motorised traffic

Contaminated land

- Potential for contaminated land to be present across large parts of the site which will require site investigation and remediation as part of any redevelopment works
- Groundwater in the underlying chalk aquifer may also have been impacted by contamination and require investigation
- Given the historic uses of the site, there is the potential for other previously unknown areas of infilled land to be present in addition to the historic landfill site

Landscape

- A landscape led approach to the redevelopment of the site is widely supported by respondents
- The site should be left to rewild, allowing nature to take over
- Concern about existing landscape impact of the site and potential for redevelopment to cause landscape harm
- Any development should be cognisant of views into the character area and across the River Adur. The scale of development should not exceed the scale of existing development and should be kept below the horizon line of Beeding Hill.

A place to live

- The need for adequate supporting infrastructure, be it onsite infrastructure or contributions towards nearby education or health provision
- Given the high levels of local housing need, some felt the focus of development should be on housing and affordable housing in particular
- A Community Land Trust were put forward as a mechanism for delivering affordable homes for rent for local people
- In response to the question 'who would be interested in living at the redeveloped SCW?', many felt the development would be attractive to young people. Some thought it may also be attractive to retirees although the availability of local services and facilities would be a limiting factor. There were mixed views on whether the development would be suitable for families given its location and likely reliance on car transport. It was widely felt the location would be attractive to people with an interest in nature and outdoor activities
- People largely want to see a mix of housing types (flats and houses), limiting the heights of these – particularly on the riverside. Support for shared gardens designed for people and wildlife.

A place to visit

- There is an opportunity to capitalise on the site's location as a gateway to the Downs, and link biodiversity and green infrastructure.
- Existing nature based recreation (walking and bird watching) should be enhanced
- Shoreham has high levels of deprivation and poor health. The site offers an opportunity for to improve people access to the National Park and the health, leisure and general quality-of-life opportunities that could offer
- Opportunity to create a high-quality, sustainable hospitality and leisure development, with recreational accommodation, to improve facilities for visitors to the National Park
- Ensure public access to the river

A place to work

- Promote businesses offering skilled and semi-skilled employment opportunities for the local community
- Outdoor activity businesses and related shops - to encourage hiking, cycling, walking and other outdoor pursuits
- Prioritise employment space that is linked to the National Park's priority sectors of farming, forestry and tourism
- Existing employers should be given the opportunity to stay on site and be accommodated in any redevelopment proposals
- Opportunities to encourage businesses that were environmentally friendly including green energy and low carbon