

## Shoreham Cement Works Area Action Plan Issues & Options

### Summary of Responses

#### Chapter 5A: Viability

There were a total of 5 responses to this chapter.

#### Other Organisations

**Sussex Ornithological Society** note the outcomes of development scenarios and the marginality of a potential profit on the 'best case' scenario, indicating financial viability of development is questionable, and would rely on additional homes to make it profitable.

**Sussex Wildlife Trust** note the estimated high remediation and infrastructure costs which are largely required to make the site suitable for residential and commercial uses. Should the site be given over to biodiversity, the costs could be significantly reduced. Green finance options should be explored to deliver a biodiversity focused option.

**Henfield Birdwatch** note the estimated costs of making the site safe for development. They also comment that development of the site, combined with other nearby major development at Shoreham Airport will add to disturbance to birds and other wildlife in the quarry area and along the river Adur.

#### Individuals

One individual questioned the rationale for developing the site given the difficulties in financing development as a result of the site constraints and its unsustainable location.

Another individual commented that the excessive costs of demolition and disposal have deterred other potential redevelopment schemes and they suspect parts of the site will need to be segregated and capped due to contamination.